



**CITY OF LOS ALTOS  
CITY COUNCIL MEETING  
May 26, 2015**

**PUBLIC HEARING**

**Agenda Item # 11**

**SUBJECT:** Adopt Resolution No. 2015-11, adopting the 2015-2023 Housing Element and Negative Declaration

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**BACKGROUND**

The Housing Element is a State-mandated element of the City's General Plan that is written to meet certain statutory requirements. As such, a certified Housing Element benefits the City with clear housing goals, policies and programs providing the necessary conditions for developing and preserving adequate housing for all segments of the community. Furthermore, a certified Housing Element provides the opportunity for the City to qualify for certain State funding such as the One Bay Area Grants related to transportation improvements.

**EXISTING POLICY**

The 2015-2023 Housing Element is an update of the City's 2009-2014 Housing Element, which is a required element of the City's General Plan. The 2009-2014 Housing Element is available online on the City's webpage (see Services/Community Development/Planning/Adopted Plans).

**PREVIOUS COUNCIL CONSIDERATION**

October 28, 2014

**DISCUSSION**

On October 28, 2014, the City Council considered a draft of the 2015-2023 Housing Element. The Council provided administrative direction and approved the draft subject to:

- Clarifying the language regarding the City's Community Development Block Grants (CDBG) recognizing that the City transfers its share of the funds to the County for their administration of services and projects that benefit Los Altos (Program 1.1.2 and Program 4.3.1);
- Revising the wording to be more general on the City's outreach for affordable housing (Program 4.2.1);
- Adding an annual review for second living units (Program 4.2.1);
- Adding programs to periodically review the administration of the City's affordable housing and improve the City's priority rankings for such units (Program 4.3.5 and Program 4.3.6);
- Adding a program to consider commercial linkage fees for affordable housing (Program 4.5.1); and
- Revising the quantified objectives in Table 1 of the Housing Element.

After incorporating revisions requested by the City Council, the 2015-2023 Housing Element was submitted to the State Department of Housing and Community Development in January 2015. The State's response was favorable with a few administrative revisions to the Element to clarify some of the background discussion, the timing of certain programs, the quantified objectives in Table 1 and the allowed residential uses by zoning district in Table B-43. Attachment 2 shows the administrative

changes to the Housing Element as a strikeout and underline excerpt of the amended pages. The original draft is available on the City's webpage (see Services/Community Development/Planning/Housing Element). The State conditionally accepted the revisions subject to the City implementing Program 3.2.1, which requires a rezoning effort to allow emergency shelters (see Attachment 3).

On April 16, 2015, the Planning and Transportation Commission considered an Initial Study and Negative Declaration of environmental impact for the adoption of the Housing Element (see Memorandum to the Planning and Transportation Commission, Attachment 4). The Planning and Transportation Commission found that adopting the Housing Element will not have a significant effect on the environment. It should be noted that subsequent housing projects would require an environmental analysis consistent with the California Environmental Quality Act. The Planning and Transportation Commission received no public input with regard to its consideration of the Negative Declaration. The minutes of the Commission meeting are included as Attachment 5.

The proposed Resolution adopts a revised Housing Element for the next eight years.

#### **PUBLIC CONTACT**

A public hearing advertisement was published on April 1, 2015 in the Town Crier providing a 10-day notice for the April 16, 2015 Planning and Transportation Commission hearing.

A public hearing advertisement was published on May 13, 2015 in the Town Crier providing a 10-day notice for the May 26, 2015 City Council hearing.

Posting of the meeting agenda serves as notice to the general public.

#### **FISCAL/RESOURCE IMPACT**

None

#### **ENVIRONMENTAL REVIEW**

Negative Declaration

#### **RECOMMENDATION**

Adopt Resolution No. 2015-11, adopting the 2015-2023 Housing Element and Negative Declaration

#### **ALTERNATIVES**

Amend the Housing Element goals, policies and/or programs. Substantial changes should be remanded to the Planning and Transportation Commission for consideration.

Prepared by: David Kornfield, Planning Services Manager

#### **ATTACHMENTS:**

1. Resolution No. 2015-11
2. Summary of administrative changes to the 2014-2023 Housing Element
3. Approval letter from the Department of Housing and Community Development
4. Memorandum to the Planning and Transportation Commission, dated April 16, 2015
5. Planning and Transportation Commission Minutes dated, April 16, 2015

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*Adopt Resolution No. 2015-11, adopting the 2015-2023 Housing Element and Negative Declaration*

**RESOLUTION NO. 2015-11**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS  
ADOPTING THE 2015-2023 HOUSING ELEMENT**

**WHEREAS**, the 2015-2023 Housing Element is a mandatory element of the General Plan for the City; and

**WHEREAS**, the 2015-2023 Housing Element is in the best public interest; and

**WHEREAS**, with regard to environmental review, the City Council finds in accordance with Section 15074 of the California Environmental Quality Act Guidelines, that adopting a Negative Declaration is appropriate based on the public record and Initial Study; and, that there is no substantial evidence that the project will have a significant effect on the environment and that the Negative Declaration reflects the City's independent judgement and analysis; and

**WHEREAS**, the State Department of Housing and Community Development finds that the 2015-2023 Housing Element meets the statutory requirements of the housing element law in accordance with Article 10.6 of the Government Code.

**NOW THEREFORE, BE IT RESOLVED**, that the City Council of the City of Los Altos adopts the 2015-2023 Housing Element.

**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 26<sup>th</sup> day of May, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

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Janis C. Pepper, MAYOR

Attest:

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Jon Maginot, CMC, CITY CLERK



## CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code Section 65583[c][6][B]). There are two aspects of this analysis: (1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and (2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements. As shown below, the 2002–2020 General Plan contains several elements with policies related to housing, none of which conflict with the Housing Element. The City will review and revise, as necessary, the Housing Element for consistency when amendments are made to the General Plan.

