



City of
Mountain View

ENVIRONMENTAL PLANNING COMMISSION APPLICATION

The Environmental Planning Commission consists of seven (7) members who formulate and recommend long-range plans for the physical development of the City and establishes and maintains the environmental planning process. All applicants are strongly encouraged to review the [webpage and current work plan of the Environmental Planning Commission](#) to understand the scope of work and expected commitment. For any questions about the Environmental Planning Commission, please email epc@mountainview.gov. Meeting information can be found on the [City's website](#). Members of boards, commissions, and committees shall serve on only one body at a time.

Name: Hala Alshahwany
First Last

Residence Address: [REDACTED] City: [REDACTED] Zip: [REDACTED]

Residential Phone: [REDACTED] Business Phone: [REDACTED]

Email Address: (if appointed, this will be on a public roster) [REDACTED]

Occupation: Retired Engineer Present Employer: [REDACTED]

Employer Address: [REDACTED] City: [REDACTED] Zip: [REDACTED]

Are you a resident of the City of Mountain View? ☒ Yes ☐ No If yes, years as resident: [REDACTED]

Are you an employee of the City of Mountain View? ☐ Yes ☒ No

Are you registered to vote in the City of Mountain View? ☒ Yes ☐ No

Are you aware of any person or professional conflicts that may prohibit you from participating in discussion of any subject matter that may be considered by the Commission? ☐ Yes ☒ No

Applicants are strongly encouraged to attend at least one meeting of the Commission before applying. Have you already attended a meeting? ☒ Yes ☐ No

Number of meetings attended: ☐ < 5 ☒ > 5 ☐ Observed Only ☐ Participated ☐ Previously Appointed

Please provide your answers to the questions listed on the following page, read, sign, and date the agreement on the last page, and submit your completed application to:

Email: city.clerk@mountainview.gov

Mail: City Clerk's Office
500 Castro Street
P.O. Box 7540
Mountain View, CA 94039-7540

RECEIVED

OCT 8 2025

CITY CLERK

Please fill out all information completely. Attach additional pages if needed.

Please share why you want to be appointed to the Environmental Planning Commission.

Since 1984, I have lived mostly in Mountain View, raised my two children here, worked at a high-tech startup, and established my roots and family in this wonderful unique city. I care deeply about our community's livelihood and wellbeing, and cherish the diverse inclusive culture we have in Mountain View. I have been following many of the changes that our city has experienced in the past 10 years, especially the challenges we face in providing affordable housing while retaining our green assets (heritage trees) and historic characteristics. Having lived here for a long time, giving input on various city projects and programs, and having served on the Environmental Sustainability Task Force where action plan and recommendations were formulated and adopted successfully, I feel that I can contribute positively to the land-use and environmental issues and policies that are being considered for now and for the future of Mountain View.

Please list the community organizations in which you have participated and describe your participation and any official role/position you may have held.

Human Relations Commission (2004-2005)

As an immigrant myself, and as a commissioner, I encouraged and participated in multi-racial multi-ethnic celebrations, highlighting human rights and social equity.

Environmental Sustainability Task Force (ESTF 2017-18)

As a member along with 33 colleagues, we studied the effects of rising Green House Gas Emissions (GHGe) in MV which were exceeding the annual targets set by the city. We proposed 37 recommendations to reduce the emissions significantly, of which many were adopted and successfully implemented. We also helped with and supported the adaptation of all electric Reach Code in 2019-2020.

Livable Mountain View (2020-current)

As a member I advocated for balanced development growth and environmental sustainability, through practicing good citizenry, by participating in workshops and meetings giving input to city staff and council members.

Leadership MV Program (2023-2024)

Participated and graduated in May, 2024. For the past two years, I have supported the LMV program as a presenter/panelist of Home Electrification Benefits topic on Environment Day. This program is extremely informative with a deep-dive exposure to our amazing city services and community organizations, helping MV residents on many different levels. It was a great experience for me.

Acterra Organization Participant (2024)

Supported Acterra (a non-profit focused on actions for a healthy planet) E-home Tours program by opening my house for registered guests (over 60 visitors attended) to see examples of how to go 100% clean electric energy for homes and vehicles.

MV Cool Block Program (2025)

I lead this program on my block, with 9 families joining 3 monthly meetings, discussing native plant gardens and efficient irrigation, home electrification and energy efficiency, and emergency and safety preparedness.

Please describe the qualifications or experience you possess (such as employment and/or education) that you feel would be an asset to the Environmental Planning Commission.

I have a B.S. degree in Chemical Engineering from San Jose State University and have worked in Semiconductor manufacturing and Medical Device design assurance and quality control.

My background and knowledge of chemicals, manufacturing processes, and systems to keep people productive and safe, helps with critical thinking and assessment of positive and negative impacts of human output on the surrounding environment.

I enjoy and cherish our open space and parks locally and nationally.

Environmental Planning Commission Applicant Name: Hala Alshahwany

AGREEMENT—READ CAREFULLY BEFORE SIGNING

I hereby certify that all statements made in this application are true, and I authorize investigation of all information contained in this application. I acknowledge that any false statements or misrepresentation on this application will be grounds for disqualification.

