



1 North San Antonio Road
Los Altos, California 94022-3087

MEMORANDUM

DATE: January 9, 2023
TO: Los Altos City Council
FROM: Nick Zornes, Development Services Director
SUBJECT: **6TH CYCLE HOUSING ELEMENT (2023-2031)**
JANUARY 5, 2023 PLANNING COMMISSION RECOMMENDATION

This memo shall serve as informational to provide clarification to the Los Altos City Council on information contained within the January 10, 2023, City Council Agenda Report and attachments therein.

On January 5, 2023, the Los Altos Planning Commission considered the City's Draft 6th Cycle Housing Element (2023-2031). During the Public Hearing a presentation was given, staff responded to questions of the commission, public testimony was received, followed by discussion of the commission where staff provided additional clarification.

The Planning Commission unanimously recommended adoption of the Draft 6th Cycle Housing Element as prepared with one revision to Program 3.H. If accepted by the Los Altos City Council the recommendation of the Planning Commission would revise the Draft Housing Element as follows (Planning Commission Recommendation are notated in Red, Bold, Underlined, and strikethrough font below):

- Clarify that decisions on appeals of housing developments must be based on objective standards consistent with State law and any appeal filed with the City shall be done within ~~10~~**14** calendar days post project approval; and

Conclusion

The Planning Commission Recommendation would provide 14 calendar days instead of 10 calendar days. Staff feels that this is reasonable, and still provides a level of certainty to applicants post project approval.