

From: [Scott Haber](#)
To: [City Council](#)
Subject: T 11/16, Housing Assessment / RHNA / R3 Zoning . . .
Date: Tuesday, November 16, 2021 1:17:28 PM

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Council members:

I would like to weigh in regarding tonight's / future discussion, and pertaining to unbridled housing development in Mountain View. New housing construction and RHNA requirements in themselves should not take precedence over many other considerations that would collectively have a detrimental impact to the extent of being unsustainable, more than countering any real benefit to be gained by attempting to provide thousands of highly concentrated housing units in the manner proposed.

I am not hearing any discussion or consideration as to new infrastructure requirements, and the proposed concentration of R3 zoning north of El Camino / Central Expressway is completely lacking in any recommendations to such. The additional failure to address the inundation of automobile traffic likely to follow, or the assumption that the vast majority of new residents would simply utilize light rail, seems short-sighted at best. There has been ample input through lengthy processes to address these issues in advance, both in the detailed General Plan for the city as well as with individual Precise Plans in other areas, the latter of which is likewise not being offered in this instance.

My understanding is that this is the first (only?) consultation / recommendation for R3 zoning changes, drastic alterations to allowances in densities and heights which would negatively impact the character and livability of the city, irreparably, and which could not be reversed if approved; such a massive reconfiguration of land use and with inadequate / non-existent in depth analysis to slow the process down is a certain recipe for disaster going forward; please do not rush this process nor overlook the ramifications of essentially destroying the quality of life which has drawn us all here to begin with.

Sincerely,

Scott Haber
Flynn Avenue

Don't Count on R3 Rezoning



Park Land Dedication

- RHNA: 11,135 units
- Density Formula: medium density requires .006 acres/dwelling unit (3 acres/1000 people).
- Park land required: **66.8 acres**.
- The area north of El Camino is already running a park land deficit with a ratio of only **1.6 acres/1000** residents (excluding Shoreline Park, *Parks and Open Space Plan 2014*).

Park Land Dedication

How big is 66.8 acres?

Cuesta Park	32.6 acres
Rengstorff Park	16.9 acres
Shenendoah Square	17.5 acres
<u>TOTAL</u>	<u>67.0 acres</u>