If I am appointed to serve on the Environmental Planning Commission, I have sufficient time to devote to this responsibility, know the adopted meeting schedule, and plan to attend all meetings of the Commission. I understand it is required that all Commission members take an Oath of Office and sign the Code of Conduct prior to undertaking their duties. I also understand that I will be required to complete: (1) a Fair Political Practices Commission Statement of Economic Interests Form 700 upon assuming office, annually, and upon leaving office; (2) ethics training upon assuming office and every two years thereafter; and (3) Brown Act training upon assuming office and every two years thereafter.

Signature: Hala Alsl Date: October 8, 2025

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FOR STAFF USE ONLY

Interviewed: _____ Renewed: _____

Please fill out all information completely. Attach additional pages if needed.

ADDITIONAL SUBMISSION LETTER to the EPC

1. What qualifies you for this position?

My qualifications include:

- long time residency in MV,
- raising my family and having my children educated entirely through MV public schools,
- working in hi-tech companies,
- having been a member of MV Environmental Sustainability Task Force,
- Leadership MV Program graduate and contributor,
- Cool Block Program Leader,
- my advocacy for affordable housing, balanced with environmental sustainability, and
- finally my belief in good citizenry and working with the community for the common good.

2. What do you think are the major issues for land-use planning in the City of Mountain View?

I think the major issue currently is providing affordable housing while seriously planning for climate challenges and extremes that we all face, locally, nationally and world wide. We do not live in a vacuum, our local actions and policies affect us and the neighboring communities. Balancing between housing and a sustainable environment is crucial to ensure good health and livelihood for all.

3. Give some Mountain View examples of successes and failures in planning.

There are many stories of success and a big win for all in MV. The adaptation of ESTF recommendations, including funding and incentives for clean energy conversion programs, has contributed to lowering GHGe in MV. Also, adopting the Reach Code that requires all clean electric buildings (with few exceptions) is a great win for the environment and for people's health and quality of life.

Another good example of success is the 555 Middlefield Rd residential project. After working for many years with city staff, council members and the developer, a better outcome was achieved. The developer initially planned on removing a large number of heritage trees across the property, building a significant number of units facing highway 85 (exposing residents to air, noise and light pollution), and excavating 2-3 underground stories for parking structures (which produces health risks). The project got approved in 2022, but the developer came back this year with a new proposal, asking for reduction in tree removals, building the parking garages above ground and mostly facing the freeway, and moving most of the new units away from Hwy 85.

The 590 Castro St project ,however, was not as positive to many neighboring residents. The permit to remove the heritage Redwood trees adjacent to Pioneer Park, and the building protrusion to the current sidewalk raised environmental and safety concerns. Unfortunately the project was approved without consideration to these concerns.



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Name: Tina Pham
First Last

Residence Address: [REDACTED] City: [REDACTED] Zip: [REDACTED]

Residential Phone: [REDACTED] Business Phone: [REDACTED]

Email Address: (if appointed, this will be on a public roster) [REDACTED]

Occupation: Senior Engineer Present Employer: City of Palo Alto

Employer Address: [REDACTED] City: [REDACTED] Zip: [REDACTED]

Are you a resident of the City of Mountain View? ☒ Yes ☐ No If yes, years as resident: 9

Are you an employee of the City of Mountain View? ☐ Yes ☒ No

Are you registered to vote in the City of Mountain View? ☒ Yes ☐ No

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500 Castro Street
P.O. Box 7540
Mountain View, CA 94039-7540

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SEP 24 2025

CITY CLERK

Please fill out all information completely. Attach additional pages if needed.

Environmental Planning Commission Applicant Name: Tina Pham

Please share why you want to be appointed to the Environmental Planning Commission.
See attached form.

Please list the community organizations in which you have participated and describe your participation and any official role/position you may have held.
See attached form.

Please describe the qualifications or experience you possess (such as employment and/or education) that you feel would be an asset to the Environmental Planning Commission.
See attached form.

ADDITIONAL SUBMISSION REQUIRED

Candidates are also required to submit a separate typewritten response, limited to a total of approximately 350 words, to the following questions:

1. What qualifies you for this position?
2. What do you think are the major issues for land-use planning in the City of Mountain View?
3. Give some Mountain View examples of successes and failures in planning.

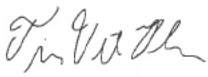
Please fill out all information completely. Attach additional pages if needed.

Environmental Planning Commission Applicant Name: Tina Pham

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Signature:  Date: 09/26/2025

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FOR STAFF USE ONLY

Interviewed: _____ Renewed: _____

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1. Please share why you want to be appointed to the Environmental Planning Commission.

Over the past year, I have had the privilege of serving on the Environmental Planning Commission, which has deepened my appreciation for the City's thoughtful approach to land use. I am seeking reappointment because I want to continue contributing my expertise and energy to support Mountain View's environmental and planning goals. My professional background as a Senior Engineer delivering capital improvement projects has allowed me to bring a practical, implementation-focused perspective to the Commission's work.

