

RESOLUTION NO. PC 2023-XX

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOS ALTOS RECOMMENDING THAT THE CITY COUNCIL ADOPT THE SIXTH CYCLE HOUSING ELEMENT UPDATE

WHEREAS, the California Legislature has determined that the availability of housing is a matter of statewide importance and that cooperation between government and the private sector is critical to attainment of the State's housing goals;

WHEREAS, California Government Code Section 65588(b) requires the City of Los Altos to periodically prepare an update to the Housing Element of its General Plan;

WHEREAS, the City Council directed the Development Services Director to cause the Development Services Director to proceed with this update to the City's Housing Element for the 2023-2031 planning period;

WHEREAS, the City of Los Altos prepared the draft 2023-2031 Housing Element in accordance with California Housing Element Law (Government Code Section 65580 et seq.);

WHEREAS, California Government Code Section 65583 requires that the Housing Element Update contain: (i) an assessment of the City's housing needs and an analysis of the resources and constraints, both governmental and non-governmental, relevant to the meeting of these needs; (ii) an inventory of land suitable and available for residential development and an analysis of the development potential of such sites; (iii) a statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing; and (iv) programs that set forth a schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the Housing Element Update;

WHEREAS, the City's share of the regional housing need was established in the Regional Housing Needs Assessment Plan prepared and adopted by the Association of Bay Area Governments (ABAG) on December 16, 2021. The allocation establishes the number of new units needed, by income category, to accommodate expected population growth over the planning period of the Housing Element;

WHEREAS, Housing Element Law requires the Housing Element to identify adequate sites to accommodate the City's Regional Housing Needs Allocation (RHNA) for all income categories, and the Housing Element Update identifies sites that can accommodate housing exceeding the City's RHNA;

WHEREAS, in accordance with Government Code Section 65585(b), the City on August 12, 2022 submitted a draft Housing Element to the California Department of Housing and

Community Development (HCD); and received a letter from HCD dated November 10, 2022, which provided the City's draft Housing Element with comments that required revisions to comply with Housing Element Law;

WHEREAS, the City Council considered the comments received from HCD at a Study Session on November 29, 2022 and provided direction on responses to HCD's comments;

WHEREAS, the City incorporated revisions into Housing Plan Update 2023-2031 in response to HCD's letter dated November 10, 2022 to ensure that the Housing Element would substantially comply with Housing Element Law;

WHEREAS, an Initial Study and Mitigated Negative Declaration for the 2023-2031 Housing Element was prepared pursuant to California Environmental Quality Act (CEQA), Public Resources Code Section 21000 et seq., CEQA Guidelines Section 15070, and the City of Los Altos local process for implementing CEQA, assessing the potential environmental impacts that might result from the adoption of the 2023-2031 Housing Element, a Mitigated Negative Declaration (MND) was prepared to address potential environmental impacts;

WHEREAS, The Planning Commission considered Public Testimony regarding the Initial Study and Mitigated Negative Declaration for the 2023-2031 Housing Element as required by law;

WHEREAS, the City conducted substantial and broad public engagement using a methodical process including 1) the establishment of a Housing Element page on the City's website, through which the city has received input directly from residents and businesses; 2) six Housing Element pop-up events; 3) ongoing small group virtual meetings on the Housing Element, ranging from 2 to 10 attendee; 4) two double page ads in the Town Crier; 5) Housing Element newsletters and alerts for over 200 persons; 6) two Community Workshops, over two hundred attendees; 7) informational flier sent to every household in Los Altos; and five banners (8' by 3') posted on various City Buildings and street corners advertising the Housing Element Update website and opportunity for continued public input;

WHEREAS, the Planning Commission held a duly noticed public hearing on January 2, 2023, as prescribed by law. Evidence was submitted to and considered by the Planning Commission, including, without limitation:

- a) Written information including written and graphical information posted on the Project website, including without limitation public comments submitted to HCD and City, all of which are incorporated by this reference as though fully set forth herein.
- b) Materials created for public engagement and study session agenda reports.
- c) Oral testimony from City staff, interested parties and the public.
- d) The staff report dated January 5, 2023, which along with attachments, are incorporated herein by reference as though fully set forth herein, as are staff reports

and presentations prepared for related study sessions, which occurred during the life of the Project.

e) Additional information submitted during the public hearing;

NOW, THEREFORE, BE IT RESOLVED that the Los Altos Planning Commission, in its independent judgment and after fully considering all alternatives, hereby declares that:

SECTION 1. The foregoing recitations are true and correct and are incorporated by reference into this action.

SECTION 2. The amendment to the Housing Element of the General Plan substantially complies with Housing Element Law, as provided in Government Code 65580 et. seq. The proposed amendments are required to bring the Housing Element into consistency with State law and are consistent with sound planning principles in that the proposed policies and proposed implementing regulations are compatible and ensure that the goals and policies of the General Plan can be adequately implemented.

SECTION 3. There is a real and substantial relationship of the Los Altos Housing Element to the general welfare of the City and the entire region. Los Altos has adequately researched and considered the numerous competing interests in the region and, in view of the demonstrated need for new housing, the approval constituted a reasonable accommodation of those interests.

PASSED AND ADOPTED this 5th day of January, 2023 by the following vote, to wit:

AYES:

NOES:

ABSTAIN:

ABSENT:

ATTEST:

Stephanie Williams, AICP
Staff Liaison

Susan Mensinger, Chair