



**LEAGUE OF WOMEN VOTERS**  
**of the Los Altos-Mountain View Area**

February 27, 2017

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

Re: Environmental Planning Commission Meeting, March 1, Agenda Item 5.1 – Study Session re  
1696-1758 Villa Street

Dear Chairman Scarboro and Members of the EPC:

The LWV supports affordable housing for all Californians. We also support below market rate units (BMRs) as we believe that dispersal of affordable housing is healthy for the community. Therefore, we are pleased to see that this proposed development will include 10% of the total number of apartments as BMRs.

Because affordable housing is such a critical need, we urge EPC to recommend that additional BMRs be provided as a public benefit; staff has indicated the Council will expect more from the developer than what has been offered as a public benefit.

We would like to see discussion of changing the affordability targeted by these BMRs. We agree that the **average** area median income (AMI) targeted should be 65% AMI as this is what was required at Gatekeeper. However, there has been much discussion about the "missing middle", or households in the 80-120% AMI or thereabouts, and the fact that the market is not providing housing for these people. We hope the EPC will consider recommending that some units be rented at these higher levels. These could be offset by offering some at 50% AMI. Or, another alternative would be to require Prometheus to provide more BMRs if some are rented at higher rents; the bottom line in terms of lost rent to Prometheus should be equivalent to 10% of the units being rented at 65% AMI levels.

Thank you for considering our input.

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

cc: Terry Blount  
Stephanie Williams

Wayne Chen  
Rebecca Shapiro

Eric Anderson  
Randy Tsuda

## Anderson, Eric - Planning

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**From:** , Planning Division  
**Sent:** Tuesday, March 07, 2017 4:03 PM  
**To:** Anderson, Eric - Planning; Commissioner Ellen Kamei; Commissioner Hehmeyer; Commissioner John Scarboro; Commissioner Lucas Ramirez; Commissioner Margaret Capriles; Commissioner Pamela Baird -; Commissioner Robert Cox  
**Subject:** FW: Villa Street input

FYI –

**From:** Deniece Smith, Realtor - Got Agent? [mailto:deniece.smith@mountainview.gov]  
**Sent:** Sunday, March 05, 2017 1:31 PM  
**To:** epc@mountainview.gov  
**Subject:** Villa Street input

Hello Commissioners:

Thank you for dedicating your time to making Mountain View a better place.

Today I'd like to summarize some neighborhood input regarding Prometheus' Villa Street project please.

We have spoken with members of Prometheus once as a neighborhood regarding this project. While they did reach out for another meeting, we did not get that together as of yet and are currently trying to do so.

When we met previously, Prometheus spoke about paying for a pedestrian/bike path that paralleled Shoreline by the Google campus on Villa and turns under the overpass to go into downtown. We are very happy with this offer and want to be sure it happens please.

We asked for public electric car charging stations and they said that was in their plans.

We asked for use of their pool facility and believe this was not accepted due to insurance reasons. We'd very much like to push for this, on special days even, (like 5 per summer maybe), to encourage the family friendliness of these projects.

We asked for use of their facilities for meetings and/or a movie night a few times per year. We do not have clarity on this possibility.

Input from neighbors this week through websites has been a concern with traffic congestion mostly. Here are the exact quoted excerpts from our neighbors:

Pat Spragge from Shoreline West · 2d ago

Why is there any consideration by the city to rezone this or any other area? I was under the impression that the grand plan had set the zoning for all of mountain view...am I mistaken? 5 stories in this neighborhood seems overwhelming.

Marjie Hempstead from Shoreline West · 2d ago



that will definitely increase the traffic on Villa, which is already very often hard to turn onto from side streets (parked cars blocking view don't help)... there is already the huge Avalon apartment complex another block down... but otherwise the housing along that street is very small single family... adding the new humongo 5-story place will make those little houses seem even more crowded out and shabby... all that said, it might still be possible to design the apartment complex in such a way that it improves the 'hood and doesn't crash the house values for long time owners along Villa...not sure... if the new place is going like a tenement in 5 years than that would not be good

[Sandy Sommer](#) from Shoreline West · 2d ago

The City's General Plan sets the vision for Mountain View, and the Zoning Ordinance sets up the rules to follow. It is possible to rezone a property but it would need to be consistent with the General Plan (unless a GP amendment was requested).

[Mark Sullivan](#) from Shoreline West · 2d ago

Thanks Deniece. Do you know if they'll be building on the former Jasco superfund site?

