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City of Mountain View

ENVIRONMENTAL PLANNING COMMISSION APPLICATION

The Environmental Planning Commission consists of seven (7) members who formulate and recommend long-range plans for the physical development of the City and establishes and maintains the environmental planning process. All applicants are strongly encouraged to review the webpage and current work plan of the Environmental Planning Commission to understand the scope of work and expected commitment. For any questions about the Environmental Planning Commission, please email epc@mountainview.gov. Meeting information can be found on the City's website. Members of boards, commissions, and committees shall serve on only one body at a time.

Name: Tina Pham (First Last)

Residence Address: [Redacted] City: [Redacted] Zip: [Redacted]

Residential Phone: [Redacted] Business Phone: [Redacted]

Email Address: (if appointed, this will be on a public roster) [Redacted]

Occupation: Senior Engineer Present Employer: City of San Mateo

Employer Address: [Redacted] City: [Redacted] Zip: [Redacted]

Are you a resident of the City of Mountain View? [X] Yes [] No If yes, years as resident: 8

Are you an employee of the City of Mountain View? [] Yes [X] No

Are you registered to vote in the City of Mountain View? [X] Yes [] No

Are you aware of any person or professional conflicts that may prohibit you from participating in discussion of any subject matter that may be considered by the Commission? [] Yes [X] No

Applicants are strongly encouraged to attend at least one meeting of the Commission before applying. Have you already attended a meeting? [X] Yes [] No

Number of meetings attended: [X] < 5 [] > 5 [X] Observed Only [] Participated [] Previously Appointed

Please provide your answers to the questions listed on the following page, read, sign, and date the agreement on the last page, and submit your completed application to:

Email: city.clerk@mountainview.gov

Mail: City Clerk's Office, 500 Castro Street, P.O. Box 7540, Mountain View, CA 94039-7540

RECEIVED

SEP 6 2024

CITY CLERK

Please fill out all information completely. Attach additional pages if needed.

Environmental Planning Commission Applicant Name: Tina Pham

Please share why you want to be appointed to the Environmental Planning Commission.
See attached form.

Please list the community organizations in which you have participated and describe your participation and any official role/position you may have held.
See attached form.

Please describe the qualifications or experience you possess (such as employment and/or education) that you feel would be an asset to the Environmental Planning Commission.
See attached form.

ADDITIONAL SUBMISSION REQUIRED

Candidates are also required to submit a separate typewritten response, limited to a total of approximately 350 words, to the following questions:

1. What qualifies you for this position?
2. What do you think are the major issues for land-use planning in the City of Mountain View?
3. Give some Mountain View examples of successes and failures in planning.

Please fill out all information completely. Attach additional pages if needed.

Environmental Planning Commission Applicant Name: Tina Pham

AGREEMENT—READ CAREFULLY BEFORE SIGNING

I hereby certify that all statements made in this application are true, and I authorize investigation of all information contained in this application. I acknowledge that any false statements or misrepresentation on this application will be grounds for disqualification.

If I am appointed to serve on the Environmental Planning Commission, I have sufficient time to devote to this responsibility, know the adopted meeting schedule, and plan to attend all meetings of the Commission. I understand it is required that all Commission members take an Oath of Office and sign the Code of Conduct prior to undertaking their duties. I also understand that I will be required to complete: (1) a Fair Political Practices Commission Statement of Economic Interests Form 700 upon assuming office, annually, and upon leaving office; (2) ethics training upon assuming office and every two years thereafter; and (3) Brown Act training upon assuming office and every two years thereafter.

Signature:  Date: 09/06/2024

This application is subject to the California Public Records Act and will be disclosed upon request to the extent required by law. Applications not acted upon will expire after one year from the date submitted unless renewed by the applicant.

FOR STAFF USE ONLY

Interviewed: 10/15/2024 Renewed: _____

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1. Please share why you want to be appointed to the Environmental Planning Commission.

I am deeply motivated to join the Environmental Planning Commission (EPC) due to my commitment to serving my community and applying my professional skills locally. While my career in public service as a Senior Engineer delivering capital improvement projects has given me the opportunity to work on impactful projects in various cities, starting a family has heightened my desire to contribute directly to the community where I live. My 2-year-old daughter, currently attending daycare at Kindercare on El Camino Real, and my interactions with other Mountain View families have highlighted the need for more community-oriented initiatives. Serving on the EPC will allow me to leverage my expertise in sustainable development and infrastructure planning to support Mountain View's environmental goals, economic vitality, and family-friendly environment.

2. Please list the community organizations in which you have participated and describe your participation and any official role/position you may have held.

- Mountain View Moms: Engaged with the Mountain View Moms Group to discuss and advocate for family-friendly community initiatives and events, fostering support and connection among local families.
- Engineers Without Borders: I served as Project Manager of the Fiji Water Supply and Treatment Project, which involved Bay Area volunteer engineers designing and overseeing the construction of upgrades to the drinking water distribution system and point-of-use water treatment for three rural villages in the Buca Bay Region of Fiji, serving over 700 villagers.
- Mountain View Buy-Nothing Group: Actively participate in the local Buy Nothing group, facilitating community exchanges of goods and services to promote sustainability and support local neighbors.

