**Questionnaire:**

1. Do you support the current council direction of the Housing Element and the R3 Zoning Update? If not, how should it be changed?

I have concerns about both of these projects. While I understand that is important to accommodate our RHNA, we need to be thoughtful about how we do this and very thoughtful about what parcels and projects we list in the Housing Element.

It is my understanding that there could be long-term consequences of putting too many parcels in the Housing Element. You will be forced to rezone them and also be restricted in using them in future Housing Elements. So we should really be careful otherwise we could end up undermining by rezoning our commercial and industrial base and become a more intense residential city. That is not good for the vibrancy of the city, or the quality of life for our residents.

While I support the general direction of the Housing Element, I do have some concerns. A key policy choice was including Village Centers so that they could be redeveloped as mixed-use housing and retail centers. If the Village Centers are redeveloped with housing, we should ensure that the amount of retail is not decreased if that is done. High density housing is only environmentally friendly if the people living in it have access to walkable services and meeting places. For my answer to the question about R3, see below.

1. Do you favor amendments to the general and precise plans as an alternative to R3 Zoning Update and the Housing Element?

Yes, I prefer opening up the general plan and amending or creating new precise plans vs. the current R3 zoning update that impacts almost the entire city. We’ve heard from many residents during the R3 zoning update that they are ok with growth in some new areas, but have concerns about growth throughout the entire city.

The city’s R3 process and outreach is fundamentally flawed. The most recent revision speaks of specific styles of buildings of up to three stories, with acknowledging that any city guidelines can be overridden by the state density bonus, yielding four to five story buildings with exceptions for almost all guidelines. While praised by its advocates as the solution to displacement, it will actually be an engine driving the displacement of residents out of naturally affordable housing and out of Mountain View while market rate luxury units are built in their place.

Our traditional general and precise plan process is a much better way to select areas for neighborhood outreach and redevelopment. Using the tools of a general plan or a precise plan allows us to define what we want in order to have complete neighborhoods, with uses like parks and neighborhood-serving retail close by. They also give us the opportunity to define specifically where the growth would be better especially when it comes to access to public transportation and trails. As the city grows it is increasingly important to plan growth thoughtfully.

1. Which areas of the city to you see as additional opportunities for housing growth and why?

I believe that before an area is selected for significant housing growth, there should be outreach to that neighborhood. Based on what I heard at recent R3 workshops that I have attended, people in the Latham and Grant-Sylvan Park areas seem most open to significant housing growth.

1. Do you support a vacancy tax on commercial or residential buildings?

Like with most issues, research and analysis needs to be done.

I would support a council study session for a vacancy tax on commercial and possibly residential buildings. Some commercial properties in the downtown have remained vacant because the property tax on them is low, and the owners do not have sufficient incentive to find tenants. Commercial activity attracts activity, and vacancies negatively impact vibrancy.

We should also explore to what extent residential vacancies have impacted the housing shortage.

1. Under what circumstances should developers be allowed to pay in lieu fees rather than build parking for their projects on site?

Most large projects should be required to provide their own parking on site. The one exception might be in the downtown area where parking for a group of buildings can be provided for more efficiently in a common parking garage. But in lieu fees must be raised to cover the actual cost of building the parking. And before accepting in lieu frees, the developer and the city should identify where the actual parking will be built. In is unfair to push the cost of parking from the developer onto the city and consequently onto the taxpayers.

And within the downtown area it seems like there is a shortage of parking especially during the lunch and dinner hours on some days. While staff says there is enough parking, it is not good to have people circle parking lots trying to find parking, and sometimes leaving because they cannot find parking.

I would like to see a larger parking structure than the one currently being planned as many parking spaces are being removed and need to be replaced. For example, parking in Lot 12 needs to be replaced, and parking along Evelyn that will disappear with the redesign of the transit center. And some developments are proposing in lieu fees but those fees are not being used to build parking. Until a good public transit option is provided, people are going to drive. We should acknowledge that and plan for that.

We should have more chargers for electric vehicles in the downtown area, as well as in other parts of the city to encourage and support electric vehicles.

We should also revamp the downtown parking permit program so that office employees are not buying so many parking permits taking away parking capacity from visitors to downtown.

And we need to continue to tweak the residential parking permit program so that residents have access to parking on residential streets.

1. Would you support an ordinance that requires heritage trees remain in place (absent health and safety issues) when and if development takes place, both commercial and residential? If not, why not?

While it may not be possible to preserve every heritage tree when a Mountain View property is redeveloped, I have been particularly troubled at how many heritage trees we have lost in recent years to redevelopment. Just comparing recent projects with ones done in the recent past illustrates that we have become increasing insensitive to the critical environmental benefits trees provide us. This is especially disturbing as we live in an age of climate change.

I support taking up a heritage tree ordinance in the next council session. Special consideration should be given toward native species and large trees near the edge of properties that would not seriously impact a project’s development.

1. Do you consider Mountain View's current notification limit of 750 feet sufficient for neighborhood outreach? If not, what specific steps would you take to expand and improve outreach to all residents?

Notification of residents living near major new development projects is essential. It welcomes them to participate in the discussions about the projects, share their insights, and helps developers understand how the projects can be oriented to fit well into the community. I would like to have changes to the notification area on a council agenda. Perhaps the notification area could be based on the size of the proposed development, meaning the larger the proposed development in terms of square footage, the larger the notification area.

A notification radius of only 750 feet is not adequate. This was illustrated in the case of the 590 Castro office/retail project, where no residents in the vicinity of the project were notified. The radius should be at least 1000 feet, and maybe more in the case of large developments. I will be happy to advocate for a larger development notification radius if I am elected to the council.

1. Please add anything else that you think we should consider while evaluating you for a Livable Mountain View council endorsement this year.

I am proud to say that I have already been endorsed by the Mountain View Firefighters, Sierra Club and the Silicon Valley Asian Pacific American Democratic Club. As well I am endorsed by many Mountain View residents. (See my website for the most recent update: https://www.liformountainview.org/endorsements).

I appreciate the work Livable Mountain View is doing especially for residents who moved here to experience a great quality of life in the city. I look forward to partnering with Livable Mountain View and helping you achieve your goal of making Mountain View the most livable city in the Bay Area.