[Sandy Sommer](#) from Shoreline West · 2d ago

Looking at the map, the site seems to be the old Jasco Chemical Plant, a cleaned-up Superfund site that has been vacant for many years. It is in the Permanente Creek flood zone, and abuts the train tracks. It seems to me that a redevelopment of this scale is appropriate for this site - in fact, it is probably only possible to deal with the site constraints on a project of this size. Good transit access there too.

[Phylis Ooi](#) from Shoreline West · 1d ago

What is the parking capacity for the units? I hope the commission will consider providing two parking spaces for the 2 bedroom units, as that's the reality of today's working families.

[Ray Kahler](#) from Shoreline West · 1d ago

What does the traffic study say? at 9am it's backed up for 3 to 4 blocks. need to get flow back to California street. Also lower speed limit by the school. Too many cars race to catch the light.

[Ray Kahler](#) from Shoreline West · 1d ago

Not to forget they are still trying to enlarge school on corner of Villa & Shoreline with an estimated 100 to 150 vehicles at 7 to 8am

[Nicole Iokua](#) from Shoreline West · 1d ago

Thanks for the update! I live at one of the properties proposed to be demolished if the city gives developers the ok. It would include the Jasco lot, my apartment complex and three houses supposedly abandoned (though I've seen neighbors there). Thanks again for the info! :-)

"Any site in Mountain View can be rezoned by a vote of the council. The rezoning does not need to be consistent with the current general plan. The rezoning would be an amendment to the general plan."

[Ray Kahler](#) from Shoreline West · 23h ago

I'm getting the impression that this already a done thing! Council hasn't even finished on traffic cause by enlarging school. We live in family residential area no high density city. A few parks don't make a happy environment. I always believed government is to protect residents. Not making money. I think I'll remember city council members voting in their best interests. Like Shoreline Amphitheater. Sold off our dump to SF garbage. Increasing garbage fees. Doesn't matter to renters it just increases their rent. The City Council will keep destroying yards & home for the good of their tax base.

[Janice Weikal](#) from Shoreline West · 9h ago

I live at the other end of Villa and Escuela.

1. No street parking because of 6 medium dense apartment from the 50's when family only have one car.
2. too many cars driving fast to avoid the stoplight on California Ave. Between Shoreline and Escuela.
3. Our rv encampment on crisanto and cars from them.
4. Very slow enforcement of the 72 hours parking and cars parked and not moved for weeks.

My basic complaint is there are too many vehicles in a 12 block area.

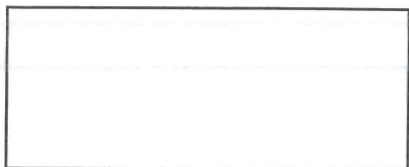
Jeff Coffey from Shoreline West · 42m ago

If you would like to comment to the Environmental Planning Commission, using [epc@mountainview.gov](mailto:epc@mountainview.gov) will send your email to the entire commission.

Thank you for your time and efforts.

Best,  
Deniece Smith

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***Deniece Smith***



## Anderson, Eric - Planning

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**From:** , Planning Division  
**Sent:** Wednesday, March 01, 2017 8:40 AM  
**To:** Chopra, Krishan; Anderson, Eric - Planning; Commissioner Ellen Kamei; Commissioner Hehmeyer; Commissioner John Scarboro; Commissioner Lucas Ramirez; Commissioner Margaret Capriles; Commissioner Pamela Baird -; Commissioner Robert Cox  
**Subject:** FW: Villa Street Project

EPC Members,

I will also have a copy of this email at your seat tonight.

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**From:** ray4fish [mailto:[ray4fish@mountainview.gov](mailto:ray4fish@mountainview.gov)]  
**Sent:** Wednesday, March 01, 2017 8:06 AM  
**To:** [epc@mountainview.gov](mailto:epc@mountainview.gov)  
**Subject:** Villa Street Project

First school, redirecting of traffic off Villa onto behind Police Station. to relieve backup on left turn onto Shoreline. Has NOT been resolved. Then you are asking 1600 Villa to add 480 more cars to Villa. City hasn't done anything to fix enlargement of school traffic. Believe or not with rent so high there's going to be at least 3 cars per unit. also the California Street traffic lessen due to everyone taking Villa because of Miraposa traffic light. Who are you paying to do traffic studies, Blind people? why not run a poll thru a neighborhood. I'd go to council meeting but try to get out of my driveway between hours of 7am to 930am, 1145am to 130pm. 4pm to 7pm. As it right now, I sweep gutter on my section of Villa, because with medium density housing there's never a spot open at 6am when street sweeper goes by. (another issue). Being handicapped I understand that not everything will be available to me. I live with it. But lately it seems City is trying to make money. Not serve the people. The email from city. Uses code to hide from residents. Take time look at one from zoning. They give names to projects. I suggest that to label by address. Not Oak project! who cares about these. I just pass them up, then when it's started, Damm nextdoor, like the enlargement of school. why doesn't the city council sit here at 7am to 8am and see the backup. 3 to 4 blocks, not including coming out of school going a few blocks upturn to get in left turn lane. And no I'm not giving up anymore front yard, I not even sure how you got another 30'.  
Ray Kahler