These roles have provided me with valuable experience in community engagement and environmental advocacy, which I believe will be beneficial to the EPC.

3. Please describe the qualifications or experience you possess (such as employment and/or education) that you feel would be an asset to the Environmental Planning Commission.

I hold both a Bachelor's and Master's degree from Stanford University in Civil and Environmental Engineering, specializing in urban development, environmental law and policy, and sustainable building projects. This academic background provides me with a solid understanding of sustainable urban planning and regulatory frameworks.

Professionally, I have worked in environmental consulting for civil/environmental engineering companies as well as a Senior Engineer for City of San Jose and San Mateo, focusing on delivering capital improvement projects such as libraries, streets, bridges, and sidewalks. This experience has involved managing projects that balance environmental and infrastructure needs, ensuring compliance with regulations while meeting community goals.

Additionally, my role as Project Manager for Engineers Without Borders, where I led international projects to improve water supply systems, has provided me with valuable experience in project management, community engagement, and sustainable development. This blend of education, professional experience, and international project work positions me well to contribute effectively to the EPC.

4. What qualifies you for this position?

My qualifications for this position stem from a combination of relevant education, professional experience, and community involvement. My degrees in civil and environmental engineering provide me with the technical knowledge necessary for effective project planning and decision-making. My work experience in capital improvement project delivery has given me hands-on expertise in implementing sustainable practices and navigating complex development projects. Additionally, my active participation in local environmental organizations has deepened my understanding of community needs and priorities. This blend of skills and experience positions me to contribute effectively to the EPC's goals and address the environmental challenges facing Mountain View.

5. What do you think are the major issues for land-use planning in the City of Mountain View?

Mountain View faces several key land-use planning issues, including:

- **Transportation Safety and Mobility:** Improving transportation infrastructure to ensure safety and enhance mobility is crucial. This includes expanding alternative transit options, addressing traffic congestion, and integrating pedestrian and bike-friendly design elements.
- **Green Infrastructure and Stormwater Control:** Implementing effective green infrastructure and stormwater management systems is vital for managing runoff, reducing pollution, and enhancing urban resilience against climate change.
- **Affordable Housing:** Addressing the need for affordable housing remains a pressing issue. Developing inclusive, mixed-use projects can help mitigate housing inequality and ensure that diverse income groups can live comfortably in the city.

- **Electric Vehicle Charging Infrastructure:** Expanding electric vehicle (EV) charging infrastructure is important to support the transition to cleaner transportation options and meet the growing demand for EVs.
- **Supporting Economic Vitality and Small Businesses:** Creating a supportive environment for local businesses and fostering economic growth while enhancing residents' quality of life is a significant challenge. Planning should address the needs of small businesses and support local economic development.

6. Give some Mountain View examples of successes and failures in planning.

Successes:

- **San Antonio Area Development:** The development of the San Antonio Area, including The Crossings and its nearby movie theater, restaurants, Village Green Dog Park, and Fayette Park, has been a notable success. This area has enhanced local amenities and contributed to a vibrant, mixed-use environment that benefits residents and supports community engagement.
- **Downtown Pedestrian Mall:** The creation of the Downtown Pedestrian Mall has been a significant success, featuring engaging games, vibrant street furniture, and lively events. This development has revitalized the downtown area, making it a more attractive and dynamic space for residents and visitors alike.

Failures:

- **Vacant Storefronts in Downtown and San Antonio Area:** The persistence of vacant storefronts in both the downtown area and the San Antonio Area highlights challenges in maintaining economic vitality and attracting businesses. Addressing these vacancies is crucial for sustaining the vibrancy and economic health of these key areas.
- **Affordable Housing Shortages:** Despite various efforts, Mountain View continues to struggle with a shortage of affordable housing, impacting low-income residents and contributing to housing inequality.

Addressing these successes and failures will be crucial in shaping future planning efforts and ensuring that Mountain View continues to thrive as a sustainable and inclusive city.

Tina Pham, P.E.

PROFESSIONAL CERTIFICATIONS:

- Professional Engineer, State of California, License # C80111 (since Jul 2012)
- Designated Design-Build Professional (DBIA), Design-Build Institute of America, (since May 2021)
- Project Management Professional (PMP), Project Management Institute, PMP # 2118551 (since Dec 2017)
- Certified Drinking Water Treatment Operator Grade T2, License # 36398 (since Mar 2014)
- Certified Drinking Water Distribution Operator Grade D2, License # 44302 (since Nov 2014)
- Envision Sustainability Professional (ENV SP), Institute for Sustainable Infrastructure (since Jan 2015)
- Qualified SWPPP Practitioner and Developer (QSP/QSD), License # 24009 (since Feb 2013)
- LEED Accredited Professional Building Design + Construction (LEED AP BD+C), Green Building Certificate Institute, GBCI # 10810114-AP-BD+C (since Dec 2016)

EDUCATION:

Stanford University, Stanford, CA

M.S. Civil and Environmental Engineering and Science (June 2010)

B.S. Environmental Engineering (June 2009)

Graduate Coursework: Physical and chemical treatment processes; water resources management; hydraulics and hydrology; aquatic chemistry; environmental microbiology; movement and fate of organic contaminants in water; water and sanitation in developing countries; project finance, urban development, and construction in the Middle East; distributed generation and grid integration of renewable; efficient power systems; and environmental law and policy.

