RESOLUTION NO. 2022-13

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS GRANTING AN EXCEPTION FROM THE CITY'S STORY POLE POLICY TO THE PROPOSED DEVELOPMENT AT 330 DISTEL CIRCLE AND MAKING FINDINGS OF CEQA EXEMPTION

WHEREAS, on March 22, 2022 the City Council adopted an Open Government Policy that included a requirement for all multi-story commercial, multiple-family, mixed-use and public facility development projects subject to Planning Commission and City Council review to erect story poles as part of the application and public review process (the "Story Pole Policy"); and

WHEREAS, the City Council may grant exceptions to the Story Pole Policy due to a public health or safety concern, or if such an installation would impair the use of existing structure(s) or the site to the extent it would not be able to be occupied and the existing business and/or residential use would be infeasible; and

WHEREAS, by letter February 17, 2022 the applicant for the proposed development at 330 Distel Circle submitted a request for an exception from the City's Story Pole Policy due to public health and safety concerns, impairment of the existing structures and site related to placement of story poles in close proximity to drive aisles and affordable housing expediated timeline request; and

WHEREAS, this action The approval of the story poll exception is exempt from review under the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15061(b)(3) in that it can be seen with certainty that not erecting temporary structures would not result in a significant environmental effect, and none of the circumstances set forth in CEQA Guidelines Section 15300.2 applies.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos hereby approves the applicant's request for an exception from the installation of story poles per the City's Story Pole Policy based on the following finding:

1. There is a public health and safety concern or impairment of the existing site or buildings due to the placement of the story poles and guy wires posing a threat of physical harm to users and a safety concern if a story pole or guy wire were to cause damage to personal property or result in personal injury to an individual attempting to access the site; and

2. Installation of story poles per the City's Story Pole Policy would require additional time and resources, including impediment to current operations of the Mid-Peninsula Open Space District and cause significant delay in transfer of current ownership to be able to access and install the poles; and

3. The installation of the Story Poles causing significant delay in the timelines of approval of the 100 % affordable housing project seeking density bonus and concession causing delays in securing affordable housing funding in a timely manner; and

4. To direct staff to work with the applicant to create alternatives that show different angles of the building including dimensions at pedestrian eye level renderings, particularly to include a rendering from the residential neighborhood behind the proposed parcel to be showcased on the on-site billboard for noticing.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 22nd day of March, 2022 by the following vote:

AYES:	Council Members Fligor, Weinberg and Vice Mayor Meadows
NOES:	Council Member Lee Eng and Mayor Enander
ABSENT:	None
ABSTAIN:	None

Anita Enander, MAYOR

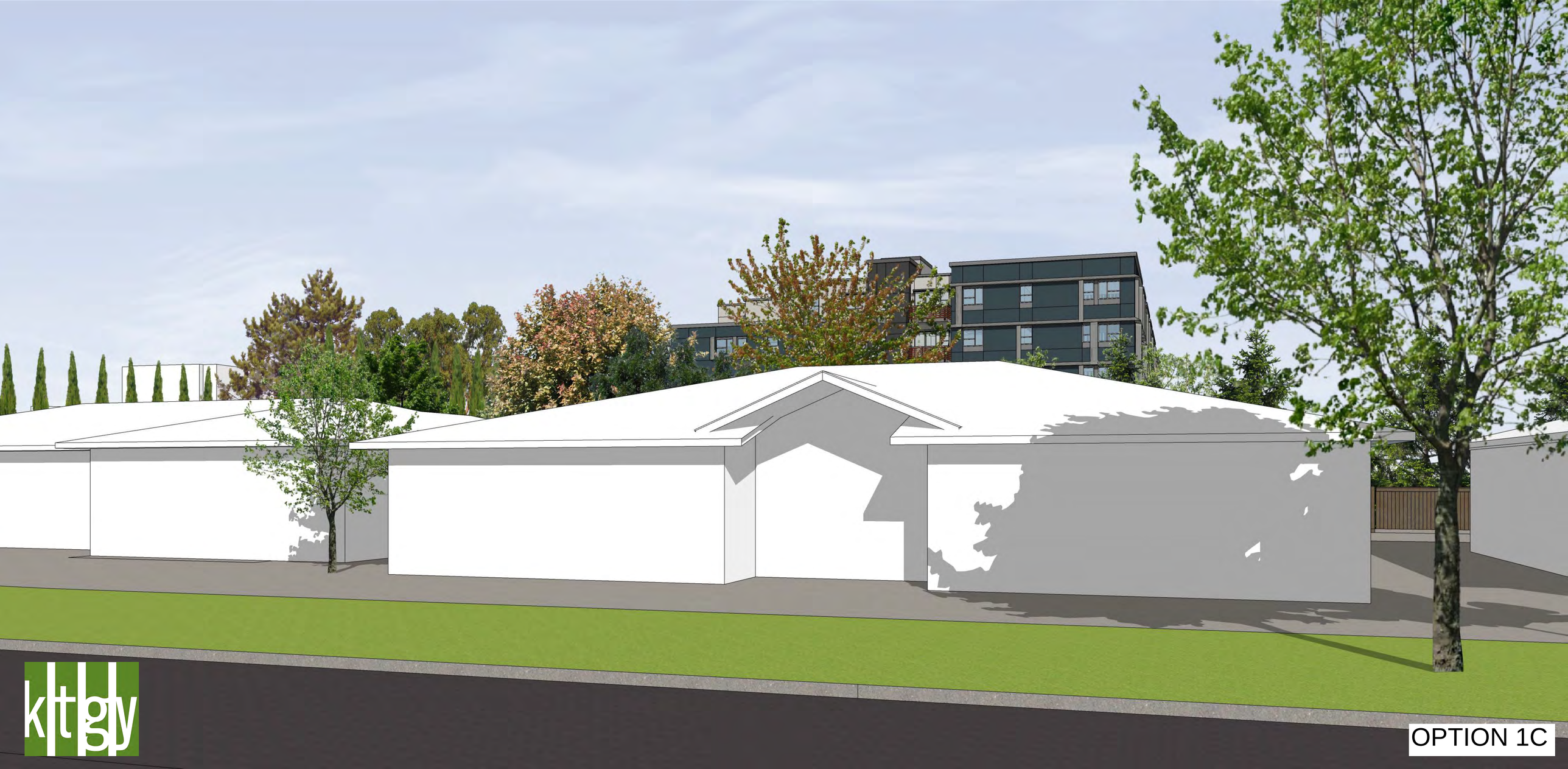
Attest:

Andrea Chelemengos, MMC, CITY CLERK

1A
1B
1C
2
3
4
Marich Way
Panchita Way
Distel Circle
El Camino Real
222'-6"
10'-11"
10'-8"
11'-0"
0
16
32
64
KEY MAP

OPTION 1A

kltgly
OPTION 1B


OPTION 1C

VIEW 2 -
DISTEL CIRCLE STREETSCAPE

VIEW 3 -
DISTEL CIRCLE BUILDING
ENTRY

VIEW 4 -
DISTEL CIRCLE AERIAL VIEW

Marich Way
1
Marich Way
Distel Circle
EAH HOUSING
A roof is just the beginning
ktgy
JETT
Landscape Architecture + Design
BKF
VIEW 1
ALONG MARICH WAY

Marich Way
Distel Circle
El Camino Real
KEY MAP N.T.S.
VIEW 2
DISTEL CIRCLE STREETSCAPE
EAH HOUSING
ktgy
IFTT
BKF

VIEW 4
DISTEL CIRCLE AERIAL VIEW

EAH HOUSING
A roof is just the beginning

ktgy

JETT
Landscape Architecture + Design

BKF

EAH HOUSING
A roof is just the beginning

ktgy

JETT
Landscape Architecture + Design

BKF

NOTICE OF DEVELOPMENT PROPOSAL: 330 DISTEL CIRCLE

PROJECT DESCRIPTION:

The proposed building is 5 stories with a stepdown in the building to 4 levels at the western corner of the site. The building is 100% affordable with 90 units and 90 parking stalls.

Key sustainable features include: mass timber at the ground level, solar shading, water efficient landscape, and the potential for solar photovoltaics.

APPLICANT:
Welton Jordan, Chief Real Estate Development Officer
415-295-8876
welton.jordan@eahhousing.org

OWNER:
Allen Ishibashi, Sr. Real Property Agent
650-625-6546
aishibashi@openspace.org

PROJECT PLANNER:
Radha Hayagreev, Senior Consulting Planner / Urban Designer
rhayagreev@losaltosca.gov

WE WOULD LIKE TO HEAR FROM YOU!

WEBPAGE: www.eahhousing.org/330distelcircle
EMAIL: 330distelcircle@eahhousing.org

Meeting Notice

Meeting Notice

DISTEL CIRCLE ELEVATION

330 Distel
March Way
Distel Circle
KEY MAP N.T.S.
EAH HOUSING
ktgy
JETT
BKF
VIEW 3
DISTEL CIRCLE BUILDING ENTRY

NOTICE OF DEVELOPMENT PROPOSAL: 330 DISTEL CIRCLE

GE: www.eahhousing.org/330distelcircle

330distelcircle@eahhousing.org

PUBLIC HEARING NOTICE

Thursday, June 16, 2022 at 6:00 pm

The City of Los Altos will hold a Joint Planning Commission/Complete Street Commission public hearing to consider the project at the above date and time with an opportunity for public comment.

Per California Executive Order N-29-20, the Commission will meet via videoconference only. Members of the Public may call [illegible] to participate in the conference call (Meeting ID: [illegible] and Passcode: [illegible]) or via the web at [illegible]. Members of the Public may only comment during times allotted for public comments. Public testimony will be taken at the direction of the Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at [illegible]. Emails received prior to the meeting will be included in the public record.

Project plans and information are available for review at: electronically https://www.losaltosca.gov/communitydevelopment/page/330-distel-circle. The staff report and project plans are posted on the City's website the Thursday before the meeting date. https://www.losaltosca.gov/planningcommission/page/planning-commission-68. Written comments may be mailed to the Planning Division at Los Altos City Hall or emailed to the Project Planner.

Meeting Notice