At the same time, being a parent to my 3-year-old daughter has sharpened my focus on creating a safe, sustainable, and family-friendly community for the next generation. Serving on the EPC has allowed me to apply both my technical skills and my lived experience as a resident and parent to help shape policies that balance growth, sustainability, and livability. Reappointment will allow me to continue advancing these goals in service to my community.

2. Please list the community organizations in which you have participated and describe your participation and any official role/position you may have held.

- **Environmental Planning Commission, City of Mountain View (2025–present):** Currently serving as a Commissioner, reviewing zoning related staff reports, land use proposals to ensure alignment with the City's General Plan and sustainability goals.
- **Mountain View Moms:** Engaged with the Mountain View Moms Group to discuss and advocate for family-friendly community initiatives and events, fostering support and connection among local families.
- **Engineers Without Borders:** Served as Project Manager of the Fiji Water Supply and Treatment Project, leading Bay Area volunteer engineers to design and oversee upgrades to the drinking water distribution system and point-of-use water treatment for three rural villages serving 700+ residents.
- **Mountain View Buy Nothing Group:** Active participant facilitating community exchanges of goods and services to promote sustainability and support local neighbors.

These roles have helped me gain direct experience with community priorities while applying technical and collaborative skills in support of sustainability.

3. Please describe the qualifications or experience you possess (such as employment and/or education) that you feel would be an asset to the Environmental Planning Commission.

I hold both Bachelor's and Master's degrees from Stanford University in Civil and Environmental Engineering, with a focus on urban development, environmental law and policy, and sustainable building practices.

Professionally, I have over 15 years of experience in civil and environmental engineering, including my current role as a Senior Engineer delivering capital improvement projects for public agencies. My work has included libraries, bridges, streets, and stormwater systems—projects that require balancing infrastructure needs, environmental protection, and community engagement.

Serving on the EPC this past year has further strengthened my knowledge of Mountain View's planning context and decision-making processes. I have begun to develop a better understanding of community needs by connecting with other Mountain View leaders to discuss critical issues. This experience, combined with my technical expertise and commitment to collaborative problem-solving, allows me to contribute constructively to land use and community challenges.

What qualifies you for this position?

My qualifications stem from the intersection of education, professional experience, and active service on the Commission. My academic training in civil and environmental engineering provides a strong technical foundation in sustainable development. My professional career has given me extensive experience managing public infrastructure projects, navigating environmental regulations, and ensuring project delivery that aligns with community values.

Most importantly, my current service as an EPC Commissioner demonstrates my proven ability to apply this knowledge to Mountain View's unique planning needs. I bring a balanced perspective that integrates sustainability, community livability, and economic vitality, making me well-suited to continue serving in this role.

4. What do you think are the major issues for land-use planning in the City of Mountain View?

Mountain View faces several key land-use planning issues, including:

- **Transportation Safety and Mobility:** Improving transportation infrastructure to ensure safety and enhance mobility is crucial. This includes expanding alternative

transit options, addressing traffic congestion, and integrating pedestrian and bike-friendly design elements.

- **Green Infrastructure and Stormwater Control:** Implementing effective green infrastructure and stormwater management systems is vital for managing runoff, reducing pollution, and enhancing urban resilience against climate change.
- **Affordable Housing:** Addressing the need for affordable housing remains a pressing issue. Developing inclusive, mixed-use projects can help mitigate housing inequality and ensure that diverse income groups can live comfortably in the city.
- **Electric Vehicle Charging Infrastructure:** Expanding electric vehicle (EV) charging infrastructure is important to support the transition to cleaner transportation options and meet the growing demand for EVs.
- **Supporting Economic Vitality and Small Businesses:** Creating a supportive environment for local businesses and fostering economic growth while enhancing residents' quality of life is a significant challenge. Planning should address the needs of small businesses and support local economic development.

5. Give some Mountain View examples of successes and failures in planning.

Successes:

- **San Antonio Area Development:** The development of the San Antonio Area, including The Crossings and its nearby movie theater, restaurants, Village Green Dog Park, and Fayette Park, has been a notable success. This area has enhanced local amenities and contributed to a vibrant, mixed-use environment that benefits residents and supports community engagement.
- **Downtown Pedestrian Mall:** The creation of the Downtown Pedestrian Mall has been a significant success, featuring engaging games, vibrant street furniture, and lively events. This development has revitalized the downtown area, making it a more attractive and dynamic space for residents and visitors alike.

Failures:

- **Vacant Storefronts in Downtown and San Antonio Area:** The persistence of vacant storefronts in both the downtown area and the San Antonio Area highlights challenges in maintaining economic vitality and attracting businesses. Addressing these vacancies is crucial for sustaining the vibrancy of these key areas.
- **Affordable Housing Shortages:** Despite various efforts, Mountain View, like other cities in the Bay Area, continues to struggle with a shortage of affordable housing, impacting low-income residents and contributing to housing inequality.



