

**From:** [Corey Smith](#)  
**To:** [Kamei, Ellen](#); [Ramirez, Lucas](#); [Abe-Koga, Margaret](#); [Hicks, Alison](#); [Lieber, Sally](#); [Matichak, Lisa](#); [Showalter, Pat](#)  
**Cc:** [City Council](#); [Todd David](#)  
**Subject:** North Bayshore Study Session  
**Date:** Monday, December 13, 2021 11:50:40 AM

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Mayor Kamei, Vice-Mayor Ramirez, and Members of the City Council,

I hope this email finds you well! I'm reaching out on behalf of the Housing Action Coalition in reference to tomorrow's Study Session for the North Bayshore Master Plan.

While our organization has not reviewed the specific details of the proposal, we're excited for tomorrow's hearing and conversation. Creating high quality homes, near transit and jobs, is key for our region's success.

We commend Council for an ambitious housing vision that is in line with what this Master Plan is trying to implement. We also urge movement and continued collaboration from the City and Council to realize our goal of creating 7,000 new homes.

Respectfully,  
Corey Smith  
Deputy Director, Housing Action Coalition

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**Corey Smith** 陈锐 | Pronouns: He/Him

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**From:** [Salim Damerdji](#)  
**To:** [City Council](#)  
**Cc:** [MV YIMBY](#); [Raiza Singh](#)  
**Subject:** Agenda Item 6.1 Google North Bayshore Master Plan  
**Date:** Monday, December 13, 2021 12:24:30 PM

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Dear Mayor Kamei and Members of the City Council,

The city's North Bayshore Master Plan is an exceptionally well-designed and ambitious plan for creating three complete neighborhoods in Mountain View, and we could not be happier that our city will make space for thousands of new families in the homes that will be built at North Bayshore. With diligent attention paid to walkability and urban design, this master plan has been a long time coming, and Mountain View YIMBY is ecstatic that we've made it this far.

We are especially glad that the plan includes a path for streamlined Planned Community Permit (PCP) review, and we hope the city will let Google make use of it. Not only will there still be DRC meetings under a streamlined process, but we also know that Google and LendLease are extremely responsive neighbors to have. **After years of public deliberation baked into a master plan, streamlined PCP review allows the public to see their input come to fruition sooner.**

Streamlining PCP review will reduce staff workload, increase the city's legislative capacity on top priorities like tenant protections and climate, and address the housing crunch much more quickly. For these reasons, we strongly support the North Bayshore Master Plan with streamlined PCP review.

Best Regards,

Salim Damerdji and Raiza Singh

On behalf of Mountain View YIMBY



**From:** [Karin, Bricker](#)  
**To:** [City Council](#); [Kamei, Ellen](#); [Ramirez, Lucas](#); [Showalter, Pat](#); [Abe-Koga, Margaret](#); [Hicks, Alison](#); [Lieber, Sally](#); [Matichak, Lisa](#)  
**Cc:** [McCarthy, Kimbra](#); [Shrivastava, Aartj](#); [Diana Pacholi](#); [Susan Russell](#); [Donna Davies](#); [REDACTED]  
**Subject:** League of Women Voters Los Altos Mountain View: Letter to MV Council re: Google North Bayshore  
**Date:** Monday, December 13, 2021 1:40:37 PM  
**Attachments:** [Letter to MV Council re Google NBayshore final.pdf](#)

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December 12, 2021

Mayor Kamei and Members of the City Council  
City of Mountain View  
500 Castro Street  
Mountain View 94041

Re: Council Meeting December 14th, Agenda #6.1 – Study Session, Google North Bayshore Master Plan

Dear Mayor Kamei and Members of the City Council:

The LWV supports actions that cope with the jobs/housing imbalance, as well as actions that reduce greenhouse gas emissions. The LWV also supports affordable housing for all Californians. For these reasons, we have supported the North Bayshore Precise Plan (NBSPP) since 2017 when it was adopted with its strong residential component. We compliment the Council, the EPC, Staff and Google for their hard work on the plan and look forward to its implementation.

As we have stated before, we are enthusiastic about Google's proposed Master Plan, which includes 7,000 new housing units with a target of 20% below-market-rate (BMRs), or approximately 1,400 affordable housing units, through a combination of moderate-income on-site inclusionary units along with land dedications where affordable housing developers can reach deeper levels of affordability.

Google's proposal envisions newly created neighborhoods with parks, retail, offices, and housing, all in a bike-pedestrian friendly plan, the type of sustainable community that the LWV applauds. We also commend Google for planning on a mix of unit sizes.

We are pleased that Google plans to dedicate three parcels for all-affordable housing in the first two phases of its Master Plan, estimated to provide up to 528 deed-restricted affordable homes. We appreciate that more than 40% of the total housing units are expected to be built during Phases 1 and 2, as this will begin to alleviate the jobs/housing imbalance. We generally support the streamlining requested by Google as there has already been much community and Staff input; we especially want to see the housing built as rapidly as possible. We hope that with streamlining, Google's plans will be completed sooner than the 30-year timetable requested.

Our major concern is the potential for the parcels, dedicated to the City for affordable housing, to remain undeveloped due to financing challenges. We urge the City to work with Google and non-profit housing developers to come up with a financing strategy and make this housing available as soon as possible. While we understand that the City has many proposals for all-affordable housing in the pipeline, and are pleased to see so many choices, we know that the number of projects could strain the City's affordable housing funds. We are also aware that because the Low Income Housing Tax Credits (LIHTC) are so competitive, the City may be called on to provide more funds than has been typical in the past, making up for a potential shortfall in LIHTC. We hope that the City will be willing to prioritize these much needed opportunities to increase affordable housing.

(Please submit any questions about this letter to Donna Davies at [dnndavies@gmail.com](mailto:dnndavies@gmail.com))

Karin Bricker, President LWV of Los Altos Mountain View  
Donna Davies, Co-Chair, Housing Committee

cc: Kimbra McCarthy

Aarti Shrivastava

Diana Pacholi