

Adelina Del Real

From: Babette Squires [REDACTED]
Sent: Tuesday, March 22, 2022 12:58 PM
To: Public Comment
Subject: Item #6, March 22, 2022

Categories: Yellow category

RE: potential rezone along El Camino Real to allow 50 to 60 foot building height which would affect light and privacy to homes along the East side of San Antonio Rd. Where side or back yards would be affected.

Please vote NO!

This would affect those homeowners properties in a very negative way and set a bad precedent for all of Los Altos.

Babette Squires
Sent from my iPad

Adelina Del Real

From: Pat Marriot [REDACTED]
Sent: Tuesday, March 22, 2022 11:49 AM
To: Public Comment
Cc: City Council
Subject: Public Comment Item 6 March 22, 2022 Housing Element
Attachments: 2-28-22 portola valley presentation Visualizing Density.pdf

Categories: Yellow category

Council Members,

If you're like me, you may have difficulty visualizing densities or heights of proposed new housing developments. Lisa Wise Consulting has not helped us in this regard, in spite of repeated requests from residents.

I received the attached from a friend in Portola Valley, which I find helpful when trying to envision future possibilities. I hope it will be beneficial as you consider RHNA requirements.

Pat Marriott



Housing Sites Inventory Part III: Visualizing Density

February 28, 2022

Ad Hoc Housing Element Committee

Town of Portola Valley



Key Topics

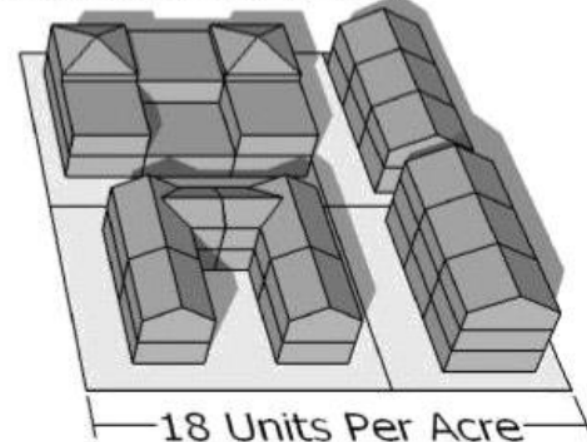
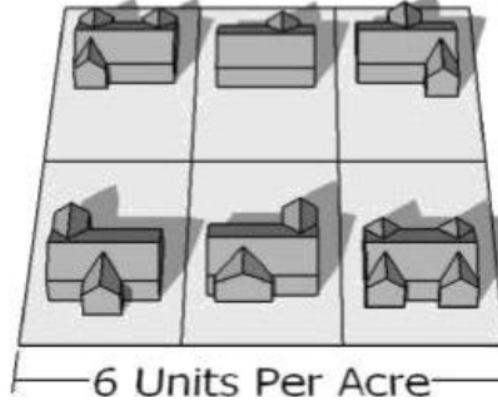
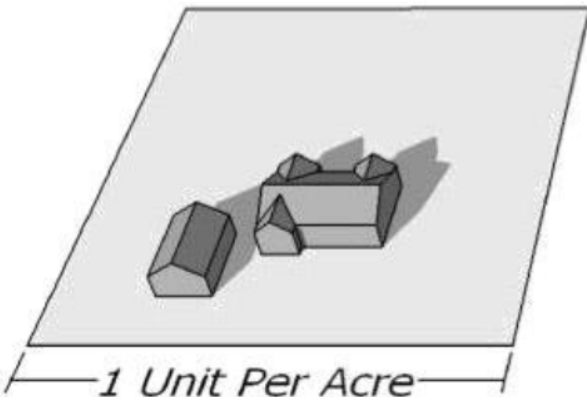
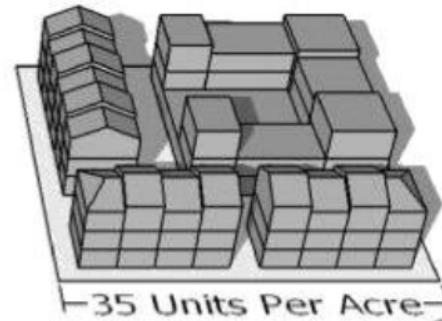
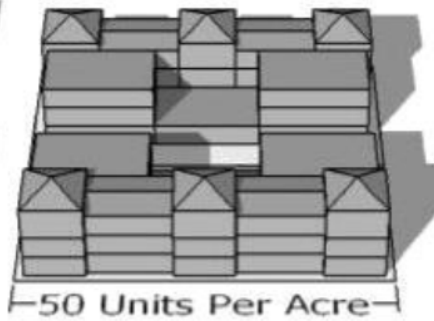
Visualizing Density- Generally