Environmental Planning Commission Applicant Name: Shwetha Subramanian

Please share why you want to be appointed to the Environmental Planning Commission.

I am a resident of Mountain View with extensive experience in Real estate development and Urban planning. I am passionate about shaping inclusive and forward-thinking communities. My professional background directly aligns with the EPC's mission to guide the City's long-range planning.

I have held leadership roles at several Real estate development companies in the Bay area and in New York and have expertise in Affordable and Market-rate housing, Commercial, mixed-use and transit-oriented communities. An architect by training with Masters' in Urban Design and Real Estate development, I bring a multi-disciplinary lens to planning by balancing design, community needs, environmental sustainability and economic value creation.

Serving on the EPC would help me contribute to Mountain View's growth while preserving its legacy, character and values.

Please list the community organizations in which you have participated and describe your participation and any official role/position you may have held.

I have not held any positions with community organizations

Please describe the qualifications or experience you possess (such as employment and/or education) that you feel would be an asset to the Environmental Planning Commission.

I have an undergrad in Architecture from India, a Master's degree in Urban Design from University of Minnesota and a Master's degree in Real Estate development from MIT. My professional experience includes almost 7 years of architecture practice and nearly two decades in Real estate development.

I have skills in bridging community/user needs with physical design and economic viability. I have worked with different agencies and public departments in many cities and jurisdictions throughout my professional experience, and can bring those skills to bear on coordinating the EPC's work with other departments.

ADDITIONAL SUBMISSION REQUIRED

Candidates are also required to submit a separate typewritten response, limited to a total of approximately 350 words, to the following questions:

1. What qualifies you for this position?
2. What do you think are the major issues for land-use planning in the City of Mountain View?
3. Give some Mountain View examples of successes and failures in planning.

Please fill out all information completely. Attach additional pages if needed.

Environmental Planning Commission Applicant Name: Shwetha Subramanian

AGREEMENT—READ CAREFULLY BEFORE SIGNING

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Signature: Shwetha Subramanian Date: 09/15/2025

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FOR STAFF USE ONLY

Interviewed: _____ Renewed: _____

Please fill out all information completely. Attach additional pages if needed.

Additional application questions

1. What qualifies you for this position?

I bring over 20 years of experience in real estate development, urban planning, and architecture, with a deep understanding of how long-range planning decisions shape communities. My professional work experience has spanned diverse geographies and contexts - all of which required thoughtful environmental, community, and economic planning.

My past roles required coordination with city councils, planning departments, community stakeholders, and regional agencies—similar to the collaborative responsibilities of the EPC.

I also have firsthand experience with sustainability strategies, infrastructure planning, and long-term land use—key areas for the EPC. Most importantly, as a resident of Mountain View, I am passionate about engaging with my local community by contributing my expertise to ensure our city grows in a thoughtful, inclusive, and environmentally responsible way. I am currently self-employed with a consulting practice which gives me an opportunity to dedicate more personal time to civic engagements.

2. What do you think are the major issues for land-use planning in the City of Mountain View?

Mountain View faces the complex challenge of balancing growth with livability. As a job-rich city with a diverse population at the heart of Silicon Valley, I believe some of the key land-use issues it will face in the future are:

1. **Housing Affordability and Supply**
The demand for housing continues to outpace supply, leading to affordability challenges and increased displacement risk. Land-use planning must support a range of housing types—especially affordable and workforce housing—close to jobs and transit. While the City has successfully met its RHNA goals in past cycles, it must continue to expand opportunities for innovative and cost-effective housing production.
2. **Transportation and Mobility**
The City's growth must be paired with transportation infrastructure that supports safe multi-modal options—biking, walking, and public transit—to reduce congestion and carbon emissions, especially near high-employment areas and transit corridors. As the Bay Area pushes innovation in transportation, Mountain View should be a leader in addressing the integration of land-use planning with autonomous vehicles and parking requirements.
3. **Climate Adaptation and Environmental Resilience**
Mountain View must plan for the long-term impacts of climate change, including rising

temperatures, wildfire risk, and extreme weather. Land use policy should prioritize resilient infrastructure, low-impact development, and green building standards.

4. Equity and Inclusive Development

Land use decisions must promote the preservation of a diverse population and ensure that new development is inclusive and benefits all residents, not just those in higher income brackets.

5. Regional Coordination

Mountain View's planning goals need to consider regional coordination. Coordinated strategies with neighboring cities and jurisdictions around transportation, natural resources and land-use will yield more meaningful outcomes for the region.

Mountain View is a successful example of vibrant and inclusive city and must continue to lead by example with policies that respond to today's housing and climate challenges, while demonstrating the path to a resilient future.

3. *Give some Mountain View examples of successes and failures in planning.*

As a relative newcomer to the City, I have limited knowledge of the history of planning initiatives and outcomes in Mountain View. However, a couple of City-led planning initiatives come to mind based on my professional work and experiences around town.

