



City Council Agenda Report

Meeting Date: August 27, 2024

Prepared By: Nick Zornes

Approved By: Gabe Engeland

Subject: Amendments to Municipal Code Chapters 3.48 and 3.49

COUNCIL PRIORITY AREA

- Business Communities
- Circulation Safety and Efficiency
- Environmental Sustainability
- Housing
- Neighborhood Safety Infrastructure
- General Government

RECOMMENDATION

Two (2) separate actions for City Council consideration:

Introduce an Ordinance of the City Council of the City of Los Altos Repealing in its Entirety the Traffic Impact Fee Ordinance, Chapter 3.48 of the Los Altos Municipal Code and find that this Ordinance is exempt from environmental review pursuant to Section 15378(b)(4) and 15273(a)(1) and (a)(2) of the State Guidelines implementing the California Environmental Quality Act of 1970.

Introduce an Ordinance of the City Council of the City of Los Altos Amending Chapter 3.49 to Title 3 Revenue and Finance of the Los Altos Municipal Code for Affordable Housing Fees and find that this Ordinance is exempt from environmental review pursuant to Section 15378(b)(4) and 15273(a)(1) and (a)(2) of the State Guidelines implementing the California Environmental Quality Act of 1970.

FISCAL IMPACT

Not Applicable.

ENVIRONMENTAL REVIEW

Pursuant to CEQA Guidelines Section 15378(b)(4) and 15273(a)(1) and (a)(2) this item is exempt from environmental review. CEQA does not apply to the establishment, modification, structuring, restructuring, or approval of rates, tolls, fares, and other charges by public agencies.

BACKGROUND

On June 11, 2024, the Los Altos City Council considered an item for Development Impact and In-Lieu Fees. The item was continued to a date certain of June 25, 2024, to provide the City Council

with additional time to consider the subsequent action. At that time the Assistant City Manager informed the City Council that this includes amendments to Chapter 3.48 and 3.49 of the Los Altos Municipal Code would need to be agendized separately as there was insufficient information provided in the agenda to meet the statutory requirements.

This item was again continued at the June 25, 2024, City Council meeting until a date certain of August 27, 2024.

ANALYSIS

The proposed amendments to Chapter 3.48 and 3.49 of the Los Altos Municipal Code are to further implement the Development Impact and In-Lieu Fees under consideration tonight. The proposed amendment to Chapter 3.48 repeals in its entirety the existing ordinance as the new Chapter 3.60 covers all necessary provisions for the collection of Development Impact and In-Lieu Fees associated with Traffic Impact Fees (TIF). The proposed amendment to Chapter 3.49 amends the city's Affordable Housing Fee Ordinance which covers the legal framework for the collection of such fees. As previously noted, the proposed amendments are in tandem to the consideration of Development Impact and In-Lieu Fees also under consideration on the June 25, 2024, agenda.

RECOMMENDATION

Two (2) separate actions for City Council consideration:

Introduce and Waive Further Reading of an Ordinance of the City Council of the City of Los Altos Repealing in its Entirety the Traffic Impact Fee Ordinance, Chapter 3.48 of the Los Altos Municipal Code and find that this Ordinance is exempt from environmental review pursuant to Section 15378(b)(4) and 15273(a)(1) and (a)(2) of the State Guidelines implementing the California Environmental Quality Act of 1970.

Introduce and Waive Further Reading of an Ordinance of the City Council of the City of Los Altos Amending Chapter 3.49 to Title 3 Revenue and Finance of the Los Altos Municipal Code for Affordable Housing Fees and find that this Ordinance is exempt from environmental review pursuant to Section 15378(b)(4) and 15273(a)(1) and (a)(2) of the State Guidelines implementing the California Environmental Quality Act of 1970.

ATTACHMENTS

- 1. Draft Ordinance – Repealing Chapter 3.48**
- 2. Appendix A – Chapter 3.48 Text**
- 3. Draft Ordinance – Amending Chapter 3.49**
- 4. Appendix A – Chapter 3.49 Text**