Teaching Assistant: Managing Sustainable Building Projects – methods to manage multidisciplinary project objectives including defining the scope, quality, optimizing life cycle cost, establishing and controlling the schedule, promoting safety, and incorporating diverse stakeholders' concerns.

Harvard, Cambridge, MA

Awarded a certificate of completion for the Senior Executives in State and Local Government Program, June 2022, John F. Kennedy School of Government at Harvard University.

Duke, Durham, NC

Awarded a certificate of completion for the Duke University's Water Innovation Leadership Development (WILD) Executive Education Program, December 2022, Duke's Nicholas School of the Environment.

WORK EXPERIENCE:

City of San Mateo, San Mateo, CA

Acting Engineering Manager/Senior Engineer – Public Works Department, June 2021 – Current

- Management and delivery of multiple capital improvement programs for the City of San Mateo, including sidewalks, streets, bridges, facilities, stormwater, etc.
- Supervised a team of 9 full-time engineers and 4 construction inspectors.
- Senior Project Manager on City Council high priority projects (e.g. 82/92 Landscaping Project, Train Horn Noise, Marina Library Reconstruction Project, etc.).
- Facilitated expansion of City of San Mateo's Rule 20A Program to underground utilities and enhance coordination with P&GE.
- Led the Public Works Department's internship program.
- Coordinated with City Attorney's Office for claim response and public record requests.

Tina Pham, P.E., continued

City of San Jose, San Jose, CA

Senior Engineer – Environmental Services Department, December 2015 – June 2021

- Management and delivery of two large capital projects for the San Jose – Santa Clara Regional Wastewater Facility Capital Improvement Program.
- Supervised a cross-functional team of 2-3 full-time engineers and engineering technicians.
- Project Manager for a clarifier rehabilitation project (\$31.4 million construction budget). The project focuses on rehabilitation of eight 140-ft secondary clarifiers. Structural improvements include concrete repair and coating, new clarifier mechanisms, pipe support and meter vault replacements, and access bridge improvements. Mechanical improvements include piping, valve and actuator replacements, spray water system replacements, and scum collection and disposal system upgrades. Electrical and instrumentation improvements include replacement of motor control centers and new wiring. Pipe rehabilitation includes cured-in-place pipe (CIPP) for return activated sludge ductile iron and reinforced concrete pipe.
- Project Manager for the Filter Rehabilitation Project (\$39.9 million construction budget), which includes critical improvements to sixteen granular media filters. The existing filter complex is currently the largest tertiary wastewater filtration facility in the western United States and was constructed in the 1970s. Currently, the existing filter complex requires significant refurbishment. The filtration media, consisting of anthracite and sand, needs to be replaced and some of the mechanical and electrical components need to be upgraded.

Associate Engineer – Environmental Services Division, January 2014 – December 2015

- Oversaw a team of 2-3 full-time employees in the Water Supply and Engineering Section. Supervisory responsibilities included a variety of tasks such as identifying project needs, assigning individual responsibilities/tasks, reviewing deliverables prepared by the team, hiring replacements for staff through the public sector's specific procedures, enforcing project schedules, conducting performance reviews, and resolving conflicts among members.
- Provided engineering support for various municipal water system sections, including operations and maintenance, inspection services, capital projects, and water quality.
- Coordinated the Request for Proposal (RFP) process for a water system water plan and groundwater well pre-design services. Specific responsibilities included researching RFPs developed for similar projects by other agencies, developing key aspects of the scope, facilitating contract procurement, and negotiating contract.
- Investigated potential Computerized Maintenance Management System (CMMS) alternatives and began implementation of preferred solutions with internal and external partners and vendors.
- Utilized hydraulic modeling to simulate blending of different water supply sources in the distribution system.
- Compiled hydraulic modeling results to evaluate multiple alternatives to recommend potential solutions to better utilize supplemental water supplies and manage water quality.
- Briefed city council through a council memo on technology enhancements implemented to streamline operations and enhance communication, efficiency, and productivity.
- Managed the annual update of five-year Capital Improvement Program (CIP) budget.
- Facilitated training sessions to communicate to staff how to obtain and use data collected by the Supervisory Control and Data Acquisition (SCADA) system.
- Collaborated with the communications division for public outreach on drought conditions and restrictions.
- Spearheaded coordination with the City's legal department to finalize a site access agreement necessary for implementation of a pump energy efficiency rebate program.