First, the North Bayshore Master Plan strikes me as an example of a successful partnership between a City, private employer and a private developer. The result - a visionary masterplan that can transform under-utilized commercial zones into mixed-use districts that are economically productive, balanced and environmentally sensitive. The masterplan includes many components that are vital for Mountain View's future – diversity of housing and office, open space, parks and trails, robust tax revenues and community benefits to support the development of new civic infrastructure.

The shift in the economic markets has stalled this project and delayed the execution and delivery of housing, public benefits and public uses. This greatly impacts the City's budget due to the gap in projected tax dollars and community benefits and the City's ability to meet its housing delivery targets in the future. While this does not reflect a failure in planning, it underscores the need for City to adopt nimble and adaptable approval process to capture the market when it's hot. It also highlights the need to have flexible plans that can be executed by a large, single partner or numerous, smaller partners.

A second example of a successful initiative that I have observed is the revitalization of Castro street into a vibrant, pedestrian-friendly core with a strong identity and sense of place. The thoughtful curation of shopping, dining and public art, has transformed Castro street in Downtown into a local and regional destination. This has the impact of preserving Downtown's vitality while simultaneously serving as a draw for businesses in adjacent neighborhoods. The continued success of the Downtown plan will hinge on its ability to adapt to changing retail and ground floor uses and by continuing to incorporate uses and activities that enliven the public realm.



Environmental Planning Commission Applicant Name: IdaRose Sylvester

Please share why you want to be appointed to the Environmental Planning Commission

I am absolutely passionate about the city of Mountain View, where I have lived 26 years. I want Mountain View to continue to sustain and support current residents, and also those who come after us. The planning we do today enables that future. I care deeply about the needs of our community, with its very diverse and very passionate opinions, and I want to work to understand and balance competing opinions to ensure we have a great Mountain View today, and long into the future, where we are proud of what we build, and feel our lives, and the lives of residents in the future, are made better by our decisions.

I am really excited about the projects in the current EPC workplan, including R3 zoning, Dark Sky Ordinance, and Downtown Precise Plan, and so much more. These are all issues I am passionate about--and all will make a big impact on our future. I have a lot of knowledge of these issues, including community perspective. I am also very interested in challenges we might face due to less investment in development, and potential funding shortfalls, and how we will continue to create the city we want and need in the face of challenges.

I have worked for years across my community and in different organizations that give me the perspective, knowledge, and relationships in the community I need to be very successful in this role, and it would be an honor to serve on the EPC.

Please list the community organizations in which you have participated and describe your participation and any official role/position you may have held.

- Mountain View Human Relations Committee. I have served in a leadership role most of my 7+ year tenure, supporting the commission through change, the pandemic, and groundbreaking projects, like our History of Housing project. I most recently spearheaded a community engagement project, connecting with organizations about civic engagement.
Mountain View Mediation Program, Mediator. I work on disputes among members of our community. This work creates invaluable skills for smooth conflict resolution, which dramatically enhance my advisory body and other community work.
- Mountain View Environmental Sustainability Task Force. This was the task force that created Mountain View's current "green print" being implemented to improve sustainability across our city, for all our benefit. Our work encompassed everything from transportation, to buildings, to land use, to consumer and business behavior.
- Mountain View Coalition for Sustainable Planning Executive Committee Member. We are the long-standing community organization reviewing all planning-related matters in the city, and advocating with the city, the community, developers, project consultants, and other organizations who work together to create a great future.

- Mountain View Historical Association. Board Member, Strategic Projects. I am deeply passionate about the history of Mountain View, and how it informs our present and future. I worked on a long term research project looking at how 1950s-1970s land use policy and public sentiment impacted our current policies on housing and social issues, and another project on the history of land-use changes on El Camino Real. I also studied the history of earthquakes in Mountain View, and what policies and community activation would protect us better in the future.
- Community Services Agency (CSA) Board Member
- Carbon Free Mountain View Board Member. We work on policy and public awareness of carbon reduction measures in our community, including building and land use policy.
- Appetite for Good Executive Director. I founded this award winning nonprofit to support local small businesses and help our families in need, at the same time, in Mountain View and surrounding cities.

Please describe the qualifications or experience you possess (such as employment and/or education) that you feel would be an asset to the Environmental Planning Commission.

I am a many year member of the Executive Committee of Mountain View Coalition for Sustainable Planning. We study all major land use issues and other planning issues (like Housing Element), and work with developers and project consultants where appropriate, city council, and city staff to provide feedback on upcoming projects. This has given me invaluable experience in providing constructive feedback, grounded in knowledge of city needs and prior projects.

As a candidate for Mountain View City Council in 2024, I spoke with hundreds and hundreds of residents in every part of town about our city's future. People have strong opinions about issues the EPC is supporting. Having intelligent and thoughtful dialog with people about our future was incredibly powerful, and gives me a very nuanced perspective on how our residents view issues, giving me excellent ability to balance issues on the EPC. Ever since my campaign, residents have reached out to me seeking support in understanding local planning issues, which I am honored to do.

