



AGENDA REPORT SUMMARY

Meeting Date: March 8, 2022

Subject Adoption of Ordinance No. 2022-485 amending Titles 1 and 14 of the Los Altos Municipal Code relating to appeals, ongoing maintenance of required landscape features, inclusionary housing requirements for certain housing development projects, and density bonuses; consideration of CEQA exemption finding pursuant to CEQA Guidelines section 15061(b)(3); consideration of Planning Commission recommendation to study feasibility of proposed inclusionary housing requirements

Prepared by: Jolie Houston, City Attorney

Reviewed by: Laura Simpson, Interim Community Development Director

Approved by: Gabriel Engeland, City Manager

Attachment(s):

1. Ordinance No. 2022-485

Initiated by:

City Attorney's Office

Previous Council Consideration:

February 22, 2022

Fiscal Impact:

None at this time.

Environmental Review:

The Ordinance No.2022-485 is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption) in that the Ordinance No. 2022-485 would establish and clarify administrative processes and would not facilitate new construction or other groundbreaking activities, and none of the circumstances described in CEQA Guidelines Section 15300.2 applies.

Policy Question(s) for Council Consideration:

Shall the Los Altos Municipal Code be amended to address:

1. Appeals;
2. Ongoing maintenance of required landscape features;

City Manager

GE

Reviewed By:

City Attorney

JH

Finance Director

JE



Subject: Adoption of Ordinance No. 2022-485

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3. Inclusionary housing requirements for certain housing development projects; and
 4. Density bonuses

Recommendation: Hold second reading and adopt a Zoning Text Amendment Ordinance No. 2022-485 modifying the Los Altos Density Bonus Ordinance pursuant to recent changes to state law and make other updates to the Los Altos Municipal Code – Chapter 1.12 to address City appeals procedures, Chapter 14.28 to clarify the City’s existing inclusionary housing requirements and find that the action is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the CEQA Guidelines.