Conestoga-Rovers and Associates (now GHD), Emeryville, CA

Civil/Environmental Engineer, June 2012 – December 2013

- Analyzed and summarized existing soil and groundwater concentration data and prepared technical memoranda to present results, identify data gaps, and describe recommendations for next steps.
- Solicited and reviewed contractor bids, approved contractor invoices, reviewed change orders, and managed the schedules for remediation project implementations.
- Conducted stormwater audits and reviewed Stormwater Pollution Prevention Plans (SWPPPs) for the California General Industrial Permit compliance.

Tina Pham, P.E., continued

CDM Smith, Walnut Creek, CA

Civil/Environmental Engineer August 2010 – June 2012

- ☐ Performed data analysis and report writing for remedial action reports, feasibility studies, remedial action design and implementation plans, and groundwater monitoring reports.
- ☐ Assisted in the implementation of bench-scale studies and on-site pilot scale applications for bioremediation of groundwater. Specific responsibilities included on-site oversight of the injection activities, engineering support for drilling contractors, data compiling and analysis, evaluating the suitability of the technology for full-scale application, and presenting recommendations.
- ☐ Co-Authored Chap 5 of WEF Publication: Sustainability Reporting Statements for Wastewater Systems, 2012.

City of Menlo Park, Menlo Park, CA

Water Engineering Intern, October 2009 – June 2010

- ☐ Performed water quality sampling, sample coordination, sampler training, laboratory coordination, database management, data analysis, and the completion of the weekly, monthly, quarterly, and annual internal and external reports.
- ☐ Provided recommendations to address the potential nitrification issues. Such recommendations included flushing out distribution line dead-ends or low-flow sections to improve circulation, decreasing the water detention times in tanks, and cleaning/flushing water reservoirs.
- ☐ Inspected and reported on stormwater pollution prevention measures to assure compliance with the California General Permit for the Discharge of Storm Water from Small MS4.
- ☐ Oversaw the City's household recycling and water conservation programs.

VOLUNTEER EXPERIENCE:

Engineers Without Borders (EWB), San Francisco Professional Chapter

Co-Project Manager, January 2011 – December 2014

- ☐ Managed the Fiji Water Supply and Treatment Project, which included the design and construction oversight of upgrades to the drinking water distribution system and point-of-use water treatment for three rural villages in the Buca Bay Region of Fiji with over 700 villagers.
- ☐ Performed hydraulic calculations to evaluate and optimize water distribution improvement alternatives.
- ☐ Provided construction management and field oversight for the construction of upgrades to a water distribution system for the village of Vunikura in addition to eight bio-sand filters during the 2012 Implementation Trip.
- ☐ Oversaw a team of 15 engineers in the design of biosand filters and pipeline replacement/upgrades.
- ☐ Prepared construction costs estimates, produced budgets, managed material and equipment lists, and ordered supplies for in-country village water distribution system improvements.



ENVIRONMENTAL PLANNING COMMISSION APPLICATION

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Name: IdaRose Sylvester
First Last

Residence Address: [REDACTED] City: [REDACTED] Zip: [REDACTED]

Residential Phone: [REDACTED] Business Phone: [REDACTED]

Email Address: (if appointed, this will be on a public roster) [REDACTED]

Occupation: Entrepreneur/Educator Present Employer: self

Employer Address: [REDACTED] City: [REDACTED] Zip: [REDACTED]

Are you a resident of the City of Mountain View? Yes No If yes, years as resident: 25

Are you an employee of the City of Mountain View? Yes No

Are you registered to vote in the City of Mountain View? Yes No

Are you aware of any person or professional conflicts that may prohibit you from participating in discussion of any subject matter that may be considered by the Commission? Yes No

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Number of meetings attended: < 5 > 5 Observed Only Participated Previously Appointed

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Email: city.clerk@mountainview.gov
Mail: City Clerk's Office
500 Castro Street
P.O. Box 7540
Mountain View, CA 94039-7540

RECEIVED

JAN 14 2025

CITY CLERK

Please fill out all information completely. Attach additional pages if needed.

Environmental Planning Commission Applicant Name: IdaRose Sylvester

Please share why you want to be appointed to the Environmental Planning Commission.

I am absolutely passionate about the city of Mountain View, where I have lived 25 years. I want Mountain View to continue to sustain and support current residents, and also those who come after us. The planning we do today enables that future. I care deeply about the needs of our community, with its very diverse and very passionate opinions, and I want to work to understand and balance competing opinions to ensure we have a great Mountain View today, and long into the future, where we are proud of what we build, and feel our lives, and the lives of residents in the future, are made better by our decisions.

I am really excited about the projects coming to the EPC, including the Moffett Boulevard Precise Plan, Housing Element updates, Downtown Precise Plan, updates to the Gatekeeper process, R3 zoning, Biodiversity Plan, and so much more. These are all issues I am passionate about--and all will make a big impact on our future. I have a lot of knowledge of these issues, including community perspective.

