

Gutierrez, Jeannette

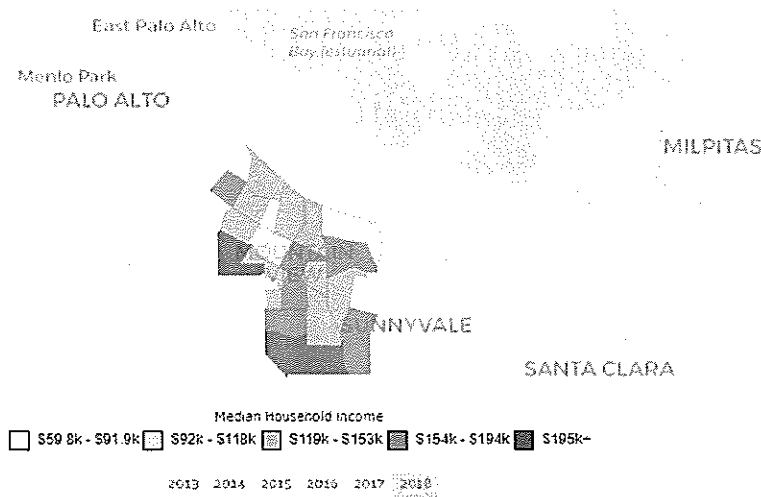
From: Serge Bonte
Sent: Tuesday, April 13, 2021 3:22 PM
To: Kamei, Ellen; Matichak, Lisa; Abe-Koga, Margaret; Hicks, Alison; Ramirez, Lucas; Lieber, Sally; Showalter, Pat
Cc: City Council
Subject: re:4/13/2021 Study Session on city wide R3 upzoning

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Honorable Mayor and Council Members:

There is a lot of debate in California over local control when it comes to housing or planning. While many of our neighboring cities have used local control to prevent housing development, Mountain View, has for the most part used local control to carefully plan areas for new housing development (converting office park or shopping malls into mixed-use developments and full neighborhoods with parks and schools-) and for preserving some affordability (deliberate development of affordable housing complex and rent stabilization - hopefully soon extended to our mobile home neighbors-).

The proposed city wide R3 upzoning is a departure from Mountain View's planning practices. Because it's an upzoning of existing homes, It could result in 10,000 new net housing units but cause about the same amount of units to be demolished, resulting in considerable displacement. Most of the units potentially demolished operate under the CSFRA, resulting in a huge loss of somewhat affordable housing in Mountain View. Unlike past upzonings, the R3 upzoning would be city wide and affect areas that don't have existing or planned Precise Plans. Worse, the highest R3 density is proposed along what I would call the "Rengstorff Corridor" which not only doesn't have a precise plan but also overlaps with the poorest US Census Tracts in Mountain View see map below:



(source: <https://datausa.io/profile/geo/mountain-view-ca>)

While today's agenda is only a study session, the City Council should set a proper direction so that the R3 upzoning doesn't result in massive displacement and the decimation of the housing stock under the CSFRA and so that there is proper planning for the areas where no precise plan exist:

- Demand that the anti-displacement measures (ordinance....) be put in place way BEFORE completion of the R3 upzoning changes. The measures should at a minimum match (and extend in time) the ones in place via SB330. The City should also consider demanding one to one replacement for units under the CSFRA,
- Prioritize areas that are near an existing Precise Plan and near a train station (Caltrain or Light Rail). The staff report identifies three such areas (near San Antonio, Downtown and East Whisman). Consider increasing R3 density in these areas as they have or are planned to have many of the necessary amenities (parks, schools, transit, retail...)
- Delay any other area (especially the "Rengstorff Corridor") until there is a proper Precise Plan for these areas.

Finally, I personally feel that allowing duplexes or triplexes in R1 zoning would be a much simpler upzone to implement with far less negative impacts on displacement and on infrastructure. Especially if you consider that most R1 parcels can accommodate 3 housing units (Single Family Home + ADU + Junior ADU). Allowing duplexes or triplexes might be simpler to build in case of a remodel or after demolishing a home; it could result in more compact structures leaving more room for open space, landscaping and trees.

