

LUCAS RAMIREZ RESPONSES TO LIVABLE MOUNTAIN COUNCIL CANDIDATE QUESTIONNAIRE
2018

1. Historical buildings are important and irreplaceable community resources. Development proposals that negatively impact historical buildings must mitigate those impacts to the greatest extent possible and provide other significant community benefits that could justify any negative impacts. I would not outright oppose any development projects that impact historical buildings, but would work closely with the community to preserve historical structures whenever possible and identify appropriate and significant community benefits when there are negative impacts.
2. I believe that building new housing is essential as part of a comprehensive solution to address the regional and statewide housing crisis. Unfortunately, there are many cities throughout the state that are not supportive of adding new housing. It can be appropriate for the state to step in when cities are abusing local control and implementing policies that have negative regional impacts.
3. I support slowing down office development throughout the city to improve jobs/housing imbalance. The Precise Planning process is the best way to study and implement land use strategies and policies that can help the city achieve jobs/housing balance. However, in special situations, it may be appropriate to allow for some additional office space. For example, the Transfer of Development Rights (TDR) mechanism used to help the Los Altos School District (and potentially other school districts) acquire a new site and fund construction of a new school is an appropriate tool to achieve an important goal. The TDR process allows for net new office space above what the city is otherwise planning for.
4. Generally, I support land dedication for new parks instead of payment of in-lieu fees. In-lieu fees lose value over time, and land dedications allow the city to acquire parkland quickly. However, there may be instances where it is appropriate to allow for an alternative to land dedication, potentially including payment of in-lieu fees. For example, rather than have small parks constructed with several disparate development proposals, the city may prefer to work across multiple properties to construct a large neighborhood park. Individual land dedications may not allow for this as effectively as alternative approaches might.
5. I strongly support enhanced transparency and notification of residents in the development process. I believe that the level of outreach and the requirements imposed on developers should be roughly proportional to the magnitude of the development project. Significant proposals, or proposals with major impacts, should be required to provide more information and greater outreach efforts than small projects with minimal impacts.