I have worked for years across my community and in different organizations that give me the perspective, knowledge, and relationships in the community I need to be very successful in this role, and it would be an honor to serve on the EPC.

Please list the community organizations in which you have participated and describe your participation and any official role/position you may have held.

CIVIC ENGAGEMENT
Mountain View Human Relations Commission. I have served as Vice Chair or Chair for most of the last 6.5 years, supporting the commission through change, the pandemic, and groundbreaking projects, like our History of Housing project.
Mountain View City Council Candidate, 2024. I talked to hundreds and hundreds of people about land use issues across our city.
Mountain View Mediation Program, Mediator. I work on disputes among members of our community. This work creates invaluable skills for smooth conflict resolution, which dramatically enhances my advisory body and other community work.
Mountain View Environmental Sustainability Task Force. This was the task force that created Mountain View's current "green print" being implemented to improve sustainability across our city, for all our benefit. Our work encompassed everything from transportation, to buildings, to land use, to consumer and business behavior.

MOUNTAIN VIEW ORGANIZATIONS
Mountain View Coalition for Sustainable Planning Executive Committee Member. We are the long-standing community organization reviewing all planning-related matters in the city, and advocating with the city, the community, developers, project consultants, and other organizations who work together to create a great future for Mountain View.
Mountain View Historical Association, Board Member, Strategic Projects. I am deeply passionate about the history of Mountain View, and how it informs our present and future. I worked on a long term research project looking at how 1950s-1970s land use policy and public sentiment impacted our current policies on housing and social issues, and another project on the history of land-use changes on El Camino Real.
Community Services Agency (CSA), board member.
Carbon Free Mountain View Board Member. We work on policy and public awareness of carbon reduction measures in our community, including building and land use policy.

MY CAREER IN THE COMMUNITY
Appellate for Good Executive Director. I founded this award winning nonprofit to support local small businesses and help our families in need, at the same time, in Mountain View and surrounding cities.

Please describe the qualifications or experience you possess (such as employment and/or education) that you feel would be an asset to the Environmental Planning Commission.

I am a many year member of the Executive Committee of Mountain View Coalition for Sustainable Planning. We study all major land use issues and other planning issues (like Housing Element), and work with developers and project consultants where appropriate, city council, and city staff to provide feedback on upcoming projects. This has given me invaluable experience in providing constructive feedback, grounded in knowledge of city needs and prior projects.

As a candidate for Mountain View City Council in 2024, I spoke with hundreds and hundreds of residents in every part of town about our city's future. People have strong opinions about issues the EPC is supporting. Having intelligent and thoughtful dialog with people about our future was incredibly powerful, and gives me a very nuanced perspective on how our residents view issues, giving me excellent ability to balance issues on the EPC. Ever since my campaign, residents have reached out to me seeking support in understanding local planning issues, which I am honored to do.

As a Mountain View Historical Association board member, I've had the opportunity to meet with developers and project consultants on various projects, including helping get the Chase Bank artwork preserved in a meaningful way, and providing hours of feedback in a Moffett Boulevard visioning workshop. Using the lens of history, we can often understand what we need to save in the built environment--not just buildings but also community land uses.

I minored in City & Regional Planning at UC Berkeley, where I studied what makes a city unique and special, and how we can purposefully design cities to best serve residents, now, and into the future.

I have a combined 7.5 years serving on advisory bodies, including the Environmental Sustainability Task Force 2, which I helped lead, and the Human Relations Commission, which I have led as Chair and Vice Chair repeatedly, for most of my tenure. These experiences make me very aware of how to work with city staff, engage the public, and what it takes as a commissioner to contribute to a highly productive advisory body.

ADDITIONAL SUBMISSION REQUIRED

Candidates are also required to submit a separate typewritten response, limited to a total of approximately 350 words, to the following questions:

1. What qualifies you for this position?
2. What do you think are the major issues for land-use planning in the City of Mountain View?
3. Give some Mountain View examples of successes and failures in planning.


Please fill out all information completely. Attach additional pages if needed.

Environmental Planning Commission Applicant Name: IdaRose Sylvester

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Signature:  Date: Jan 14, 2025

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FOR STAFF USE ONLY

Interviewed: _____ Renewed: _____

Please fill out all information completely. Attach additional pages if needed.

1. What qualifies you for this position?

I am a long-time resident of Mountain View, have been a renter and homeowner, and have lived in multiple areas of the city, I have watched Mountain View evolve dramatically, and seen how decisions made in the past impact us now--and how decisions today must be evaluated carefully for their impact on us in the future. I have been deeply involved in my community through the years, as a commissioner, nonprofit leader, community leader, and city council candidate, and have gained planning and community knowledge through this work. I am knowledgeable about our upcoming planning work, our challenges, and our community response, and I also am a skilled advisory body member who gets things done, while building community and listening to diverse interests.

