



PUBLIC CORRESPONDENCE

The following is public correspondence received by the City Clerk's Office after the posting of the original agenda. Individual contact information has been redacted for privacy. This may *not* be a comprehensive collection of the public correspondence, but staff makes its best effort to include all correspondence received to date.

To send correspondence to the City Council, on matters listed on the agenda please email PublicComment@losaltosca.gov



August 20, 2022

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

Re: Agenda Item #6 – 5150 El Camino Real Development, Council Meeting August 23rd

Dear Mayor Enander and Members of the City Council:

The LWV supports inclusionary zoning as a method to increase the supply of safe, decent, adequate housing for all Californians. We have consistently commended Los Altos for its below-market-rate (BMR) program as it has been the main way that Los Altos has been providing affordable housing.

The Prometheus development will add 196 units to Los Altos' housing stock, including 29 BMR rentals. The project will contribute significantly towards the City's RHNA targets, as well as to its affordable housing inventory.

We appreciate Staff and the Planning Commission paying close attention to appropriate implementation of the BMR ordinance as well as density bonus law and ensuring that affordable housing is included if for some reason the rental housing construction is delayed.

We are also pleased to see that that Prometheus has revised the 5150 El Camino project approved earlier by Council so that now most of the units will be rental instead of ownership. Los Altos has been building very few rental units; rentals are more affordable to those with lower incomes, because they are more "affordable by design", as the Staff report points out. The LWV supports providing a range of housing types.

(Please send any questions about this email to Sue Russell at housing@lwvlamv.org)

Karin Bricker, President LWV of Los Altos/Mountain View Area

Cc: Gabe Engeland. Nick Zornes Sean Gallegos Angel Rodriguez

From: [Phan Truong](#)
To: [Public Comment](#)
Subject: Public Comment Agenda Item 6 (5150 El Camino Real) - Meeting 8/23/22
Date: Tuesday, August 23, 2022 8:41:07 AM

Dear Members of the Los Altos City Council,

The previous developer, *Dutchints Development*, worked extensively with the residents of Casita Way to establish a development plan that stipulated the following important design elements:

- Provide for the planting of fast-growing trees of an agreed-upon perennial species along the property's southern border to protect year-round privacy of residents of Casita Way.
- Ensure that grading does not destroy the current berm along the property's southern border so as to protect the roots of trees belonging to the residents of Casita Way, which currently provide a privacy screen.
- Provide for the construction of a new fence or wall along the property's southern border to protect privacy and mitigate sound, light, and noise pollution.

I urge the City Council to ensure that the current owner of the property, *Prometheus Real Estate Group*, honors these same design elements, which were arrived at in mutual good faith, and that the City Council require their inclusion to protect the privacy of residents who live on Casita Way.

Respectfully Yours,

Phan Truong and Family
Casita Way, Los Altos

From: [Pierre Bedard](#)
To: [Public Comment](#)
Subject: PUBLIC COMMENT AGENDA ITEM 6 - 24 AUG 22
Date: Tuesday, August 23, 2022 9:37:02 AM

Dear Los Altos City Council,

I'm writing regarding the development at 5150 El Camino Real.

The previous developer, *Dutchints Development*, worked extensively with the residents of Casita Way to establish a development plan that stipulated the following important design elements:

- Provide for the planting of fast-growing trees of an agreed-upon perennial species along the property's southern border to protect year-round privacy of residents of Casita Way
- Ensure that grading does not destroy the current berm along the property's southern border so as to protect the roots of trees belonging to the residents of Casita Way, which currently provide a privacy screen
- Provide for the construction of a new fence or wall along the property's southern border to protect privacy and mitigate sound, light, and noise pollution.

I urge the City Council to ensure that the current owner of the property, *Prometheus Real Estate Group*, honors these same design elements, which were arrived at in mutual good faith, and that the City Council require their inclusion to protect the privacy of residents who live on Casita Way.

Respectfully Yours,

Pierre and Caroline Bedard
721 Casita Way, Los Altos



8/23/2022

Los Altos City Council
1 North San Antonio Road
Los Altos, CA 94022

PublicComment@losaltosca.gov
Via Email

Re: 5150 El Camino Real
APN 170-04-066

Dear Los Altos City Council,

YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. YIMBY Law sues municipalities when they fail to comply with state housing laws, including the Housing Accountability Act (HAA). As you know, the City Council has an obligation to abide by all relevant state housing laws when evaluating the above captioned proposal, including the HAA. Should the City fail to follow the law, YIMBY Law will not hesitate to file suit to ensure that the law is enforced.

The project consists of the demolition of an existing office building and the construction of 172 units of multifamily housing, with 29 of the units designated affordable for Low and Very Low income families. The development will also include 24 townhouses, and is utilizing a Density Bonus. This project was previously entitled by the city, and the two differences now are that a project that was once previously all for-sale will now include much needed rental housing, and that there will be an increase in the total number of affordable housing units provided. California Government Code § 65589.5, the Housing Accountability Act, prohibits localities from denying housing development projects that are compliant with the locality's zoning ordinance or general plan at the time the application was deemed complete, unless the locality can make findings that the proposed housing development would be a threat to public health and safety.

The above captioned proposal is zoning compliant and general plan compliant, with the requested density bonus incentives and waivers, therefore, your local agency must approve the application, or else make findings to the effect that the proposed project would have an adverse impact on public health and safety, as described above. Should the City fail to comply with the law, YIMBY Law will not hesitate to take legal action to ensure that the law is enforced.

I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state.

Sincerely,

A handwritten signature in black ink that reads "Sonja Trauss". The signature is written in a cursive, flowing style with a prominent flourish at the end of the word "Trauss".

Sonja Trauss
Executive Director
YIMBY Law