

Downtown Offices and First Floor Retail; Castro Street Businesses

Healthy cities need great public places. Castro Street is like our city's living room where Mountain View residents get together with family and friends meet neighbors and celebrate as a community. In the wake of COVID-19, public gathering and dining spaces like Castro Street are more important than ever as we ask what will our city look like when we are past this crisis. Offices on the first floor of Castro Street create dead zones where there is no reason to stop and engage, offer blank lobbies or desks and create dark, blank spaces at night. Dead zones negatively impact neighboring restaurants and retail because pedestrians want spaces that feel safer, are more lively and offer more reasons to visit.

- *If elected to the City Council would you vote to continue to support policies and decisions that restrict the ground floor of Castro Street buildings to restaurant and retail only and not allow offices, office lobbies and office cafeterias?*

I would continue to support policies to have ground floor of Castro Street buildings be restaurant and retail only. In my opinion, like yours, dead zones have a have a negative effect.

- *What would you do to make reopening Castro Street a success?*

We need to reexamine our demands of small business within our city. Especially on Castro Street. I believe we need to attract and retain what we do have and in order to do that, I suggest we don't assess the \$100k plus parking fees that they need to pay upfront. Instead, because of COVID-19 lets have then delay that payment to a partial pay at six months or one year time.

Also, need to figure out if closing Castro street (as is now) is working or if we should pull car crossings completely. Need to work with our small business to find out how it has been working so far for them and reassess.

Historic Preservation

Historic buildings act as anchor buildings and create a sense of place around which vibrant restaurant, shopping and entertainment districts thrive have thrived. Cities like Sunnyvale and Santa Clara which have eliminated their historic downtowns are now seeking to recreate them. Mountain View started its historic preservation planning over a decade ago but never completed the process. In particular, the process lacks preservation tools and incentives needed for preservation to succeed in a rapidly growing city, so that we can retain the viability of Castro Street as a walkable urban destination for residents and visitors.

- *If elected to the City Council would you vote to support completing Mountain View's historic preservation process in Council's 2021 Work Plan?*

Yes, it is long overdue. We need to have this be part of the 2021 work plan and we need to work together to figure out what other incentives we can offer when dealing with our older, historic buildings. These types of partnerships will allow us to better do business in Mountain View, but also encourage the history of our city.

- *Would you actively support strong incentives like transfer of development rights (TDRs), land swaps and revolving loan funds as a part of the process? What additional mechanisms would you support to ensure that we preserve our city's historic buildings and places?*

I need to do more homework on the first part of the question. But, if the intent is to have a small business swap their site let's say from North Bayshore to Castro then yes. Need to make it clear though, in the finalizing of the 2021 work plan. Also, need to make it clear that historical buildings need to be preserved and any additional upgrade should be to take care of possible earthquake retrofitting, safety issues where code is not met.

Transit Center and Plaza

The 100 block of Castro Street with some of our most historic buildings has been the liveliest walkable block of our city for decades. It is a gateway to our city for visitors and residents. While city staff is moving ahead with the infrastructure for a new transit center, Mountain View does not yet have a real DESIGN for the new transit center facilities and massive plaza, which will be used by commuters and the community and complement our Historic Downtown District. Specific funds have not yet been set aside for the design of this important public space.

Our organization, Livable Mountain View, has been advised by city staff that the Council must prioritize and vote for this to be included in the Council's two year Work Plan which will be voted on in 2021. Livable Mountain View is advocating for our city to have a world-class design through an open competitive design and bid process with stakeholders and Council input.

- *If elected to our City Council would you prioritize, and vote for, funding a design competition for the development of our transit center and plaza in the upcoming two year Work Plan?*

Yes, by all means. We should have a world-class design through an open competitive process that includes member of the community, small businesses and council input.

Cannabis Stores

As of 2019, there was not a single city in the Greater Bay Area with a cannabis retail storefront in its walkable downtown. Many communities opposed cannabis retail storefronts in their downtowns because such stores would put excessive demands on our limited downtown parking, create an atmosphere less friendly to families, and alter one of the few places teens can explore freely in an urban environment. Many parents do not feel comfortable allowing their children to hang out around cannabis storefronts. Mountain View's Chief of Police has stated publicly that there would be no enforcement of regulations relating to cannabis without a police report of potential violations, that such reports would be of low priority and that they could not be enforced without increased police department staffing.

