



CITY HALL

# City of Los Altos

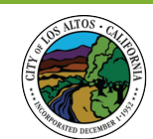
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Housing Element Update  
City Council/Planning Commission Joint Study  
Session

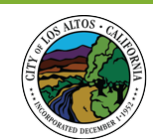
April 26, 2022

# Presentation Outline

1. Sites Inventory Analysis Overview
2. Policy Questions
3. Process & Next Steps



# Sites Inventory Analysis Overview

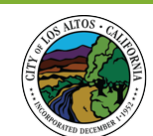


# What is the Housing Element Sites Inventory?

- Identifies capacity to accommodate regional housing needs allocation (RHNA)
- Property owners are not required to build the projected number or affordability of units identified
- The City will encourage and facilitate the production of housing at all income levels through Housing Element programs



For more information see [losaltoshousing.org](https://losaltoshousing.org)



# Preliminary Sites Inventory Analysis

- Accessory dwelling units (ADUs)
- Projects approved, in process (pipeline)
- Vacant and non-vacant sites

Estimated Preliminary Residential Development Capacity			
Income Level	Lower	Moderate	Above Moderate
RHNA	789	326	843
ADUs	113	161	48
Pipeline Projects	129	38	420
<b>Subtotal ADUs and Pipeline Projects</b>	<b>242</b>	<b>199</b>	<b>468</b>
Estimated Preliminary Sites Capacity (existing zoning for residential)	415	335	142
<b>Total Estimated Existing Capacity</b>	<b>657</b>	<b>534</b>	<b>610</b>
<b>Estimated RHNA Surplus/(Shortfall)</b>	<b>(132)</b>	<b>208</b>	<b>(233)</b>

Preliminary estimates are subject to change. Analysis is ongoing and public comments are being integrated. See Council 3/22/22 presentation and [losaltoshousing.org](https://www.losaltoshousing.org) for more information.

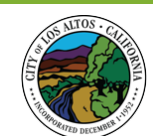
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# RHNA Shortfall Rezone Program

- **Rezone program** must address RHNA capacity shortfall – allow residential where not allowed or increase density in zones where residential is allowed
- **Rezone Program for Lower Income Capacity**
  - Allow multi-family by right if 20% of units affordable to lower income
  - At least 16 units allowed on each site
  - Allow 100% residential in mixed use zones

*\* Sites identified as lower income that were included in the 2015-2023 Housing Element must allow development by right if 20% of units are affordable to lower income*



# Rezone Program vs. Constraints Analysis

- **Rezone program** addresses RHNA capacity shortfall
  - Rezone program completion in 3 years (1 year if Housing Element deadline missed)
- **Housing constraints analysis** results in programs to remove constraints to housing production



