



Mountain View Coalition for Sustainable Planning
c/o Aaron Grossman
817 Montgomery Street
Mountain View, CA 94041

October 21, 2020

City of Mountain View Environmental Planning Commission
City Hall, 500 Castro Street
PO Box 7540
Mountain View, CA 94039-7540

Re: 5.2 44-Unit Condominium Project at 2645-2655 Fayette Drive

Dear Chairperson Cox and Environmental Planning Commissioners:

The Mountain View Coalition for Sustainable Planning (MVCSP) appreciates the opportunity to provide comments on 5.2 44-Unit Condominium Project at 2645-2655 Fayette Drive, which is on your agenda for October 21st.

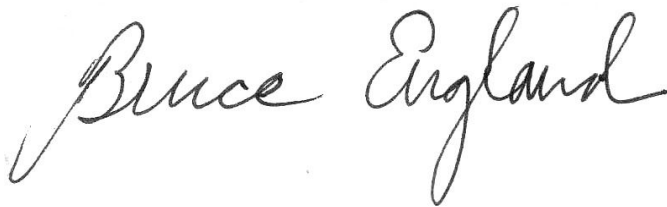
We have reviewed the agenda item materials, and we have the following comments we would like to share with you.

- We appreciated the project statement of intention provided on pages 6–7 of the staff report. This excellently set the stage for the rest of the report.
- We support this project, as it will help provide additional affordable housing in Mountain View, including 5 inclusionary affordable units (four for very-low income residents and one for low-income residents).
- We were pleased to see the proposed GreenPoint rating of 110 points. This will help support our city's overall environmental sustainability goals.
- Single-level units will be good options in the housing inventory for those challenged by the need to use stairs.
- Single-bedroom units will be good options in the housing inventory for those who need just the one bedroom and who seek or require the lowest housing cost.
- We find the project as proposed to be visually appealing, with a good mix of materials, appropriate setbacks and stepbacks, and as designed for compatibility with surrounding properties.
- We would like to know what kinds of amenities will be included in the publicly-accessible plaza. For example, will public bike racks, water fountains, benches, refuse receptacles, and adequate tree shading be provided there?

- On the first page of the project plan, complete fencing is shown to the west of the project. We strongly object to unnecessary fencing, especially around open or green space. To the extent you can address this, can you try to have this eliminated or at least reduced?
- For landscaping choices, please consider the need to protect migration paths and to not allow cone-dropping or low-hanging trees adjacent to the bikeway on Fayette.
- For the construction phase, please require that sidewalks and walkways are not blocked more than they need be and for the shortest possible periods of time.
- If the project will not go directly to City Council on November 17th, we request additional review by the Bicycle Pedestrian Advisory Committee (B/PAC) and any other advisory bodies as appropriate. We recognize that this would not be feasible given the current review schedule.

Thank you again for the opportunity to comment.

Sincerely,

A handwritten signature in black ink that reads "Bruce England". The signature is written in a cursive, flowing style.

Bruce England
for the Mountain View Coalition for Sustainable Planning

cc:

Eric Anderson, Principal Planner

Stephanie Williams, Planning Manager / Zoning Administrator

Aarti Shrivastava, Assistant City Manager / Community Development Director

Kimbra McCarthy, City Manager

Lisa Natusch, City Clerk

About Mountain View Coalition for Sustainable Planning

The Mountain View Coalition for Sustainable Planning is a group of local volunteers dedicated to making Mountain View as beautiful, economically healthy, transit, bicycle, and pedestrian accessible, and affordable as possible. MVCSP member interest and expertise covers areas such as housing, transportation, the environment, the economy, and beyond!

For more information, see <http://www.mvcsp.org>.

To contact us, send email to mvcsp.info@gmail.com.



October 19, 2020

Chair Cox and Members of the Environmental Planning Commission
City of Mountain View
500 Castro Street
Mountain View 94041

Re: EPC Public Hearing, October 21, Agenda Item 5.2 – 2645-2655 Fayette Drive

Dear Chair Cox and Members of the EPC:

The LWV urges the Commission to **approve** the Octans proposed development at 2645-2655 Fayette Drive. We especially like the concept of stacked ownership units and the inclusion of so many family-sized units. We support affordable housing for all Californians and this project will supply a diversity of housing types not typically being built in Mountain View.

The proposal conforms to the San Antonio Precise Plan (SAPP) and fits well into the neighborhood. We approve the emphasis on underground parking of the SAPP; the parking seems more than sufficient with the proximity to good public transit. We would be happier to see the unit mix of BMRs reflect the unit mix of the entire project, but we understand that the developer is entitled to this incentive of supplying all BMRs as one-bedroom units.

We also like the proposal of the enhanced crosswalk to connect the two proposed public parks.

Thank you for considering our input.

Donna Yobs
Co-Chair, Housing Committee
LWV of the Los Altos/Mountain View Area

cc: Eric Anderson
Kimbra McCarthy

Stephanie Williams
Wayne Chen

Aarti Shrivastava