Missing Middle Housing Defined

Images of Missing Middle Housing - Various Densities



Visualizing Density



Missing Middle Defined

- A term used to describe multiple units on a single parcel (whether attached or detached) that are *designed to be compatible with single family homes*
- Common housing types include duplexes; triplexes; fourplexes; courtyard apartments; cottage courts; townhomes; triplex stacked (vertical); and live-work spaces



Range of Missing Middle Types

- There are eight Middle Housing types with variations of each of these types
 - Each type has the massing of either a small, medium or large house
 - Upper Middle Housing types (three stories tall) include massing standards to visually break down their size and relate them to neighboring two-story houses
 - The large Middle Housing types (Multiplex Large and Courtyard Building) include massing standards to make sure that each building looks like a large single-unit house.

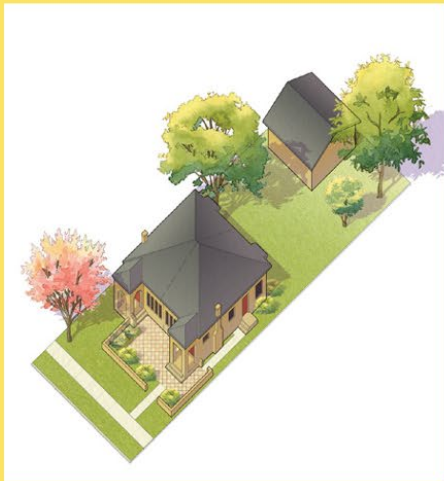


Range of Missing Middle Types



Range of Missing Middle Types

The Palette of Missing Middle Housing Types:



Duplex Side-by-Side:

2 units; Density: 8-20 du/ac



Duplex Stacked:

2 units; Density: 11-37 du/ac



Cottage Court:

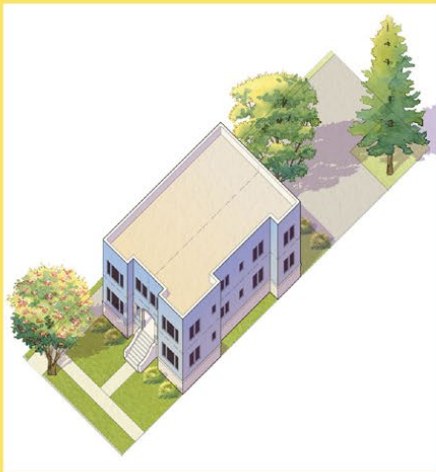
3-10 units; Density: 18-44 du/ac



Fourplex:

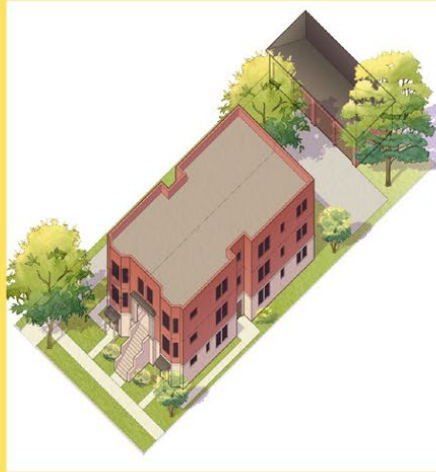
3-4 units; Density: 15-35 du/ac

Range of Missing Middle Types



Multiplex Small:

6-10 units; Density: 39-61 du/ac



Multiplex Large:

7-18 units; Density: 44-70 du/ac



Courtyard Building:

6-25 units; Density: 54-70 du/ac

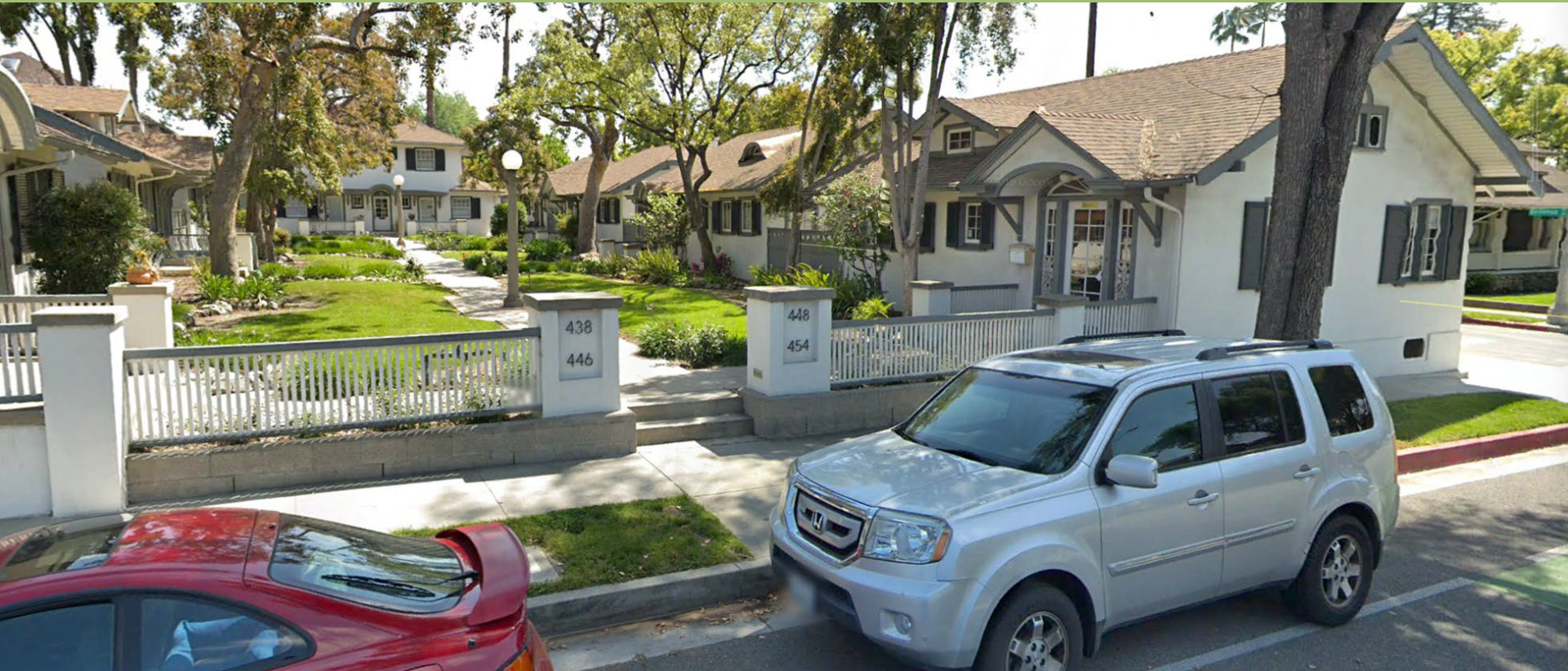


Townhouse:

1 unit; Density: 14-28 du/ac

Opticos Design Inc.

Example – About 19 DU/Ac



Example – About 25 DU/Ac



Town of Portola Valley



Example – 18-32 DU/Ac



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Example – 16-18 DU/Ac



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Using Attic Stories



An attic story is entirely within the volume of the roof and adds habitable space to the building without adding the appearance of another story

2 stories with a 3rd story within the roof volume/attic space

END

Town of Portola Valley



Adelina Del Real

From: Administration
Sent: Tuesday, March 22, 2022 9:56 AM
To: Public Comment
Subject: FW: LWV LAMV Letter to Los Altos Council re: the Housing Element Update
Attachments: Letter to Los Altos Council re Housing Element Update.pdf

Categories: Yellow category

Sincerely,



Andrea M. Chelemengos, MMC
City Clerk
City of Los Altos

1 N. San Antonio Road | Los Altos, CA | 94022

Direct: (650) 947-2610

achelemengos@losaltosca.gov

Visit [City of Los Altos Website](http://www.cityoflosaltos.com) for the most current community information.