# Policy Questions



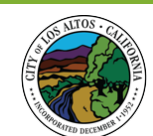


# Rezone Program Options

## POLICY QUESTIONS

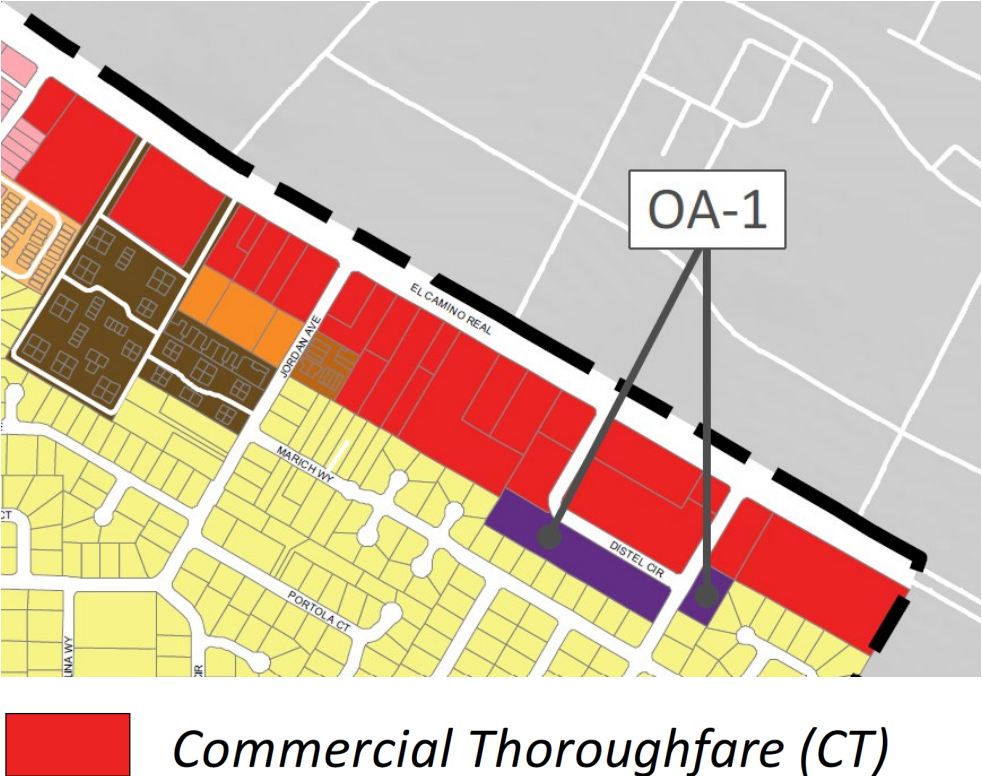
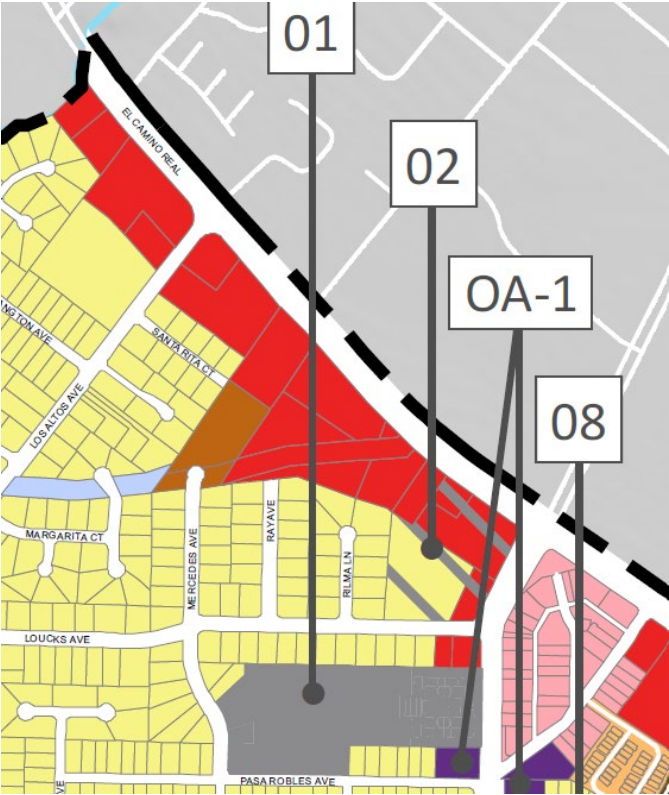
1. Allow higher density in the Commercial Thoroughfare (CT) District?
2. Allow residential on certain Public and Community Facilities (PCF)-Zoned parcels?
3. Allow residential in the Office Administrative (OA) District?
4. Remove the density cap in the Loyola Corners Specific Plan?
5. Other?

*\* Changes to zoning standards to remove constraints to housing production are also anticipated, but these may not result in additional RHNA capacity*