- *If elected to the City Council would you vote to prohibit cannabis stores in downtown Mountain View if the matter came before the Council?*

I'll be as clear as I can be on this issue. My position is "No Cannabis stores in downtown Mountain View."

Office-Housing Balance and Local Control

Mountain View has been a Bay Area leader in linking the approval of new office projects to the development of new housing. For example, the office-housing balance is a central principle in the city's new East Whisman Precise Plan. Furthermore, new residential developments are now required to provide a 15% affordable (subsidized) housing component.

California state legislation such as the former Senate Bill 50 (SB-50) and related bills seek to eliminate local control and block cities like Mountain View from controlling office development (and therefore job growth) by linking it to the creation of housing. Such bills in their various forms mandate upzoning without requiring the construction of affordable housing. They also would end Mountain View's ability to require community benefits such as parks, trees, and bike lanes. These benefits are essential to keeping Mountain View livable as the city's density increases.

- *If elected to the City Council, would you oppose state and local efforts for blanket upzoning?*

I'm for keeping our city rights with local control. I would oppose any attempt of state or local efforts to deny us this right. Upzoning is a dangerous tool, in my opinion, that does harm towards the goal of affordable housing.

- *What actions or policies would you support that would directly address the need for affordable housing, and to address displacement and homelessness in Mountain View and the Bay Area as a whole?*

We need to further explore what affordable housing can be. For example, let's encourage below market rates for new apartment buildings that are aimed to working and middle class families. There is a way for the private developer to earn a profit while impacting our community. The apartment building right behind what used to be Tied House, across the Police Station facing the railroad tracks, that complex is based on rents that are tied to family members and combined income. So, if you are a family of 4 that makes \$125k, you pay a certain amount for rent. It's by scale. Let's have of these options.

Displacement and homelessness can be two separate issues, but with the cost of living being so darn expensive they might just merge in. Partnerships are key here. We need to work with the county to figure out the best way to expand resources for the homeless and with those that have vehicles to expand programs like safe parking and the City needs to preserve funding for displacement.

Downtown and Moffett Precise Plan Update

The Precise Plans on both sides of our downtown train station have not been updated in decades. Good transit-oriented development prioritizes denser urban development, while preserving the places in our city which our residents cherish, like parks and historic districts. Our outdated and often ignored precise plans leave Mountain View's small historic core threatened, while neglecting the opportunity to make Moffett Boulevard a walkable and attractive transit-oriented avenue with its own amenities, like housing over restaurants and retail.

- *If elected to the City Council would you vote to keep the current Council project to "Review and consider amendments to various aspects of the Downtown Precise Plan, with the work phased to prioritize preserving the character of the downtown core and preventing, to the extent possible, preemption by State legislation," in the Council Work Plan and act to ensure preservation of our Historic Downtown?*

I would vote in support of keeping these features. I would also build a consensus on the council to have everyone agree on this issue.

- *Would you vote to support a project in the Council Work Plan to update the Moffett Precise Plan to create a walkable and attractive transit-oriented downtown complete with ground floor retail and restaurants and upper floor housing along Moffett Boulevard?*

Yes, I would vote to update the Moffett Precise Plan and all that is suggested above except I'm not sure what you mean by upper floor housing along Moffett Blvd. I'd need to ask you for clarification on that because I'm not sure if you are in support of upper floor housing along Moffett Blvd or against it based on how many floors are suggested to be built. So, I'll make sure to ask you this.

Your Action Plan

We have found that council members who have an action plan are the best prepared to achieve their goals.

- *What will be your top priority as a council member to enhance Mountain View's livability?*

Promote private developers to propose below market rate apartments for working and middle-class families. Due to COVID-19 we can have time to reassess what can make our city even more livable. I'm not sure that there are construction projects for approval in the next council meetings through the end of the year. If that's the case and there aren't any, then the housing market will slow down. However, consideration of this type of affordable housing can then target the workers and families that are here already and could greatly affect our community in a positive way. Looks like the young tech and contract workers that were renting two bedroom luxury apartments are moving out since they can work from home. In this case, they define home now as somewhere not in Mountain View.