As a Mountain View Historical Association board member, I've had the opportunity to meet with developers and project consultants on various projects, including helping get the Chase Bank artwork preserved in a meaningful way, and providing hours of feedback in a Moffett Boulevard visioning workshop. Using the lens of history, we can often understand what we need to save in the built environment--not just buildings but also community land uses.

I minored in City & Regional Planning at UC Berkeley, where I studied what makes a city unique and special, and how we can purposefully design cities to best serve residents, now, and into the future.

I have a combined 8.5 years serving on advisory bodies, including the Environmental Sustainability Task Force 2, which I helped lead, and the Human Relations Commission, which I led as Chair and Vice Chair repeatedly, for much of my tenure. These experiences make me very aware of how to work effectively with city staff, engage the public, and what it takes as a commissioner to contribute to a highly productive advisory body.

Environmental Planning Commission Applicant Name: IdaRose Sylvester

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Signature:  Date: 10/7/2025

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Interviewed: _____ Renewed: _____

Please fill out all information completely. Attach additional pages if needed.

1. What qualifies you for this position?

I am a long-time resident of Mountain View, have been a renter and homeowner, and have lived in multiple areas of the city, I have watched Mountain View evolve dramatically, and seen how decisions made in the past impact us now--and how decisions today must be evaluated carefully for their impact on us in the future.

I have been deeply involved in my community through the years, as a commissioner, nonprofit leader, community leader, and city council candidate, and have gained planning and community knowledge through this work. I am knowledgeable about our upcoming planning work, our challenges, and our community response, and I also am a skilled advisory body member who gets things done, while building community and listening to diverse interests.

Working on the Human Relations Committee/Commission for almost 7.5 years has given me extensive experience working with city staff, fellow commissioners, outside stakeholders, and interested community members, making sure processes and projects flow smoothly, and meet all objectives, effectively for all.

Running for Mountain View City Council in 2024 required that I knew about all major issues facing our city, and I met with hundreds and hundreds of residents to talk about their needs and concerns on these issues. The issues were as diverse as concerns over housing density, specific neighborhood plans, parking minimums, place making, the state of downtown, and biodiversity, and much more. I loved having these conversations, learning from residents and also imparting knowledge about how our city works.

Working with Mountain View Coalition for Sustainable Planning and other local organizations has given me access to upcoming developments, precise plans, the Economic Vitality Strategy, the Housing Element, Downtown Precise Plan, and much more, including working with developers, consultants and staff to help optimize projects. My work with Carbon Free Mountain View sharpens my sustainability lens, which is a consideration for me when evaluating any new project.

I also have a minor in City and Regional Planning from UC Berkeley, providing invaluable insight into holistic planning processes with an analytical, trained lens.

2. What do you think are the major issues for land-use planning in the City of Mountain View?

Mountain View faces an ongoing land-use planning struggle of trying to meet the needs of all current residents, while simultaneously planning a future that meets tomorrow's (sometimes uncertain) needs. A major question that comes up continually on this topic is housing density--how much density, in what form, and in what areas. Residents have significant concerns about zoning changes (per the Housing Element), Moffett Boulevard Precise Plan, R3 zoning, and much more, and understanding their input is critical. How new development, and new zoning, impact adjacent, existing neighborhoods is on the mind of almost every Mountain View resident. We can work together as a community to solve these concerns.

Other issues we are facing include:

- Development timeline uncertainty, with some projects having lapsed entitlements, and others, seemingly on hold (much of Google's North Bayshore plans). This slowdown in project development has become very apparent in 2025.
- An economic slowdown which makes our city more resource constrained internally, and makes projects from developers more likely to be put on hold, or difficult to "pencil out," particularly affordable units, and other.
- We always face issues with funding affordable housing, and will likely find it even harder in the next few years to secure funding, especially with rapidly rising costs, requiring excellent partnerships, creative funding, and tenacity.
- We face issues with Builder's Remedy projects, and knowing how to respond to developers to ensure public needs are met in projects.
- Prioritization and workload on staff for projects (especially large plans, like Economic Vitality Strategy and any new precise plan), require massive staff resources, and we have several critical items in play now we must balance and prioritize.
- Knowing what amenities to require of developers is increasingly an issue, with parking becoming a major community hot button issue, along other amenities, like park space. In uncertain times, understanding how projects pencil out, and balancing community needs, is more important than ever.
- Our General Plan is out of date, and sometimes limits a clear and comprehensive picture of what we are trying to achieve, which is necessary to plan holistically.

3. Give some Mountain View examples of successes and failures in planning

One great project is the renovations at Rengstorff Park, starting with the new Community Center, designed to be sustainable and a great place to bring the community together for many years to come. The Magical Bridge playground makes our

city more inclusive, and the new Aquatic Center better meets the needs of our community. This park, with future upgrades in mind, will continue to be a jewel in our community.

Another great success in the making is our Economic Vitality Strategy (with tie ins to the Downtown Precise Plan), which shows incredible originality in place making downtown, with innovative land use and zoning playing a major part to make downtown more vital, for more people, for the long haul.

