



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

MEMORANDUM

DATE: January 20, 2023

TO: Los Altos City Council

FROM: Nick Zornes, Development Services Director

SUBJECT: **6TH CYCLE HOUSING ELEMENT (2023-2031)**
JANUARY 10, 2023 CITY COUNCIL DIRECTION ON REVISIONS

This memo shall serve as informational to provide clarification to the Los Altos City Council on information contained within the January 24, 2023, City Council Agenda Report and attachments therein.

On January 10, 2023, the Los Altos City Council 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 City Council, public testimony was received, followed by discussion of the City Council where staff provided additional clarification.

The City Council provided direction regarding necessary revisions to the Draft 6th Cycle Housing Element to the Development Services Director, which would then return to the City Council for consideration of adoption of the document on January 24, 2023. The City Council directed revisions to five (5) areas of the housing element, and gave the Development Services Director authority to recommend the removal of one (1) site should it be appropriate. The following covers the City Council direction:

- **Program 1.B** – replace the word “targeting” with “anticipating”.
 - This change is reflected in the objective section of Program 1.B.
- **Program 1.H** – revise program based upon public comment received by the League of Women Voters.
 - This change is reflected in the body and timeframe section of Program 1.H.
- **Program 2.C** – add language to Program 2.C based upon HCD's November 10, 2022, findings letter that commits the City to conducting outreach to the development community. Additionally, the City Council wanted language which supports the City to partner with nonprofit housing developers on affordable housing.
 - This change is reflected in the body and timeframe section of Program 2.C.

- **Program 3.H** – revise the program consistent with the recommendation of the Los Altos Planning Commission; providing 14 calendar days for an appeal to be filed instead of 10 calendar days.
 - This change is reflected in the body section Program 3.H.
- **Appendix C: Housing Constraints - Development Standards Analysis** – revise language on housing element pages C-13 and C-14 to clarify the correct information included in draft.
 - This change is reflected in the body of the constraints section of the housing element on pages C-13 and C-14.
- **2100 Woods Lane** – the City Council after receiving public testimony which spoke against the redevelopment of 2100 Woods Lane, provided the Development Services Director with the authority to recommend removal of the site should it be in the best interest of the City, comply with State Housing Law and appropriate consistent with the overall housing element.
 - The revised Housing Element does **not** remove 2100 Woods Lane from the site inventory.
 - It is of the professional recommendation that this site remain within the Housing Element based on multiple factors.
 - **First**, the existing Zoning designation supports the development of the site for residential units.
 - **Second**, removal of the site would result in the city only having a buffer of one (1) moderate unit only.
 - **Third**, previous and recent developer interest in developing the site with residential units.
 - **Fourth**, the conservative capacity assumption that was included in the housing element of eleven (11) units; the maximum capacity under existing zoning designation is forty (40) units. The conservative capacity assumption was utilized after analysis was conducted which evaluated the topographical, environmental and infrastructure constraints of the site that could impact the maximum unit development. The issue raised in public comment regarding the site was extensively analyzed which determined the realistic and conservative capacity of the site.
 - **Fifth**, as discussed at the City Council meeting, the inclusion of this site in the housing element does not prevent any development from occurring in the future. Additionally, it is important to note that the existing zoning designation supports the creation of housing, and with the limitations of SB-330 (The Housing Crisis Act of 2019), and Government Code Section 65863 (No Net Loss Law) the City is limited with any future changes in land use designation of the subject site.

Conclusion

Revisions to the 6th Cycle Housing Element have been made consistent with the direction provided by the City Council from the January 10, 2023 public hearing.