## Anderson, Eric - Planning

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**From:** , Planning Division  
**Sent:** Wednesday, March 01, 2017 4:02 PM  
**To:** Anderson, Eric - Planning  
**Subject:** FW: re development on Villa between Shoreline and Escuela and ensuing traffic

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**From:**  
**Sent:** Wednesday, March 01, 2017 10:30 AM  
**To:** [epc@mountainview.gov](mailto:epc@mountainview.gov)  
**Cc:** Stinson, Ray  
**Subject:** re development on Villa between Shoreline and Escuela and ensuing traffic

Greetings -

Am told that plans to build a 5-story mega apartment complex on the Jasco superfund site and also plans to expand the Khan academy at the corner of Villa and Shoreline are likely to mega-multiply the traffic density on Villa between Shoreline and Escuela.

If these development plans go through, please do something to alleviate what is already a dangerous situation on Villa even without any more development. The way I see it, list of traffic issues on Villa is as follows :

1 - parked cars block view of Villa traffic for cars attempting to enter Villa from side streets (Pettis, Palo Alto Avenue, Mountain View Avenue, Mariposa, Chiquita, etc.). Traffic on Villa goes quite fast, probably well over the speed limit, so sticking your car-nose out into Villa to get a view of what is coming is asking to get it hacked off... and yet, if you don't nose out there to have a solid view, you may very well cut into the path of a speeder and lose a lot more than your "nose". A stop sign (all directions) or light at, say, Pettis might help, or possibly speed bumps along the entire length of the street. These features might also discourage what was formerly California traffic from detouring via Villa in order to avoid the light at California/Mariposa. But of course, if development on Villa increases traffic, that will also ruin Villa's status as a "shortcut", and in fact Villa's status as any kind of thru street, as it will instead become a parking lot or car junkyard.

2 - Speeding and dense traffic on Villa can at times make it even hard to cross on foot... a very long wait time.

3 - Biking... I use the sidewalks, which on Villa are quite ample and nice. Not really legal I guess, but if there are peds I get off my bike to walk around them. Still better for the common good than a trip to ER or morgue, seems to me. But... if this street does end up becoming one of the Mountain View "players"... then, it really should have bike lanes. Uh oh, not a whole lot of room. See item 4...

4 - A lot of the houses on Villa are small, somewhat derelict, and I imagine, ripe for buyout by developers to further increase housing density on that street... this in addition to the Jasco and Khan developments under city zoning discussion as mentioned above. Am thinking that it might be wise to do whatever it takes, NOW, to make Villa able to handle this. Am not sure what, as there doesn't



seem to be room to widen. There may need to be some kind of parking facility at some point... removing the cars parked along the side of the street would at least reduce some of the hazard.

I found out through Nextdoor (shorelinewest) that you are soliciting input re the development of Jasco site, so thanks for that. Is how I knew to email you.

sincerely  
Marjie Hempstead

## Anderson, Eric - Planning

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**From:** , Planning Division  
**Sent:** Tuesday, February 28, 2017 9:59 AM  
**To:** Anderson, Eric - Planning; Commissioner Ellen Kamei; Commissioner Hehmeyer; Commissioner John Scarboro; Commissioner Lucas Ramirez; Commissioner Margaret Capriles; Commissioner Pamela Baird -; Commissioner Robert Cox  
**Subject:** FW: Neighbor Concerns on Prometheus proj. at 1696-1798 Villa St.

### EPC Members - FYI

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**From:** Jack Miller [<mailto:jackmiller@mountainview.gov>]  
**Sent:** Monday, February 27, 2017 6:02 PM  
**To:** [epc@mountainview.gov](mailto:epc@mountainview.gov)  
**Cc:** Randa Mulford  
**Subject:** Neighbor Concerns on Prometheus proj. at 1696-1798 Villa St.

Dear Commissioners:

I am a 20+ year home owner and resident at 1801 Villa St. in Mountain View. I am writing with concerns about the Prometheus project at 1696-1798 Villa Street.

While I am a proponent of additional housing in Mountain View, this project seems to add a very high density node to a mostly 1-story low density street.