The staff housing project, the Sevens, is an excellent example of converting a property well past its useful life and turning it into a beautiful, sustainable property to meet the needs of our school district, city, and college employees. It's also an example of a great partnership to get big things done. Essential worker housing is a huge win when we have the opportunity to develop it. Of course, the project has had some financial hiccups, but creative solutions are working.

One project which I think is a mixture of good and bad in the San Antonio Shopping Center redevelopment. The original center was very much in need of modernization. The addition of housing was a great use of what was once vast surface parking. However, the site has taken many years to fully gel, with unfinished phases and empty and also mixed success retail (at least the failed theatre was replaced, and other retail spaces seem to be opening). The development is unappealing (and unsafe) for walkers, and confusing for drivers. It lacks a central "heart" that draws people in and together. From the main streets outside, people are not drawn in and this does not feel like a community space, which the previous center did feel to generations. There are many changes that could have fixed this, and also made the retail spaces more viable.

Another challenging project is the Elan complex at Castro and El Camino. The housing aspect is good, walkable and near transit. This development had an innovative way to protect the small businesses that existed in the original shopping center, and for a while, it worked. A significant lack of parking, and a lack of community-facing entrances for some of the businesses, have been challenging. While parking exists across the street, it's a long light cycle and leads to many unsafe pedestrian crossings. Since retail requires more than local apartment residents to succeed, we need to think about the user experience others will have in mixed use developments.



Environmental Planning Commission Applicant Name: jerry wilburn

Please share why you want to be appointed to the Environmental Planning Commission.
see attached page

Please list the community organizations in which you have participated and describe your participation and any official role/position you may have held.
see attached page

Please describe the qualifications or experience you possess (such as employment and/or education) that you feel would be an asset to the Environmental Planning Commission.
see attached page

ADDITIONAL SUBMISSION REQUIRED

Candidates are also required to submit a separate typewritten response, limited to a total of approximately 350 words, to the following questions:

1. What qualifies you for this position?
2. What do you think are the major issues for land-use planning in the City of Mountain View?
3. Give some Mountain View examples of successes and failures in planning.

Please fill out all information completely. Attach additional pages if needed.

Environmental Planning Commission Applicant Name: jerry wilburn

AGREEMENT—READ CAREFULLY BEFORE SIGNING

I hereby certify that all statements made in this application are true, and I authorize investigation of all information contained in this application. I acknowledge that any false statements or misrepresentation on this application will be grounds for disqualification.

If I am appointed to serve on the Environmental Planning Commission, I have sufficient time to devote to this responsibility, know the adopted meeting schedule, and plan to attend all meetings of the Commission. I understand it is required that all Commission members take an Oath of Office and sign the Code of Conduct prior to undertaking their duties. I also understand that I will be required to complete: (1) a Fair Political Practices Commission Statement of Economic Interests Form 700 upon assuming office, annually, and upon leaving office; (2) ethics training upon assuming office and every two years thereafter; and (3) Brown Act training upon assuming office and every two years thereafter.

Signature:  Date: 10/7/2025

This application is subject to the California Public Records Act and will be disclosed upon request to the extent required by law. Applications not acted upon will expire after one year from the date submitted unless renewed by the applicant.

FOR STAFF USE ONLY

Interviewed: _____ Renewed: _____

Please fill out all information completely. Attach additional pages if needed.

Please share why you want to be appointed to the Environmental Planning Commission. help me answer this question for the city of mountain view ca

I am seeking being appointment to the Environmental Planning Commission because I believe thoughtful, equity-driven planning is essential to shaping a sustainable and inclusive future for Mountain View. As a doctoral candidate in Social Work and a Care Manager with extensive experience in housing policy, land use, and community development, I bring a unique interdisciplinary lens to environmental planning—one that centers both ecological stewardship and social equity.

My professional background includes managing multimillion-dollar housing initiatives, leading trauma-informed programs for transitional-aged youth and collaborating with municipal leaders to advance innovative housing solutions. I've worked directly with vulnerable populations impacted by environmental and economic displacement, and I understand how planning decisions can either reinforce or dismantle systemic barriers.

Mountain View is at a critical juncture as it balances growth, climate resilience, and affordability. I want to contribute to policies that promote green infrastructure, protect natural resources, and ensure that all residents, especially those historically marginalized have access to safe, healthy, and stable environments. I'm particularly interested in integrating workforce housing with sustainable land use strategies, and I see the Commission as a vital space to advocate for inclusive, forward-thinking solutions.

I would be honored to serve and help Mountain View lead by example in environmental justice, community engagement, and long-term resilience.

Please list the community organizations in which you have participated and describe your participation and any official role/position you may have held.

Over the past decade, I have actively participated in a range of community organizations focused on housing, homelessness prevention, youth services, and equitable development. My roles have spanned direct service, program management, policy advocacy, and strategic planning. Key organizations include:

- LIS Health – Care Manager & Housing Navigator

I currently support clients transitioning from homelessness into stable housing, coordinating wraparound services and advocating for trauma-informed care and sustainable housing solutions.