# Commercial Thoroughfare (CT) Zone

## 1. ALLOW HIGHER DENSITY IN THE COMMERCIAL THOROUGHFARE (CT) DISTRICT?



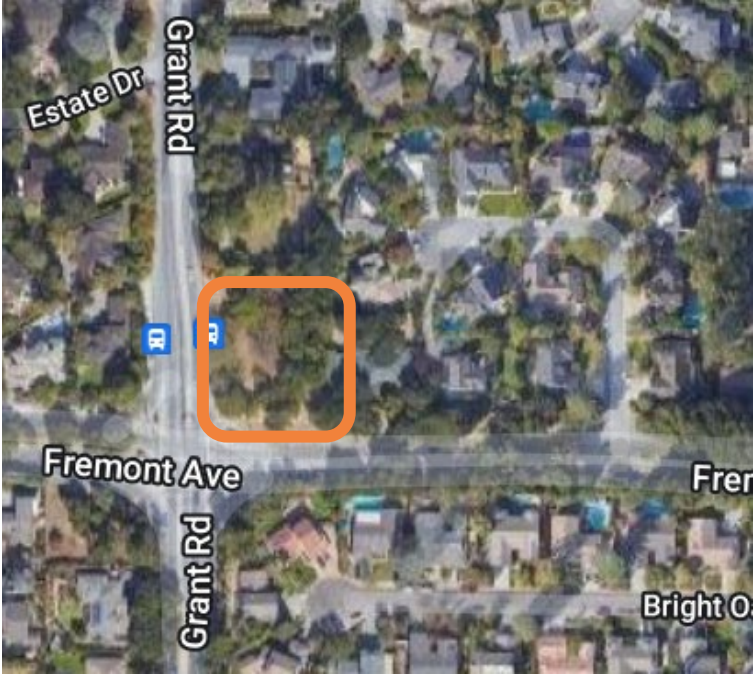
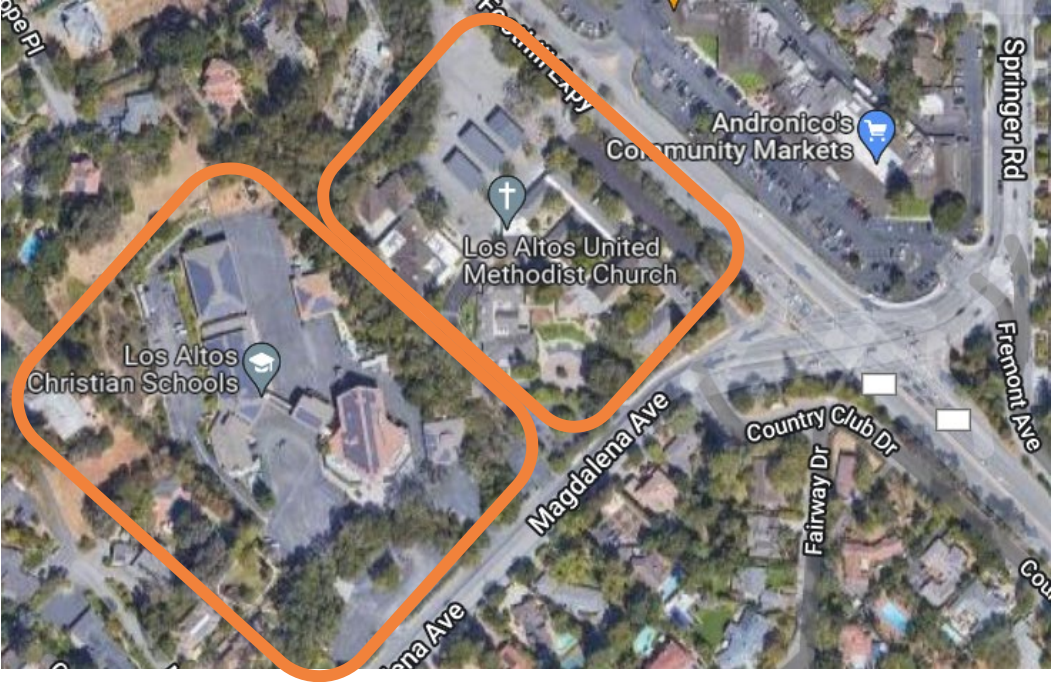
Estimated RHNA  
Unit Capacity  
(net):  
50-130 units

