



Mountain View Coalition for Sustainable Planning  
P.O. Box 1952  
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Members of the Mountain View Environmental Planning Commission  
City Hall, 500 Castro Street  
PO Box 7540  
Mountain View, CA 94039-7540

Dear Chair McAlister, Commissioners Matichack, Grossman, Fernandez, Anderson, Clark, Trontell, and planning staff,

The Mountain View Coalition for Sustainable Planning (MVCSP) appreciates the opportunity to comment on the draft Land Use and Design policies for the General Plan. Overall, we are very pleased with the City's general approach of creating vibrant, mixed-use neighborhoods that provide more choices for where to live and how to get around. We also appreciate the emphasis on focusing higher-intensity development near transit centers and along transit corridors. MVCSP strongly supports the new vision for the North Bayshore Area of a vibrant mix of residential, commercial, service and entertainment uses. In addition, we agree with proposals to create Transportation Management Associations and develop appropriate Transportation Demand Management measures in key areas.

MVCSP suggests clarifying the land-use map, since it is confusing to have both height and density numbers for different land uses. This could provide a conflicting message to developers and might lead to an outcome that doesn't align with the community's goals. Currently the Public Process section of the staff report references form-based codes as one possible option to reflect desired community character. Another option - either instead of or prior to the implementation of form-based codes - would be to **articulate a range of acceptable forms and designs (for example, by specifying minimum and maximum heights and/or density numbers) for each of the focus areas**. We strongly recommend that the next version of the land-use map specify ranges for the density and heights for each land-use type.

The Village Centers and Neighborhood Services section does a good job of articulating the goal of creating a network of healthy village centers with convenient access to jobs, shops, and services. However, we suggest that the City add a policy here to **help create a sufficient customer base to support frequent transit service and local retail and services within walking and biking distance for all residents and employees by ensuring that land is used efficiently to**

**achieve its full potential.** In addition, the height and/or density ranges on the land-use map should reflect what is required to achieve the network of vibrant village centers.

One critical element to achieving Mountain View's vision for a sustainable and thriving city is the provision of homes affordable to families at all income levels. We recommend a few additions to the General Plan to facilitate the creation of affordable homes, including the following:

- Use dedicated housing funds to **provide sufficient staff resources** to respond effectively to responses from the Notice of Funding Availability.
- When the nexus study is complete, and **no later than 2013, evaluate and modify the Below Market Rate ordinance** to ensure that fees are based on the actual impact of market-rate housing demand for affordable homes in Mountain View.
- For ownership housing, **require collection of impact fees** rather than production of on-site units. Fees collected from either rental units or owner occupied units should **be prioritized for rental housing for households at the income levels with the greatest need.**

Finally, we appreciate that the General Plan policies explicitly call for updates and modifications to other documents that carry out the policies in the General Plan (e.g. zoning ordinances, CEQA guidelines, Complete Streets policies, and economic development strategies). Please provide timelines by which each of these other documents will be completed.

Thank you again for the opportunity to comment and for all of the excellent work to date on this process. MVCSP looks forward to continuing to participate in the General Plan update.

Regards,

The members of the Mountain View Coalition for Sustainable Planning