From: Karin. Bricker [REDACTED]
Sent: Sunday, March 20, 2022 6:03 PM
To: City Council <council@losaltosca.gov>; Administration <administration@losaltosca.gov>; Anita Enander <aenander@losaltosca.gov>; Sally Meadows <smeadows@losaltosca.gov>; Neysa Fligor <nfligor@losaltosca.gov>; Lynette Lee Eng <lleeeng@losaltosca.gov>; Jonathan Weinberg <jweinberg@losaltosca.gov>
Cc: Gabriel Engeland <gengeland@losaltosca.gov>; Jon Maginot <JMaginot@losaltosca.gov>; Laura Simpson <lsimpson@losaltosca.gov>; Sonia Lee <SLee@losaltosca.gov>; Andrea Chelemengos <achelemengos@losaltosca.gov>
Subject: LWV LAMV Letter to Los Altos Council re: the Housing Element Update



March 20, 2022

Mayor Enander and Members of the City Council
City of Los Altos
1 N. San Antonio Road
Los Altos, CA 94022

Re: Council Meeting, March 22, Agenda #6-Housing Element Status Update and Expanding Housing Element
Council Subcommittee

Dear Mayor Enander and Members of the City Council:

The League of Women Voters supports the State plan that includes RHNA and certified Housing Elements.

We also support transparency in government. In order to provide adequate information for community feedback (in addition to Council and Planning Commission input) we suggest that you provide **a list of the specific sites in the site inventory with street addresses** as well as: the size of the parcel, existing use and zoning, the estimated number of net new units, along with any known constraints as soon as possible. Sites that are proposed for rezoning should be clearly shown with similar information. According to the Staff report, it seems that we won't see this information until early May. Delaying that long allows very little time for analysis of the site inventory by the Council, the Planning Commission, or the public.

We also urge the scheduling of additional Council and Planning Commission meetings in April to give direction on programs and policies that the Housing Element must provide. The Staff report infers that this discussion will not occur until late May. We believe this discussion should take place in the presence of the **entire** Council, not only because it is important for all Councilmembers to be involved, but so the public can be part of this discussion. Programs and policies are a key component of the Housing Element. For example, the downtown parking plazas are shown as possible housing sites, but unless there is a program to relocate the parking, these sites have little development potential. We would like to see the proposed programs much earlier so that everyone can comment on possible policies such as reduced parking requirements, revision of the current inclusionary ordinance, review of constraints on the building of housing, especially as identified by market-rate and nonprofit developers.

We also suggest that comments received on the Housing Element in the small group discussions and those provided in stakeholder meetings be posted as soon as possible on the Housing Element website.

(Please send comments related to this letter to Sue Russell at [REDACTED])

Karin Bricker, President LWV of Los Altos Mountain View

cc: Gabriel Engeland Laura Simpson Sonia Lee
Jon Maginot Andrea Chelemengos

Adelina Del Real

From: Los Altos Affordable Housing Alliance <losaltosaffordable@gmail.com>
Sent: Monday, March 21, 2022 8:36 PM
To: Public Comment
Cc: Laura Simpson; Gabriel Engeland
Subject: Public Comment Agenda Item #6, Housing Element Update - 3/22/22
Attachments: LAAHA letter to Council 3.22.22.pdf

Categories: Yellow category

Hello Council,

Please find attached a public comment re: the Housing Element update.

Thank you,
LAAHA Steering Committee

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Los Altos Affordable Housing Alliance

To educate and inspire the Los Altos community to build housing that is affordable for our workforce.



March 22, 2022

Honorable Mayor Enander and Members of the City Council:

The city of Los Altos faces hard decisions. In our Housing Element, we need to upzone our city for hundreds of new homes. We need to eliminate some current constraints on building new housing. We need to institute programs to promote the building of more affordable homes.

As we have seen in other cities, deciding what to include in a Housing Element is a contentious process because the City, with the input of residents, must choose between difficult alternatives. Some residents may not be in favor of upzoning at all in Los Altos, but we have to upzone somewhere. Given that fact, the question is about where and how, rather than if at all.

Thus far, we have not been presented with the alternatives we realistically face, and before the draft housing element is written, the public and the City Council must see the tradeoffs. We need to see the preliminary site list, with the address, current use and number of homes expected for each site. We need to see the alternatives to be considered for upzoning, again with the address, current use and number of homes expected for each site. We also need to see the programs being considered.

Therefore, we support

1. The public release of a complete and detailed Preliminary Site Inventory list, including all possible alternatives.
2. Council and Planning Commission Meetings in April to discuss Housing Element programs, such as parking requirements, constraints on building, and fees on affordable units, to name just a few. These meetings should happen before the draft Housing Element is completed.

Up to this point, the City has made admirable efforts to explain to the public what the Housing Element is. Those efforts must be followed up with detailed information on the choices we face, so that the public can weigh in on which choices we support, in full knowledge of the tradeoffs that must be made. We encourage you to act with urgency.