- Bill Wilson Center – Program Manager

I oversaw multidisciplinary teams at the drop-in center for transitional-aged youth (TAY), integrating housing navigation, employment support, and mental health services.

- YCD (Young Community Developers), San Francisco – housing program manager

I managed emergency rental assistance and anti-displacement programs, led community engagement efforts, and secured funding for affordable housing initiatives.

- PATH (People Assisting the Homeless), San Jose – program manager, Evans Lane Tiny Home Community

I led a \$3M grant-funded program supporting homeless families, overseeing operations, staff supervision, and strategic partnerships with city agencies.

- Midtown Family Services – Lead Case Manager

I supported reentry populations and managed emergency assistance programs, helping clients stabilize and reintegrate into the workforce and housing systems.

- HomeFirst Rapid Rehousing – Housing Specialist

I worked directly with single adults experiencing homelessness, facilitating access to housing and employment resources.

- Shelter, Inc. – Grant Writer

I authored successful grant proposals totaling over \$9 million to expand housing and supportive services across Contra Costa County.

- City of San Jose Department of Housing – Graduate Intern

I co-authored site selection tools for bridge housing and led community engagement efforts to inform land use decisions and housing policy.

These experiences have deepened my commitment to inclusive planning and equipped me with the skills to contribute meaningfully to Mountain View's Environmental Planning Commission. I've consistently worked at the intersection of housing, equity, and environmental sustainability—values I hope to advance through this appointment.

Please describe the qualifications or experience you possess (such as employment and/or education) that you feel would be an asset to the Environmental Planning Commission.

I bring a unique blend of academic training, professional experience, and community leadership that aligns directly with the mission of the Environmental Planning Commission. As a doctoral candidate in Social Work at USC and a holder of a Master's in Urban Planning from San Jose State University, I've developed deep expertise in housing policy, land use law, and environmental justice. My education is complemented by advanced certifications in GIS, community development, and technology applications—tools I've used to analyze spatial equity, inform planning decisions, and engage diverse stakeholders.

Professionally, I've held leadership roles across multiple housing and social service organizations, including LIS Health, PATH, Bill Wilson Center, and YCD San Francisco. I've managed multimillion-dollar housing initiatives, overseen emergency rental assistance programs, and led strategic planning efforts for transitional-aged youth experiencing homelessness. These roles have given me firsthand insight into how planning decisions impact vulnerable populations and how inclusive, sustainable development can transform lives.

I also have extensive experience in grant writing, policy analysis, and program evaluation, which equips me to assess proposals with both a technical and equity lens. My work with the City of San Jose's Department of Housing—where I co-authored site selection tools and led community engagement for bridge housing—demonstrates my ability to translate data into actionable planning strategies.

I am committed to advancing Mountain View's goals around sustainability, housing affordability, and climate resilience. My interdisciplinary background and lived experience as a former homeless advocate allow me to approach planning with empathy, rigor, and a deep understanding of systemic challenges.

What qualifies you for this position?

I am uniquely qualified to serve on the Environmental Planning Commission due to my interdisciplinary background in urban planning, social work, and housing policy, as well as my extensive experience in community-based program design and implementation. With a Master's in Urban Planning from San Jose State University and current doctoral research at USC focused on systems theory and housing justice, I bring both academic rigor and practical insight to land-use decision-making. My professional roles—as Care Manager at LIS Health, Program Manager at Bill Wilson Center, and Director of the Evans Lane Tiny Home Community—have placed me at the intersection of housing, environmental sustainability, and equity. I've led multimillion-dollar initiatives, developed GIS-based asset portfolios, and facilitated stakeholder engagement across diverse populations, including transitional-aged youth and unhoused individuals. These experiences have shown me how planning decisions directly impact community health, displacement risk, and access to opportunity.

What do you think are the major issues for land-use planning in the City of Mountain View?

In Mountain View, major land-use planning issues include balancing housing growth with environmental stewardship, ensuring equitable access to transit-oriented development, and preserving neighborhood character amid redevelopment pressures. The city's ambitious goals—such as expanding housing in North Bayshore requires thoughtful integration of climate resilience, affordability, and inclusive design. Successes like the East Whisman Precise Plan demonstrate how mixed-use, transit-connected development can support job-housing balance and reduce vehicle miles traveled. However, challenges remain: redevelopment along Moffett Boulevard has raised concerns about displacement, inconsistent community engagement, and the viability of ground-floor retail mandates. Additionally, the city must address the tension between preserving existing communities and meeting regional housing targets, especially in areas vulnerable to gentrification.

Give some Mountain View examples of successes and failures in planning.

I believe Mountain View has the opportunity to lead with equity, sustainability, and innovation. My qualifications—grounded in both technical expertise and lived experience—position me to contribute meaningfully to the Commission's work. I am committed to advancing policies that center environmental justice, promote inclusive growth, and ensure that all residents—regardless of income or background—can thrive in a healthy, resilient city. Serving on the Environmental Planning Commission would allow me to help shape Mountain View's future with integrity, collaboration, and a deep commitment to public service.