Sincerely,

Serge Bonte
Lloyd Way, Mountain View

Gutierrez, Jeannette

From: Peking Lee
Sent: Tuesday, April 13, 2021 3:31 PM
To: Hicks, Alison; Abe-Koga, Margaret; Matichak, Lisa; Ramirez, Lucas; Kamei, Ellen; Showalter, Pat; Lieber, Sally
Cc: Bruce England; Alkire, Martin; Shrivastava, Aarti; McCarthy, Kimbra; , City Clerk
Subject: 3.1 R3 (Multiple-Family Residential) Zoning District Update
Attachments: 4-13 Letter on R3 Zoning Update_ MVCSP_GreenSpacesMV.pdf

Hello City Council,

On behalf of GreenSpacesMV and MVCSP, Bruce England and I are sending a joint letter regarding the R3 Zoning update. Please look forward to our community input in the future!

As always, please also feel free to reach out with questions or comments.

With appreciation,

--
Peking Lee, she/her/hers



GreenSpacesMV

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

April 13, 2021

City of Mountain View City Council
City Hall, 500 Castro Street
PO Box 7540
Mountain View, CA 94039-7540

Re: R3 (Multiple-Family Residential) Zoning District Update

Dear Mayor Kamei and City Council members:

The Mountain View Coalition for Sustainable Planning (MVCSP) appreciates the opportunity to respond to the R3 (multiple-family residential) zoning district update agenda item for your meeting on the 13th.

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

Ultimately, having the R3 subzones will better define the various approaches or options offered. These standards could also be applied to areas of future potential change.

On the two questions before you:

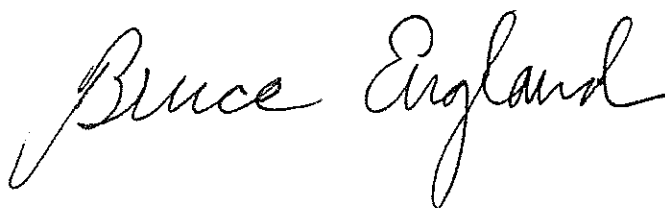
- For Question 1, we think that Staff has done a good job on creating the sub-zones. However, we are concerned about the 5' side setback on 6-8 story buildings. We're not sure what the current setback is for 6-8 story buildings that are in higher density zoned areas (R4), but this might be something for commissioners to ask about in deliberations.
- For Question 2, we agree with district overlays and Staff suggestions

We have seen letters from other organizations (specifically, the local League of Women Voters, YIMBY MV, and SV@Home), and they all bring up valid points for your consideration (such as addressing displacement and taking measure to ensure "no net loss" of residences, and emphasizing form-based zoning, unbundled parking, and commercial/retail on the ground floors).

GreenSpacesMV in particular would like to raise details that might not be obvious to consider. On lighting standards, which they mention, the point there is to manage lighting such that it doesn't unduly affect wildlife and human mental health. Please note that, just last night, last night, Cupertino passed a Municipal Code Amendments to adopt glazing and lighting regulations for Dark Sky and Bird-Safe Design. This is great news for them, and now it's up to Mountain View to establish similar regulations in their various standards. On plant options, we ask that you consider drought-tolerant and pollinator-friendly plants in the zoning regulations as well as native. One question for you: Will you consider how surrounding landscaping works to support the idea of "green complete streets" beyond the properties themselves? This seems reasonable to us, as no development has hard edges at property lines; there are always transitions to consider.

Thank you again for the opportunity to comment!

Sincerely,

A handwritten signature in cursive script that reads "Bruce England".

Bruce England
for the Mountain View Coalition for Sustainable Planning

Peying Lee
for GreenSpacesMV

cc:

Martin Alkire, Advanced Planning Manager
Aarti Shrivastava, Assistant City Manager / Community Development Director
Kimbra McCarthy, City Manager
Heather Glaser, City Clerk

About Mountain View Coalition for Sustainable Planning

The Mountain View Coalition for Sustainable Planning is a local volunteer-based organization 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.