Low income housing: This Prometheus project is removing a block of low income housing. The 5-story buildings will tower over the 2-story low income buildings on Higdon/Permanente. The proposition of adding a park many blocks from this project ignores the fact that we have a very great need for more affordable housing. The 30+ vans and RV's parked along Crisanto, only 2 blocks away from this luxury apartment project attest to a need for more affordable housing, not more high end parks. This project of \$4000-\$5000 apartments will stand out as a bubble in a neighborhood of renters, with many of the apartments housing multiple unrelated individuals doing low-income jobs.

Most of my remaining concerns are around traffic impact.

1- Due to decisions more than 20 years ago, Villa Street was designated as a 30mph connector/vent thoroughfare between Shoreline and California, routing a high volume of non-neighborhood cars through a residential neighborhood. Adding 240 units here will add a significant number of cars to this already too-busy, too fast street.

2- Due to the lack of stop signs, the 30mph speed limit, and absence of any traffic calming mechanism, past traffic studies show that traffic significantly exceeds the 30mph speed limit.

3- Villa Street is used by many bicyclists throughout the day. I personally have biked on Villa daily for over 20 years. It is a collector for cyclists from the many nearby apartment complexes going to downtown jobs and the transit center. Increasing traffic will make cycling more dangerous. In recent years, cyclists have attempted to get Villa St. added to the California/Escuela traffic calming study area. Villa needs traffic calming as much as California.

4- Poor sight lines on Villa cross streets have been responsible for numerous car-on-car collisions. Verify with the traffic department. Putting the only driveway for this 240 unit apartment directly across from Chiquita St. will cause a significant safety issue if no stop sign is there to slow traffic flow. Villa street also suffers from sunrise and sunset blinding brightness which creates a hazard for cars entering the traffic flow.

5- Parking on Villa St. is already severely impacted by renters from nearby apartments. The street is always fully parked with cars from people who live blocks away. There have been community meetings about this problem related to traffic calming studies. We often see cars stop to let out passengers who then get into their parked cars and trucks and drive off. Over parking makes the sight lines along Villa worse and leaves no room for ANY extra cars generated by this project.

I urge you to consider these issues while reviewing the Prometheus project.

Many thanks,  
Jack Miller  
Randa Mulford



## **Anderson, Eric - Planning**

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**From:** , Planning Division  
**Sent:** Wednesday, March 01, 2017 8:41 AM  
**To:** Chopra, Krishan; Anderson, Eric - Planning; Commissioner Ellen Kamei; Commissioner Hehmeyer; Commissioner John Scarboro; Commissioner Lucas Ramirez; Commissioner Margaret Capriles; Commissioner Pamela Baird -; Commissioner Robert Cox  
**Subject:** FW: 1696-1758 Villa Street

EPC Members,

I will also have a copy of this email at your seat tonight.

**From:** Jeff Coffey [[mailto](mailto:jeff.coffey@mountainview.gov)]  
**Sent:** Tuesday, February 28, 2017 7:22 PM  
**To:** [epc@mountainview.gov](mailto:epc@mountainview.gov)  
**Subject:** 1696-1758 Villa Street

Dear Sirs:

I am writing this as an input to the MV Planning Commission review of the proposed apartment development at 1696-1758 Villa Street.

I have been resident of the area for six months, so my view is not a historic one (as in we miss the good old days) but a snapshot of the area today. I feel that the increased density of the proposed site will be a burden on the traffic, both foot and vehicle. The area already has a mix of smaller apartments and single family houses, and the density really is quite maxed out. It would be tough enough to have two-story apartments....five stories would acerbate traffic problem quite a bit.

In my opinion, it is a given that each unit will have at least two cars. Our street (Sara Lane) is right off of Mariposa and the single house next to us has four roommates and four cars, which is not that

atypical. If one takes a look at Mariposa in the late afternoon or early evening, every inch of street parking is filled on both sides. In large part, that overflow of vehicles exists even considering that most apartment units generally have two assigned parking spaces. I'm not an expert but am a realist; 240 units will most likely have at least 5-600 vehicles and most of those will go to work every weekday. Additional traffic factors are the schools on Villa and Escuela, along with Rengstorff Park traffic. I know that the Google property at Villa & Shoreline has steadily grown in the number of workers it hosts, along with Khan Academy.

I can't speak to what revenue the City of MV is looking for, so can only address the quality of life as I see it. In my mind, high density apartments would be better placed in some of the light industrial areas. It is easier to make an area like that more "people friendly" than to try to inject more people into an already crowded neighborhood.

Thank you for taking the time to read these thought.

Best regards,

Jeff Coffey