



Mountain View Coalition for Sustainable Planning  
Mountain View, CA 94041

January 19, 2016

Environmental Planning Commission  
City of Mountain View

Re: Agenda Item 6.1, January 20, 2016: North Bayshore Mixed use Development—1255 Pear Avenue  
(Sobrato Organization)

Chair Kamei and Environmental Planning Commissioners:

The Mountain View Coalition for Sustainable Planning, a coalition of sustainability-oriented Mountain View residents, appreciates the opportunity to comment on item 6.1 on your January 20, 2016 agenda: the Sobrato Organization's mixed-use proposal for North Bayshore.

MVCSP has long advocated for housing in North Bayshore and we strongly support Sobrato's efforts to maximize the amount of housing in the proposed project. The mix of housing unit sizes for the north, south, and affordable parcels is not identified, and we hope that the applicant is assuming the proposed Precise Plan target mix, including 40% micro, 30% 1-bedroom, 20% 2-bedroom, and 10% 3-bedroom units. If this target mix isn't incorporated now but that were changed, we hope that the total number of market rate and affordable units would increase.

Our second major focus is on mobility and transportation. We encourage the EPC to discuss strategies to reduce SOV traffic and maximize the use of transit and other alternative modes of transportation. The location of the project might make it an ideal candidate for unbundling parking from housing costs, thereby significantly reducing both the cost to tenants (many of whom will not be interested in car ownership) and the amount of required parking. (A reduction in provided parking might also make it possible to increase the number of units.) We understand that parking standards will be incorporated in the new North Bayshore Precise Plan and hope they will be set lower than for the parts of Mountain View south of 101. We look forward to your discussion about all this, and to further study during project review.


In relation to both project layout and mobility/transportation concerns, we would like the EPC to recommend that there be serious attention to maximizing bike/pedestrian connectivity between this site and Santiago Villa, the existing neighbors, starting with the neighbors' access to the plaza suggested

for the east end of Pear Avenue. It would be great if improving mobility and transportation options for Santiago Villa residents also resulted from this project. The best way to optimize design for everyone would be explicit outreach to Santiago Villa residents as evaluation of this proposal proceeds, so that they have well-advertised opportunities to weigh in on all of the issues.


Finally, we appreciate the design's stepbacks of the residential massing, which both reduce the bulk of the buildings and preserve views of the surrounding mountains and the Bay from public streets.

Thank you for considering our comments.

Sincerely,



Cliff Chambers



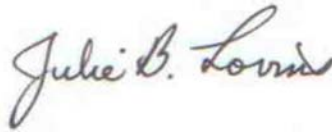
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for the Mountain View Coalition for Sustainable Planning

cc: Dan Rich, Michael Fuller, Linda Forsberg