*Estimates are subject to change.*



# Public & Community Facilities (PCF) Zone

## 2. ALLOW RESIDENTIAL ON CERTAIN PCF-ZONED PARCELS?




Estimated RHNA  
Unit Capacity:  
10-260 units

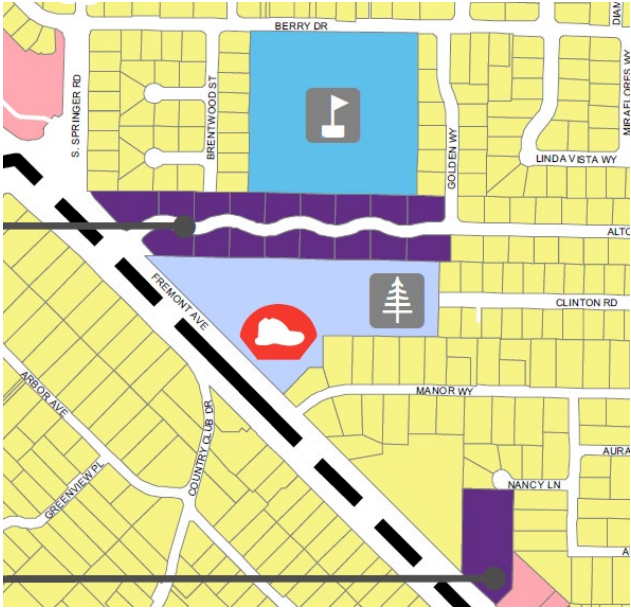
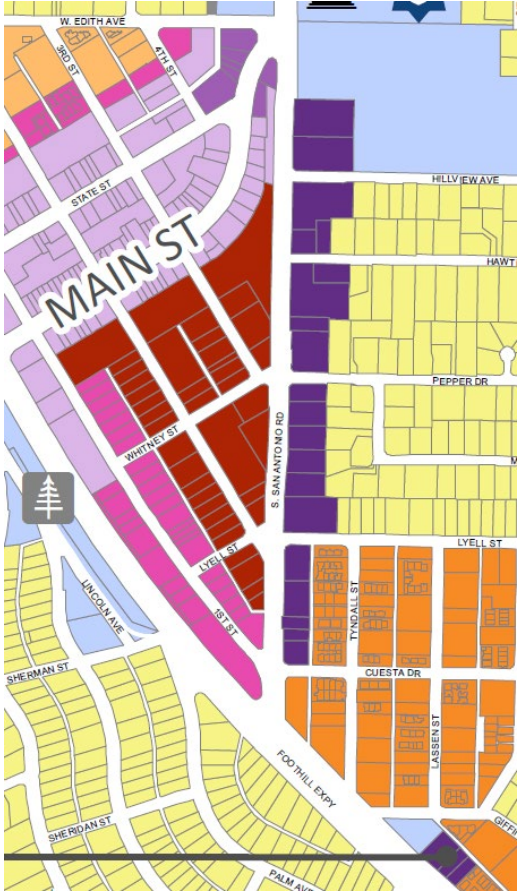
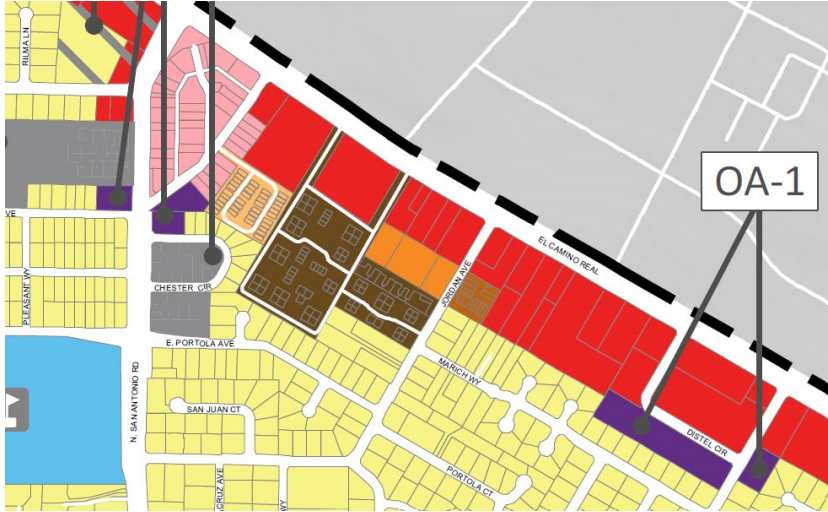
*Estimates are subject to change.*



