

**PUBLIC COMMENTS RECEIVED FOR
Tuesday, January 21, 2020**

From: Stephen Levy
Sent: Sun 1/19/2020 11:30 AM
To: Jonathan Lait, North Ventura Coordinated Area Plan

Subject: For the Jan 21st meeting

Dear NVCAP members,

Please plan for a large number of new housing units with an emphasis on diversity of types and affordability.

North Ventura is the largest opportunity site in our city for new housing and the large site for housing in our adopted Housing Element.

My professional experience is that large commitments to new housing in sites like North Ventura usually come with some new commercial development. Projects must pencil out particularly if we want a substantial number of more affordable units.

Be cautious about retail requirements . On the one hand some retail can be supported if enough new customers are also planned for by new housing. On the other hand as members know our city and across the country we are seeing store closings as online shopping grows and grows. Listen to your consultants here.

Finally, have your planning and legal staff brief you on the new rules and attitude of the state in taking legal action against cities that remove, block or downsize areas designated for new housing.

New housing has been difficult to achieve in our city despite the need and GHG reduction benefits.

North Ventura is a treasured opportunity to show how local control can work to meet our and the state's housing goals.

Stephen Levy

365 Forest Avenue (a 17 unit multifamily building)

Palo Alto