Gutierrez, Jeannette

From: Peying Lee <
Sent: Tuesday, April 13, 2021 3:18 PM
To: Hicks, Alison; Abe-Koga, Margaret; Matichak, Lisa; Ramirez, Lucas; Kamei, Ellen; Showalter, Pat; Lieber, Sally
Cc: Bruce England; City Council; Hagan, Lindsay; Marchant, John; Ruebusch, Brady
Subject: 4.2 Parkland Dedication or Fees in Lieu Thereof Ordinance
Attachments: 4-13 Letter on Parkland Dedication Ordinance Update (3).pdf

Hello City Council,

On behalf of GreenSpacesMV and MVCSP, Bruce England and I are sending a joint letter regarding the Parkland Dedication Ordinance update. Acknowledging the ordinance is in its second reading on the Consent Calendar, our community groups also hope to continue discussions about increasing walkability and bikeability, and enhancing tree canopy, nature, and native biodiversity in our city!

Please let us know if you have any questions!

Thank you very much,

Peying Lee, she/her/hers

April 13, 2021

City of Mountain View City Council
 City Hall, 500 Castro Street
 PO Box 7540
 Mountain View, CA 94039-7540

Re: **4.2 Parkland Dedication or Fees in Lieu Thereof Ordinance**

Dear Mayor Kamei and City Council members:

Thank you and staff for the work on the Parkland Dedication Ordinance! We see this ordinance update as an opportunity to elevate sustainability actions and City goals for tree canopy coverage, pedestrian and bicyclist networks, and parks. We also hope this letter contributes to continued discussion on increasing walkability and bikeability, and enhancing tree canopy, nature, and native biodiversity in our city.

Local, rapid urbanization prompts all of us to think about how we can realize community aspirations of a walkable, bikeable Mountain View with abundant, equitable access to nature. As the Parkland Dedication ordinance affects development requirements and land use, we strongly support stronger tree protections (especially as heritage trees take decades to grow) and promotion of biodiverse-sensitive design, ecological corridors, and native plants landscaping in publicly accessible spaces.

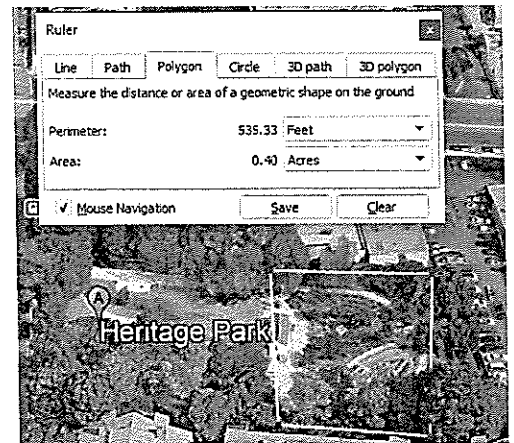
In particular, adopting language of biodiversity and strengthening requirements for other natural, ecological features (like what we have incorporated in Heritage Park) **is especially crucial because the ordinance update, 2030**

General Plan, and Parks and Open Space Plan 2014, do not directly address biodiversity.

Developments may choose NOT to select "park trail" and "maintained natural habitat space" in their combination of required elements— both which would add to our city's green space network and encourage active transportation. Please consider our following suggestions for the publicly open public accessible (POPA) open space credit's eligibility criteria and term and maintenance.

- **2.(a) General Requirements**

- Adopting language that promotes biodiversity net gain, or at least minimizes losses of natural habitat and ecological features
- Linking (ii) to the provisions of the Community Tree master plan



The approximate 0.40 acres of Heritage Park includes a community garden, bee corner, diverse trees, seating options, native plants, historic landmarks.

- **3.d. Process**

- Adding or modifying requirements so that application includes description of how the POPA area will be a well-enjoyed and well-utilized. This could be met by identifying in the description:
 - how the area meets environmental, social, economic criteria of a high performing public space; or
 - how the area conforms to the provisions of the General Plan as stated in **2.(a) General Requirements**, with particular notes on Parks and Open Space and Trees, Gardens, and Landscaping policies.

Mountain View often leads as a city with strong environmental stewardship. As we take climate actions and preserve the city's robust ecological foundation, we hope that we actively protect and increase biodiversity and walkability for the health of our community.