# Office Administrative (OA) Zone

## 3. ALLOW RESIDENTIAL IN THE OA DISTRICT?

 Office/Administrative (OA)



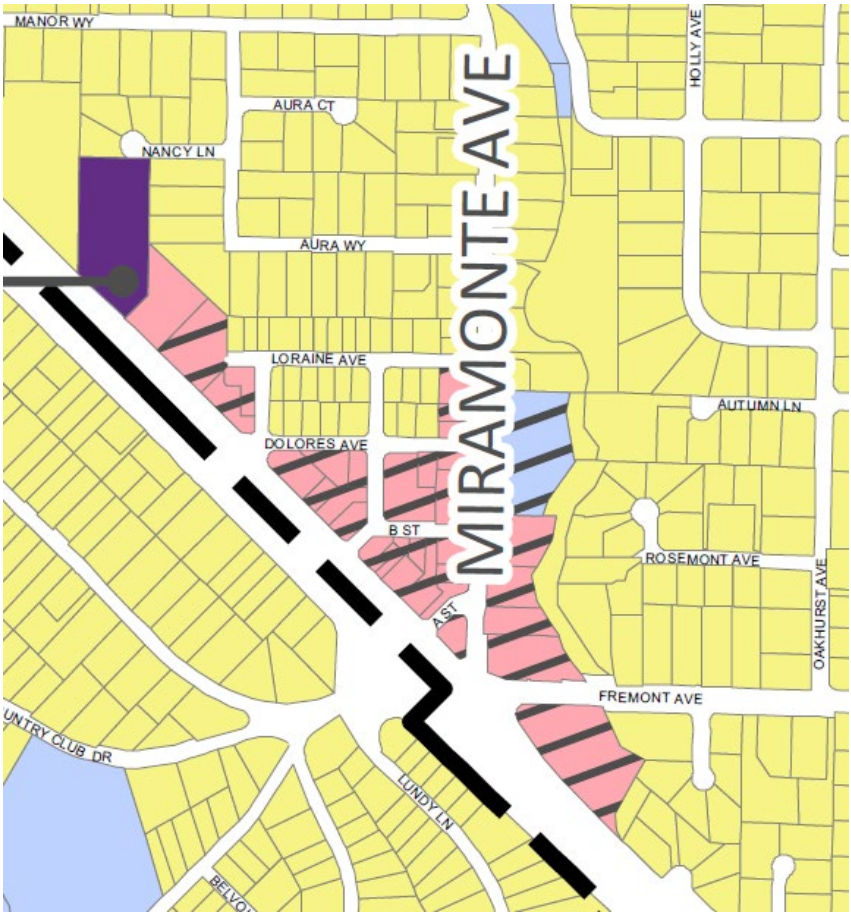
Estimated RHNA  
Unit Capacity:  
150-250 units

*Estimates are subject to change.*



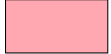


# Loyola Corners Specific Plan (LCSP)

## 4. REMOVE THE DENSITY CAP IN THE LOYOLA CORNERS SPECIFIC PLAN?



Estimated RHNA  
Unit Capacity  
(net):  
35-95 units

-  Loyola Corners Specific Plan (LCSP)
-  Public & Community Facilities (PCF)
-  Commercial Neighborhood (CN)

Estimates are subject to change.

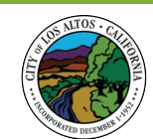


# Other Options

## 5. OTHER?

**A) ALLOW RESIDENTIAL ON OTHER PROPERTIES/AREAS WHERE NOT CURRENTLY ALLOWED?**

**B) INCREASE DENSITY IN OTHER ZONES WHERE RESIDENTIAL IS ALLOWED?**



# Rezone Program Options Summary

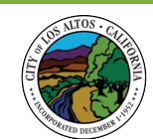
Rezone Program Options	
Policy Question	Estimated RHNA Unit Capacity (net)
1. Allow higher density in CT District?	50-130
2. Allow residential on certain PCF-zoned parcels?	10-260
3. Allow residential in the OA District?	150-250
4. Remove density cap in Loyola Corners Specific Plan?	35-95
5. Other?	TBD
<b>Total Estimated Net New RHNA Capacity</b>	<b>245-735</b>