Running for Mountain View City Council in 2024 required that I knew about all major issues facing our city, and I met with hundreds and hundreds of residents to talk about their needs and concerns on these issues. The issues were as diverse as concerns over housing density, specific neighborhood plans, parking minimums, place making, the state of downtown, and biodiversity, and much more. I loved having these conversations, learning from residents and also imparting knowledge about how our city works.

Working with Mountain View Coalition for Sustainable Planning and other local organizations has given me access to upcoming developments, precise plans, the Economic Vitality Strategy, the Housing Element, and much more, including working with developers, consultants and staff to help optimize projects. My work with Carbon Free Mountain View sharpens my sustainability lens, which is a consideration for me when evaluating any new project.

I also have a minor in City and Regional Planning from UC Berkeley, providing invaluable insight into holistic planning processes.

2. What do you think are the major issues for land-use planning in the City of Mountain View?

Mountain View faces an ongoing land-use planning struggle of trying to meet the needs of all current residents, while simultaneously planning a future that meets tomorrow's (sometimes uncertain) needs. A major question that comes up continually on this topic is housing density--how much density, in what form, and in what areas. Residents have significant concerns about zoning changes (per the Housing Element), Moffett Boulevard Precise Plan, R3 zoning, and much more, and understanding their input is

critical. How new development, and new zoning, impact adjacent, existing neighborhoods is on the mind of almost every Mountain View resident. We can work together as a community to solve these concerns.

Other issues we are facing include:

- Development timeline uncertainty, with some projects having lapsed entitlements, and others, seemingly on hold (much of Google's North Bayshore plans).
- We always face issues with funding affordable housing, and will likely find it even harder in the next few years to secure funding, requiring excellent partnerships and tenacity.
- We face issues with Builder's Remedy projects, and knowing how to respond to developers to ensure public needs are met in projects.
- Prioritization and workload on staff for projects (especially large plans, like Economic Vitality Strategy and any new precise plan), require massive staff resources, and we have several critical items in play now we must balance and prioritize.
- Knowing what amenities to require of developers is increasingly an issue, with parking becoming a major community hot button issue, along other amenities, like park space. In uncertain times, understanding how projects pencil out, and balancing community needs, is more important than ever.
- Our General Plan is out of date, and sometimes limits a clear and comprehensive picture of what we are trying to achieve, which is necessary to plan holistically.

3. Give some Mountain View examples of successes and failures in planning

One great project is the ongoing renovations at Rengstorff Park, starting with the new Community Center, designed to be sustainable and a great place to bring the community together for many years to come. The Magical Bridge playground will make our city more inclusive, and the new Aquatic Center better meets the needs our community has. This park, with future upgrades in mind, will continue to be a jewel in our community.

Another great success in the making is our Economic Vitality Strategy (with tie ins to the Downtown Precise Plan), which shows incredible originality in place making downtown, with innovative land use and zoning playing a major part to make downtown more vital, for more people, for the long haul.

The staff housing project, the Sevens, is an excellent example of converting a property well past its useful life and turning it into a beautiful, sustainable property to meet the

needs of our school employees. It's also an example of a great partnership to get big things done. Essential worker housing is a huge win when we have the opportunity to develop it.

One project which I think is a mixture of good and bad in the San Antonio Shopping Center redevelopment. The original center was very much in need of modernization. The addition of housing was a great use of what was once vast surface parking. However, the site has taken many years to fully gel, with unfinished phases and empty and also failing retail. The development is very unappealing (and unsafe) for walkers, and confusing for drivers. It lacks a central "heart" that draws people in and together. From the main streets outside, people are not drawn in and this does not feel like a community space, which the previous center did feel to generations. There are many changes that could have fixed this, and also made the retail spaces more viable.

Another challenging project is the Elan complex at Castro and El Camino. The housing aspect is good. This development had an innovative way to protect the small businesses that existed in the original shopping center, and for a while, it worked. A significant lack of parking, and a lack of community-facing entrances for some of the businesses, have been challenging. While parking exists across the street, it's a long light cycle and leads to many unsafe pedestrian crossings. Since retail requires more than local apartment residents to succeed, we need to think about the user experience others will have in mixed use developments.

APPLICATION QUESTIONS 1-3

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I have worked for years across my community and in different organizations that give me the perspective, knowledge, and relationships in the community I need to be very successful in this role, and it would be an honor to serve on the EPC.

Please list the community organizations in which you have participated and describe your participation and any official role/position you may have held.

CIVIC ENGAGEMENT

- Mountain View City Council Candidate, 2024. I talked to hundreds and hundreds of people about land use issues across our city. I also had to be highly knowledgeable about all planning issues in our city for these conversations, forums, and endorsements.
- Mountain View Human Relations Commission. I have served as Vice Chair or Chair for most of the last 6.5 years, supporting the commission through change, the pandemic, and groundbreaking projects, like our History of Housing project.
- Mountain View Mediation Program, Mediator. I work on disputes among members of our community. This work creates invaluable skills for smooth conflict resolution, which dramatically enhance my advisory body and other community work.
- Mountain View Environmental Sustainability Task Force. This was the task force that created Mountain View's current "green print" being implemented to improve sustainability across our city, for all our benefit. Our work encompassed everything from transportation, to buildings, to land use, to consumer and business behavior.

