



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



6/28/2022

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

PublicComment@losaltosca.gov
Via Email

Re: 355 1st Street
167-41-029 & 167-41-028

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 at 355 First Street will be a multiple-family residential project comprising four lots on First Street. The project will create 50 units (six affordable). The project will also create two levels of underground parking.

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, 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,

Sonja Trauss

Sonja Trauss
Executive Director
YIMBY Law

From: [Dylan Casey](#)
To: [Public Comment](#)
Cc: [Courtney Welch](#)
Subject: [External Sender]Written Comment on Agenda Item 11, 355 1st St LLC Housing Development
Date: Tuesday, June 28, 2022 4:34:08 PM
Attachments: [Los Altos - 355 First St HAA Letter.pdf](#)

Dear City Council,

Please consider the attached letter as public comment on the proposed housing development at 355 First Street.

Thank you,

Dylan Casey

Executive Director, California Renters Legal Advocacy and Education Fund
www.carlaef.org



California Renters Legal Advocacy and Education Fund

360 Grand Ave, #323
Oakland, CA 94612

June 28, 2021

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

Re: Proposal to Approve Housing at 355 First Street.

Dear Los Altos City Council and City Attorney,

The California Renters Legal Advocacy and Education Fund (CaRLA) submits this letter to inform the Los Altos City Council that they have an obligation to abide by all relevant state housing laws when evaluating the 355 First Street fifty-unit condominium project. The Housing Accountability Act (Gov. Code Section 65589.5) requires approval of zoning and general plan compliant projects, such as this one, unless findings can be made regarding specific, objective, written health and safety hazards. These impacts must be unmitigable, and must be established through a preponderance of evidence. As indicated in the Agenda Report prepared for this meeting, the proposed development would comply with all of the city's objective zoning and general plan standards, and no evidence of adverse health and safety impacts exists. Further, the city must grant all proposed waivers and concessions under State Density Bonus Law, because they would reduce costs and facilitate the development of housing. (*see* Gov. Code, § 65915 et seq.; *Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755.)

As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit. It will bring increased tax revenue, new customers to local businesses, decarbonization in the face of the climate crisis, but most importantly, it will reduce the displacement of existing residents into homelessness or carbon-heavy car commutes. The laws cited in this letter are designed to allow and require cities to approve of new homes over the objection of a small minority of neighbors. Research indicates that the anti-housing voices frequent in public hearings are disproportionately white, higher-income, and homeowners.¹ These voices do not represent the best interests of Los Altos or the broader community. Approving developments like this one over these vocal objections is a step towards racial, economic, environmental, and social justice. We urge Los

¹ Einstein, Palmer, and Glick, *Who Participates in Local Government? Evidence from Meeting Minutes*, Perspectives on Politics, Volume 17, Issue 1, March 2019
https://www.dropbox.com/s/k4kzph3ynal3xai/ZoningParticipation_Perspectives_Final.pdf?dl=0

Altos to approve of this project because it is the right decision for the City and is required by state law.

CaRLA is a 501(c)3 non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. The proposed project, which is generally consistent with the Los Altos Zoning Code, will provide badly needed housing, support long-term economic stability, and encourage nearby commercial development. In addition, the proposed project will improve the streetscape and incorporate design elements that support residential use. While no one project will solve the regional housing crisis, the proposed 355 First Street development is the kind of housing Los Altos needs to mitigate displacement, provide shelter for its growing population, and arrest unsustainable housing price appreciation. You may learn more about CaRLA at www.carlaef.org.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dylan Casey', with a long horizontal line extending to the right.

Dylan Casey
Executive Director
California Renters Legal Advocacy and Education Fund