**Rezone Program Options Total Estimated  
RHNA Unit Capacity (net):  
245-735 units**

*Estimates are subject to change.*

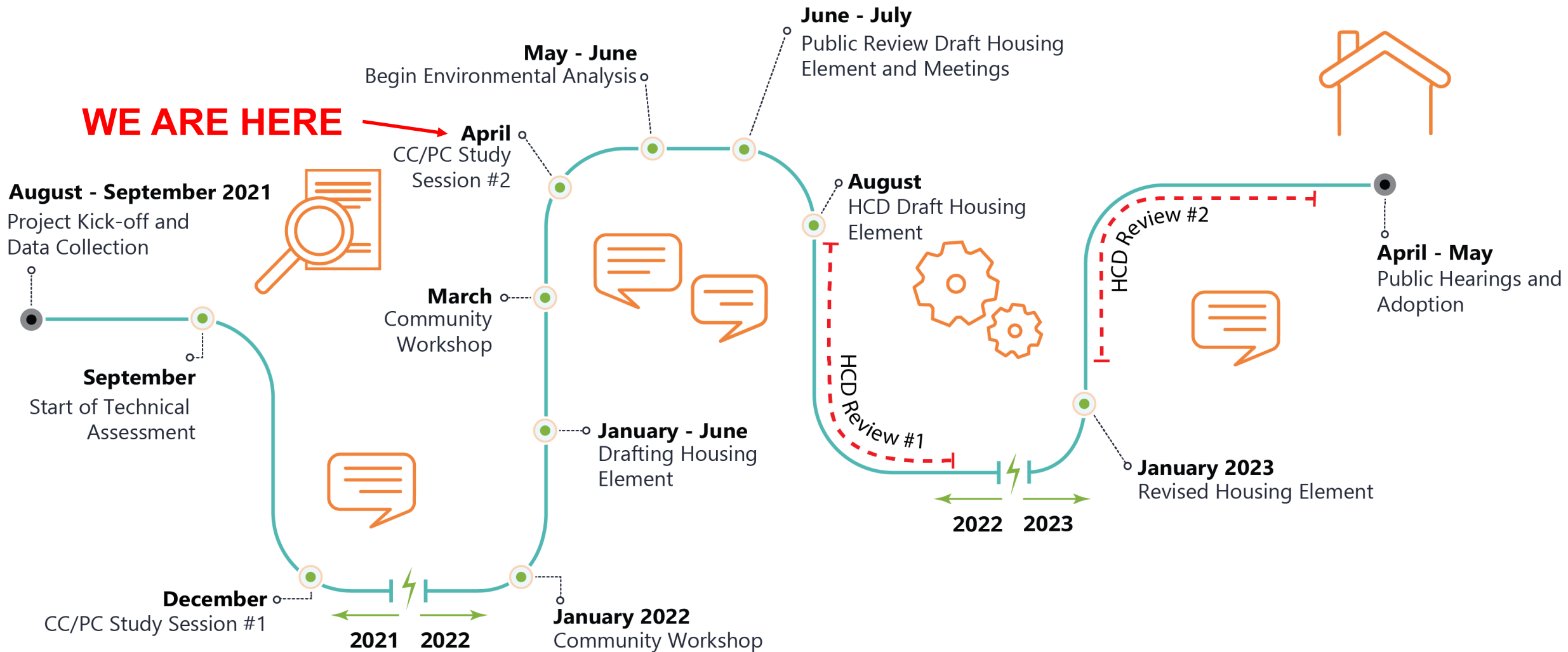


# Process & Next Steps





# Housing Element Update Process



# Next Steps

1. Based on tonight's direction, finish drafting the Housing Element for internal City staff review
2. Release Public Draft Housing Element
3. Public meetings to discuss Public Draft Housing Element
4. Revise and submit Housing Element for HCD review

*Deadline: January 31, 2023 (grace period ends May 30, 2023)*



# Stay Informed and Involved

[Losaltoshousing.org](http://Losaltoshousing.org)

Sign up for project emails!

[housingelement@losaltosca.gov](mailto:housingelement@losaltosca.gov)