Park Land Dedication

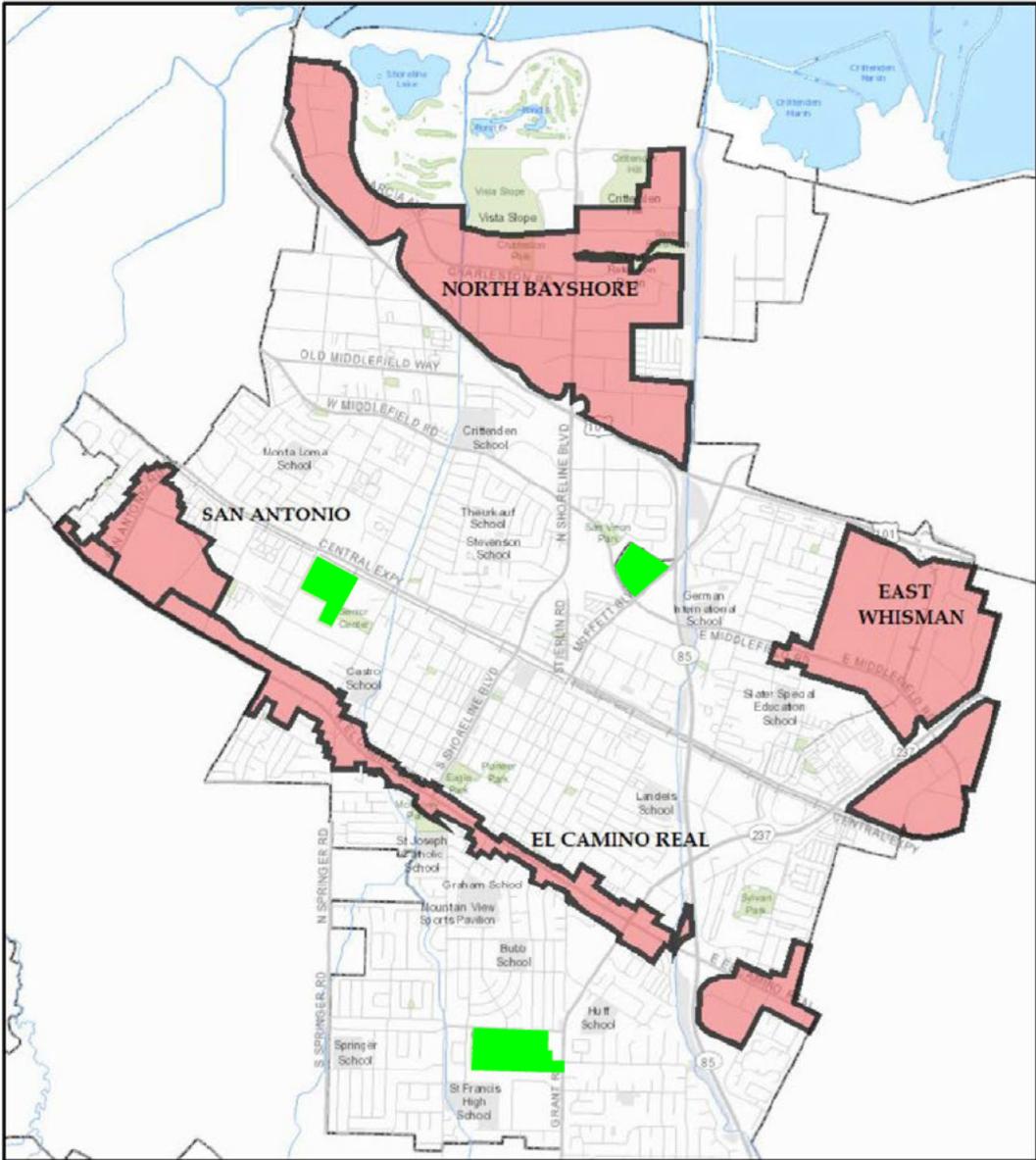


Figure 2: Map of Change Areas to Accommodate RHNA Sites

From: [Kelsey Banes](#)
Subject: Housing Element Update: Mullin Density Requirement of 30 du/ac
Date: Tuesday, November 16, 2021 1:18:10 PM
Attachments: [South Bay YIMBY Density Letter.pdf](#)

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Dear City Staff and Councilmembers,

Please be advised that a Mullin Density of 30 du/ac must be applied in your upcoming 6th cycle housing element update, pursuant to California Government Code § 65583.2(c). Please see attached letter for additional detail regarding this matter.

Thank you,
Kelsey Banes

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Kelsey Banes, Ph.D.
Regional Executive Director, Peninsula/Silicon Valley
She/her





November 16, 2021

To whom it may concern,

California Government Code § 65583.2(c), instituted by Assembly Bill 2348 of 2004, defines residential densities “appropriate to accommodate housing for lower income households”; for cities with between 25,000 and 100,000 residents in a nonmetropolitan county (that is, a county which is part of a Metropolitan Statistical Area smaller than two million people), this default density or “Mullin density” is twenty dwelling units per acre. In a county inside an MSA larger than two million people, this density is thirty dwelling units per acre.

As of the Fifth RHNA Cycle, Santa Clara County, part of the San Jose-Sunnyvale-Santa Clara, CA MSA, had under two million residents (1,836,911 as of the 2010 Census). However, as of the 2020 Census, it has 2,000,468 residents. While HCD has yet to issue specific guidance, the following jurisdictions in Santa Clara County will have to zone at thirty units per acre in order to achieve a presumption of affordability for lower-income households in the Sixth RHNA Cycle:

- Campbell
- Cupertino
- Gilroy
- Los Altos
- Los Gatos
- Milpitas
- Morgan Hill
- Mountain View
- Palo Alto
- Saratoga

While the Mullin density sets minimum acceptable density for affordable housing at 30 du/ac, it is important to note that this density is generally insufficient for affordable housing production, given high land costs and highly competitive funding. In order to produce mandated affordable housing, we advise much higher densities limits— or preferably, no density limits.

Thank you for your time and consideration. We look forward to working with you to solve California's housing crisis.

South Bay YIMBY



From: [Karen G](#)
To: [City Council](#)
Subject: Housing element: 11,135 new homes
Date: Tuesday, November 16, 2021 2:55:21 PM

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Dear friends,
Offering small input on the Housing element discussion tonight - but I know you folks have really thought this through.

Very much in support of efforts to increase housing density here, even though I know it will change the smaller town feel of Mountain View. Feels important to try and do it as well as we can.

- Is there a way to incentivize development of lower cost units for lower-wage residents? Much of the new construction I have seen in Mountain View appears to be aimed toward higher-income residents. I appreciate that profits are higher for higher-end construction. I know they have a few units set aside for low income applicants, but honestly, when I asked about availability for some downtown retail employees, I was referred to a non-profit housing organization that said they had what they thought was a 10-year wait list of people asking for lower-cost units. That's even given all the new apartment construction we have seen in the last 10 years.
- Are there ways to incentivize conversion of under-used office spaces into housing?
- Are there areas of Mountain View (perhaps near NASA, or using some of NASA land) where we could densify quite a bit, without impacting lower density areas as much?

Warmly,
Karen Gamow
[REDACTED] Monroe Drive, [REDACTED]
Mountain View, CA 94040
[REDACTED]

I have lived in the Ananda Apartments for 25 years. I pay \$2,337/month for a 530 square foot 1BR apartment in a Class C apartment complex. I am grateful there is rent control at this point, as few of my friends here could continue to live in the area. Our apartment complex appears to be designated as R3-2.2 under the new proposed zoning map. Not sure what this means, and look forward to learning more as your process unfolds.