MOUNTAIN VIEW ORGANIZATIONS

- Mountain View Coalition for Sustainable Planning Executive Committee Member. We are the long-standing community organization reviewing all planning-related matters in the city, and advocating with the city, the community, developers, project consultants, and other organizations who work together to create a great future for Mountain View.
- Mountain View Historical Association. Board Member, Strategic Projects. I am deeply passionate about the history of Mountain View, and how it informs our present and future. I worked on a long term research project looking at how 1950s-1970s land use policy and public sentiment impacted our current policies

on housing and social issues, and another project on the history of land use changes on El Camino Real from 1950 to present.

- Community Services Agency (CSA), board member.
- Carbon Free Mountain View Board Member. We work on policy and public awareness of carbon reduction measures in our community, including building and land use policy.

SUPPORTING THE COMMUNITY IN THE PANDEMIC

- Appetite for Good Executive Director. I founded this award winning nonprofit to support local small businesses and help our families in need, at the same time, in Mountain View and surrounding cities.

Please describe the qualifications or experience you possess (such as employment and/or education) that you feel would be an asset to the Environmental Planning Commission.

I am a many year member of the Executive Committee of Mountain View Coalition for Sustainable Planning. We study all major land use issues and other planning issues (like Housing Element), and work with developers and project consultants where appropriate, city council, and city staff to provide feedback on upcoming projects. This has given me invaluable experience in providing constructive feedback, grounded in knowledge of city needs and prior projects.

As a candidate for Mountain View City Council in 2024, I spoke with hundreds and hundreds of residents in every part of town about our city's future. People have strong opinions about issues the EPC is supporting. Having intelligent and thoughtful dialog with people about our future was incredibly powerful, and gives me a very nuanced perspective on how our residents view issues, giving me excellent ability to balance issues on the EPC. Ever since my campaign, residents have reached out to me seeking support in understanding local planning issues, which I am honored to do.

As a Mountain View Historical Association board member, I've had the opportunity to meet with developers and project consultants on various projects, including helping get the Chase Bank artwork preserved in a meaningful way, and providing hours of feedback in a Moffett Boulevard visioning workshop. Using the lens of history, we can often understand what we need to save in the built environment—not just buildings but also community land uses.

I minored in City & Regional Planning at UC Berkeley, where I studied what makes a city unique and special, and how we can purposefully design cities to best serve residents, now, and into the future.

I have a combined 7.5 years serving on advisory bodies, including the Environmental Sustainability Task Force 2, which I helped lead, and the Human Relations Commission, which I have led as Chair and Vice Chair repeatedly, for most of my tenure. These experiences make me very aware of how to work with city staff, engage the public, and what it takes as a commissioner to contribute to a highly productive advisory body.



ENVIRONMENTAL PLANNING COMMISSION APPLICATION

The Environmental Planning Commission consists of seven (7) members who formulate and recommend long-range plans for the physical development of the City and establishes and maintains the environmental planning process. All applicants are strongly encouraged to review the webpage and current work plan of the Environmental Planning Commission to understand the scope of work and expected commitment. For any questions about the Environmental Planning Commission, please email epc@mountainview.gov. Meeting information can be found on the City's website. Members of boards, commissions, and committees shall serve on only one body at a time.

Name: Douglas Woolverton
First Last

Residence Address: [Redacted] City: [Redacted] Zip: [Redacted]

Residential Phone: [Redacted] Business Phone: [Redacted]

Email Address: (if appointed, this will be on a public roster) [Redacted]

Occupation: Engineer Present Employer: Mainspring Engineering

Employer Address: [Redacted] City: [Redacted] Zip: [Redacted]

Are you a resident of the City of Mountain View? [X] Yes [] No If yes, years as resident: 26

Are you an employee of the City of Mountain View? [] Yes [X] No

Are you registered to vote in the City of Mountain View? [X] Yes [] No

Are you aware of any person or professional conflicts that may prohibit you from participating in discussion of any subject matter that may be considered by the Commission? [] Yes [X] No

Applicants are strongly encouraged to attend at least one meeting of the Commission before applying. Have you already attended a meeting? [] Yes [X] No

Number of meetings attended: [X] < 5 [] > 5 [] Observed Only [] Participated [] Previously Appointed

Please provide your answers to the questions listed on the following page, read, sign, and date the agreement on the last page, and submit your completed application to:

Email: city.clerk@mountainview.gov

Mail: City Clerk's Office
500 Castro Street
P.O. Box 7540
Mountain View, CA 94039-7540

RECEIVED

OCT 2 2024

CITY CLERK

Please fill out all information completely. Attach additional pages if needed.

Environmental Planning Commission Applicant Name: Douglas Woolverton

Please share why you want to be appointed to the Environmental Planning Commission.