Kind regards,

Peying Lee
For GreenSpacesMV



Bruce England
for the Mountain View Coalition for Sustainable Planning (MVCSP)

Gutierrez, Jeannette

From:
Sent: Tuesday, April 13, 2021 2:51 PM
To: City Council
Subject: Support for Ordinance Prohibiting Possession of Firearms on City Property
Attachments: Safe Storage Towns and Cities.pdf

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Dear Mountain View Mayor and City Council members,

I am in full support of the proposed ordinance prohibiting possession of firearms on city property. This is a positive step towards keeping Mountain View residents safe from gun violence. During an active shooting, police chiefs across the country have said that gun carrying citizens who, in attempt to help, actually create more confusion for the police because it is not always clear who is who. Please give this ordinance the importance human life deserves.

Did you know that a growing number of Bay Area cities have passed a firearm safe storage ordinance? In Santa Clara county, Sunnyvale, Saratoga, Morgan Hill, San Jose, and Santa Clara County (in unincorporated areas) have all passed safe storage ordinances. Palo Alto, Los Altos Hills, Monte Sereno are moving forward to draft safe storage ordinances. I've attached a document that lists the California cities with safe storage ordinances. It be awesome to see Mountain View added to that list!

Please contact me if you have any questions or would like me to send you research data on how safe storage saves lives.

Thank you,
Karen Pandula
Brady United volunteer and Santa Clara chapter co-leader
Silicon Valley Gun Violence Prevention Alliance member

Safe Storage Ordinance Towns and Cities in California

SF/Marin

- Belvedere
- Tiburon
- San Francisco

East Bay

- Berkeley
- Oakland
- Orinda
- Moraga
- Dublin
- Alameda

San Mateo County

- Redwood City
- San Carlos
- Millbrae
- San Mateo County (for unincorporated cities)
- Hillsborough
- Burlingame
- Belmont
- City of San Mateo
- Portola Valley
- Foster City
- Colma
- San Bruno
- South SF

Santa Clara County

- Morgan Hill
- Sunnyvale
- San Jose
- Santa Clara County (for unincorporated cities)
- Saratoga
- Palo Alto - ordinance is being drafted
- Los Altos Hills - ordinance is being drafted
- Monte Sereno - ordinance is being drafted

Santa Cruz County

- Santa Cruz

Los Angeles

- City of Los Angeles
- San Marino
- Culver City
- Cudahy
- Calabasas

Riverside County

- Palm Springs

San Diego County

- City of San Diego
- Encinitas
- Solana
- Del Mar

Gutierrez, Jeannette

From: beelia
Sent: Tuesday, April 13, 2021 3:27 PM
To: City Council; , City Clerk; Matichak, Lisa; Abe-Koga, Margaret; Kamei, Ellen; Showalter, Pat; Hicks, Alison; Lieber, Sally; Ramirez, Lucas
Cc: Tim Steele
Subject: 1255 Pear Avenue

CAUTION: EXTERNAL EMAIL - Ensure you trust this email before clicking on any links or attachments.

Councilmembers,

Thanks in advance for considering The Sobrato Organization's request for modifications to the Pear mixed-use development in North Bayshore.

I've read the Council Report, and I agree with the staff recommendation that you approve the requested modifications. Tim Steele of Sobrato has met with us at Santiago Villa several times to help us understand the project, and he has offered to help integrate our park into the new neighborhood. We trust that he will continue to support our concerns and requests, and his organization will be as responsive to us as they have been in the past.

Although the construction phase is going to be disturbing and will take a long time, we know that we can always contact Tim if there are any problems to be solved. He has assured us that Sobrato will do its best to help us recover in case of any unforeseen damage to our mobile homes - but we also know they will do their best to prevent any disturbances.

After the Sobrato, Google, and Evans housing projects are completed, we'll be living in a carefully planned neighborhood that will enhance our neighborhood and provide nice places to bike, walk, and shop. We've been waiting to get started on these projects for years, so please approve the modest and reasonable list of modifications that Sobrato is requesting.

Thanks,

Bee Hanson