



CITY OF MOUNTAIN VIEW

COMMUNITY DEVELOPMENT DEPARTMENT • PLANNING DIVISION
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September 12, 2016

Miriam Chion, ABAG Planning and Research Director (via email)
Association of Bay Area Governments

Dear Ms. Chion:

Thank you for the opportunity to comment on the Plan Bay Area 2040 DRAFT Preferred Scenario. The City of Mountain View previously sent a letter to ABAG staff in June with several comments (see Attachment). We have also met with ABAG staff regarding this process.

Below are several city comments on the Plan Bay Area 2040 DRAFT Preferred Scenario.

Household and Job Growth Comparisons

The following table compares the 2040 DRAFT Preferred Scenario for Mountain View with several of our larger surrounding jurisdictions, with some comments below:

City	2010 Households	2040 Households	% Change	2010 Jobs	2040 Jobs	% Change
Cupertino	20,900	24,450	17%	26,800	53,100	98%
Milpitas	19,000	30,800	62%	42,000	56,400	34%
Mountain View	31,800	58,500	84%	48,500	69,600	44%
Palo Alto	26,550	29,150	10%	102,000	123,200	21%
San Jose	297,700	440,600	48%	387,700	502,600	30%
Santa Clara	42,100	54,900	30%	102,900	189,100	84%
Sunnyvale	52,600	80,700	53%	65,800	116,000	76%

- We previously commented on what we believe are 'low' job estimates for both 2010 baseline and 2040 projections across the County. We still are unclear how and why ABAG's job numbers are so much different than job numbers expressed by several local cities, particularly the 2010 baseline numbers for Mountain View.
- In 2012 the three initial Plan Bay Area scenarios projected between approximately 6,000 to 8,800 new households to 2040. The proposed Preferred Scenario shows Mountain View increasing its number of households by 26,700 households to 2040. This is an increase of **84%** over the number of existing households in the City. This increase is also the highest percentage of household growth of any city in the County. The City has added, or is planning to add, significant amounts of new housing in several areas,

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including our El Camino Real corridor, San Antonio Precise Plan area, and our North Bayshore and East Whisman Precise Plan areas, which are predominantly office uses. The City also recognizes that achieving a better jobs/housing balance and Plan Bay Area objectives requires that we provide more housing in the region. However, it appears that several cities in the County with large employment bases and significant future job growth can provide more housing to help Plan Bay Area reach its targeted amount of new housing in the County.

Thank you for the opportunity to comment on this important regional planning effort. Please let me know if you have any comments or questions.

Regards

A handwritten signature in black ink, appearing to read 'Kandy Tsuda', written in a cursive style.

Kandy Tsuda

Community Development Director

Attachment