I am expanding my horizons and I would like to utilize the soft skills I developed in my engineering career and my personal interest in urban planning to contribute to the City of Mountain View and the community. I believe I have the planning and communication skills to make an impact to the Environmental Planning Commission of Mountain View.

Note: I learned about this opportunity only a few days before the application due date, so I have not had the opportunity to attend any meetings.

Please list the community organizations in which you have participated and describe your participation and any official role/position you may have held.

- Lago Pointe Homeowners Association: Board of directors 2016-present. Led projects including multiple tree prunings, mailbox replacement and hiring new manager. Guided the transition from old to new manager by filling in gaps and frequent community-wide messages.
- CHAC/Outlet (now Adolescent Counseling Services): Mentored a gay high school student in the 2003-2004 school year. On the steering committee 2005-2007, helped develop the mission statement and strategic plan.
- Landscape committee for Town Square HOA at Whisman Station, 2006-2007: Replace major street trees that were uprooting the sidewalks.
- Silicon Valley Bike Exchange: Bike repair.
- Habitat for Humanity: Hands-on construction.

Please describe the qualifications or experience you possess (such as employment and/or education) that you feel would be an asset to the Environmental Planning Commission.

As a mechanical engineer (Stanford MS, 1987) and manager, I have led numerous engineering projects, from highly technical product development to introducing new business processes. My career spanned industries from energy efficient LED lighting (HP/Lumileds), to precision instruments (Agilent/Keysight) and efficient, low emissions electric power generation (Mainspring Energy). Through this work I honed my skills in program management, methodical problem solving, inclusive team building and clear communication.

ADDITIONAL SUBMISSION REQUIRED

Candidates are also required to submit a separate typewritten response, limited to a total of approximately 350 words, to the following questions:

1. What qualifies you for this position?
2. What do you think are the major issues for land-use planning in the City of Mountain View?
3. Give some Mountain View examples of successes and failures in planning.

Please fill out all information completely. Attach additional pages if needed.

Environmental Planning Commission Applicant Name: Douglas Woolverton

AGREEMENT—READ CAREFULLY BEFORE SIGNING

I hereby certify that all statements made in this application are true, and I authorize investigation of all information contained in this application. I acknowledge that any false statements or misrepresentation on this application will be grounds for disqualification.

If I am appointed to serve on the Environmental Planning Commission, I have sufficient time to devote to this responsibility, know the adopted meeting schedule, and plan to attend all meetings of the Commission. I understand it is required that all Commission members take an Oath of Office and sign the Code of Conduct prior to undertaking their duties. I also understand that I will be required to complete: (1) a Fair Political Practices Commission Statement of Economic Interests Form 700 upon assuming office, annually, and upon leaving office; (2) ethics training upon assuming office and every two years thereafter; and (3) Brown Act training upon assuming office and every two years thereafter.

Signature:  Date: 2024 10-02

This application is subject to the California Public Records Act and will be disclosed upon request to the extent required by law. Applications not acted upon will expire after one year from the date submitted unless renewed by the applicant.

FOR STAFF USE ONLY

Interviewed: 10/15/2024 Renewed: _____

Please fill out all information completely. Attach additional pages if needed.

Additional Submission to the Application for Environmental Planning Committee
Douglas Woolverton
2024-10-02

1. What qualifies you for this position?

Prior to moving to Mountain View in 1998, I lived in Europe where I commuted daily by mass transit, so I was immediately attracted to the medium-density housing clustered around rail lines in Mountain View. In addition to the skills mentioned in the application, my vision for Mountain View is to create a sustainable urban environment that encourages residents to reach their favorite destinations while connecting with each other and the environment: That means, to the greatest extent possible, facilitating walking and biking rather than driving, and maintaining or increasing the number of trees for shade and beauty.

2. What do you think are the major issues for land-use planning in the City of Mountain View?

1. Mountain View is growing rapidly and housing is very expensive, but there is limited space to build new housing to support the local jobs (Google and Apple). New housing must be built with an eye to energy sustainability and access to destinations with limited need for automobiles.
2. People are very active outdoors and the demand for recreational spaces is continuously evolving.
3. The city has lost a lot of trees in the past decade due to drought and old age.

3. Give some Mountain View examples of successes and failures in planning.

- Success:
 - Downtown redevelopment in the 1980s-1990s. Castro street, the downtown library, town hall and performing arts center.
 - New housing at Whisman Station and San Antonio.
 - Maintaining the pedestrian zone on Castro after Covid.
 - All the parks. The transit center. The Stevens Creek Trail.
- Failures:
 - In the Whisman Station plan we missed the opportunity to include a small commercial center with cafes and restaurants within walking distance of residences, thereby forcing residents to drive to get coffee, for example.
 - Shortage and/or lack of pedestrian paths across major streets such as Central Expressway, El Camino and San Antonio.
 - Loss of small businesses from downtown, other than restaurants. For example we lost our eye doctor and hair dresser due to rapidly rising rents.