Respectfully,
The LAAHA Steering Committee

Los Altos Affordable Housing Alliance

Committed to educating and inspiring the Los Altos community to build housing that is affordable for those who live and work in Los Altos

<https://losaltosaffordablehousing.org/>

Adelina Del Real

From: Didier Moretti <[REDACTED]>
Sent: Monday, March 21, 2022 7:25 PM
To: Public Comment
Subject: Public Comment Agenda Item #6 - March 22, 2022

Categories: Yellow category

Dear Sir/Madam

Ref: Item #6 on the agenda

We are long time Los Altos residents, and are **alarmed by the prospect of replacing all parking plazas downtown with housing, apparently without any plans to build significant new parking spaces** to replace the lost parking, and to provide for any new tenants and their visitors.

We understand the need to support more housing, and we are not big fans of lots of car traffic downtown. While we support allowing restaurants to continue to use part of Main and State Street, we are extremely concerned about taking away parking spots in the plazas/ replacing those with more housing and therefore more people - without any addition of underground or above ground parking structures.

We hereby request that you factor in our feedback, and that of many other Los Altos residents we speak with, and **not proceed with the current proposed plan.**

Didier Moretti



Adelina Del Real

From: Maria Bautista [REDACTED]
Sent: Monday, March 21, 2022 6:53 PM
To: Public Comment
Subject: March 22 City Council Meeting: Housing in Los Altos

Categories: Yellow category

Dear Council Members,

Please slow down. You will soon hear public outcry that the development currently taking place on First Street in Downtown Los Altos cannot be continually replicated in and around downtown without destroying the town.

The upzoning to four stories with very little setback is going to yield the “canyon” effect that so many voiced concern about when LACI proposed development of their First Street site. Residents really don’t understand what is coming. Give them time to see the new First Street- and to respond to its intense density.

Rezoning either downtown parking plazas or commercial sites near downtown for housing may have been a worthy idea if there were tight restrictions on density and design. However, the current trend to build out and up to the maximum capacity WILL ruin town.

We are in a free for all when we should be careful and intentional, and guiding the design and build of structures that enhance our environment with light, air and green space: the characteristics residents seek in choosing to live in Los Altos.

Los Altos can designate sites along the El Camino corridor as high density zones in character with the nature of developments that are taking place there. The El Camino corridor provides the scale of site to accommodate height and parking, with adequate setbacks. The El Camino corridor allows for more direct access to major roadways and public transportation systems. Both Larry Chu’s corner and the Los Altos Village Court on San Antonio Road at El Camino afford the opportunity for dense housing, and are arguably in need of redevelopment. Please focus there first. Done well, a gateway development may satisfy state requirements and alleviate resident concerns.

Thank you,

Maria Bautista
71 Angela Drive

Adelina Del Real

From: Linda Palmor [REDACTED]
Sent: Monday, March 21, 2022 2:55 PM
To: Public Comment
Subject: March 22nd meeting Agenda item #6 Housing Elements

Categories: Yellow category

As a long-time resident of Los Altos, I wish to express my deep concerns over the proposal of eliminating downtown parking plazas and replacing them with multi-story housing - with insufficient parking!

Please, don't tell me that everyone is going to bike or walk downtown to do their shopping. They are not! Many older residents are incapable of neither - particularly if you think that they'll be able to carry their shopping home on their bikes! What fantasy land do you live in??

I suggest you survey the majority of the **residents** of Los Altos as to what they would like to see for the downtown area for the next 20 years. Stop citing the will of the special-purpose organizations run by the handful of cronies who are responsible for most of the misinformation that the citizens receive in publications such as the Town Crier. Stop relying on non-independent consultants who prepare biased reports. Survey the residents - properly!!!! The residents moved to Los Altos for the existing vibe in the downtown area - not for an overbuilt grand canyon with no parking and fewer shops and restaurants! Compared to the amount this city wastes on consulting fees and unnecessary studies for fantasy projects, I'm sure a survey of the citizens would be a drop in the bucket.

Are you trying to kill the businesses which support our neighborhood! It's hard enough to find parking for those businesses now - particularly since the existing multistory buildings already have a dearth of parking due to their developers weaseling their way into the city council's good graces and building developments with far too few parking spaces..

Please consider the needs of your Los Altos neighbors, whom you are SUPPOSED to be representing. You obviously do not represent my needs nor those of my friends who live in Los Altos. Are the developers everything to you? Are the residents of Los Altos just chopped liver, to be derided and ignored for your glory??

Linda Palmor
[REDACTED]