General Plan Element	Policy	Description
<b>Community Design and Historic Resources</b>	1.4	Promote pride in community and excellence in design in conjunction with attention to and compatibility with existing residential and commercial environments.
	1.5	Continue to protect the privacy of neighbors and minimize the appearance of bulk in new homes and additions to existing homes.
	1.6	Continue to provide for site planning and architectural design review within the city, with a focus on mass, scale, character, and materials.
	1.7	Enhance neighborhood character by promoting architectural design of new homes, additions to existing homes, and residential developments that is compatible in the context of surrounding neighborhoods.
	1.8	Consider neighborhood desires regarding the character of future development through the establishment of development or design regulations.
	3.3	Encourage pedestrian- and bicycle-oriented design in the Downtown.
	3.8	Encourage the development of affordable housing above the ground floor throughout the Downtown.
	4.3	Evaluate development applications to ensure compatibility with residential neighborhoods south of the corridor.
	6.1	Ensure that the integrity of historic structures and the parcels on which they are located are preserved through the implementation of applicable design, building, and fire codes.
	6.2	The City shall regard demolition of Landmark structures, and historically significant resources, which have HRI rankings of 60 to 100 as a last resort. Demolition would be permitted only after the City determines that the resource retains no reasonable economic use, that demolition is necessary to protect health, safety and welfare or that demolition is necessary to proceed with a new project where the benefits of the new project outweigh the loss of the historic resource.
	6.3	Work with property owners to preserve historic resources within the community, including the orchard, or representative portion thereof,



# GOALS, POLICIES, PROGRAMS & QUANTIFIED OBJECTIVES

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## PRESERVATION – CONSERVATION – REHABILITATION

**Goal 1** Preserve the natural beauty, rural-suburban atmosphere, and high quality of residential neighborhoods to attract families with children to Los Altos.

**Policy 1.1:** *The City will encourage the preservation and improvement of the existing housing stock to minimum housing standards, including existing nonconforming housing uses.*

**Program 1.1.1 – Implement voluntary code inspection program.**

Continue the voluntary code inspection program encompassing code compliance, rehabilitation, energy conservation, and minimum fire safety standards.

**Responsible Body:** Community Development Department

**Funding Source:** Permit Fees

**Time Frame:** Ongoing

**Program 1.1.2 – Help secure funding for housing assistance programs.**

Continue to assist in the provision of housing assistance in Los Altos for low-income households with other public agencies and private nonprofit organizations that offer rental assistance, home repairs, and first-time homebuyer assistance. To minimize overlap or duplication of services, Los Altos will undertake the following actions:

The City will support County and nonprofit housing rehabilitation programs by providing program information to interested individuals through handouts available at City Hall, the Los Altos Senior Center, the Los Altos Library, and the Woodland Branch Library.

The City will contact previous rehabilitation applicants when new funding becomes available and post a legal notice in the newspaper when housing rehabilitation funds become available. The City will continue to transfer their Community Development Block Grant (CDBG) funds to the County to support housing programs each year.

**Responsible Body:** Community Development Department, City Council

**Funding Source:** CDBG funds; other funds, as identified and secured

**Time Frame:** Ongoing



***Policy 1.2: The City will maintain and enhance the existing pleasant, attractive, moderate-density multifamily zoning districts, typically located between commercial and single-family residential areas.***

***Program 1.2.1 – Support rezoning from office to medium-density multifamily.***

Support case-by-case review of property owner–initiated rezoning from Office to Medium-Density Multifamily in the Fremont-Giffin Office District.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing

***Policy 1.3: If transitional land use zoning is not possible or inadequate to buffer, multifamily and senior housing will be encouraged between single-family neighborhoods and commercial and public/quasi-public uses. Setbacks, sound walls, protective vegetation, and on-site landscaping will be required as a buffer when transitional land use zoning is not possible.***

***Program 1.3.1 – Enforce neighborhood residential buffering.***

Enforce minimum standards for buffers between residential properties and commercial uses and public/quasi-public uses. Enforcement will occur through the development permit review process as provided in the Zoning Ordinance. Buffering will include a combination of landscaping, minimum setback, or yard requirements and stepped-back building heights.

**Responsible Body:** Community Development Department, Planning and Transportation Commission

**Funding Source:** Permit fees

**Time Frame:** Ongoing

***Program 1.3.2 – Restrict commercial uses in residential neighborhoods.***

Continue to restrict commercial uses in residential neighborhoods.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing



**Policy 1.4: Design, construction, and remodeling permits for all residential development will be reviewed for quality, safety, privacy, and the capacity to maintain the character of existing neighborhoods.**

**Program 1.4.1 – Implement zoning and design standards.**

Continue to implement residential zoning, development standards, and design review to ensure compatibility of housing with neighborhood character, minimum open yard space, and streets that are safe.

**Responsible Body:** Community Development Department, Planning and Transportation Commission, City Council

**Funding Source:** Permit fees

**Time Frame:** Ongoing

**Program 1.4.2 – Evaluate design review process.**

Regularly review and adjust, if appropriate, criteria, objectives, and procedures for design review of residential construction to be compatible in terms of bulk and mass, lot coverage, and proportion with houses in the immediate vicinity. This program will set criteria under which development must be reviewed by City staff, the Design Review Commission, or the Planning and Transportation Commission.

**Responsible Body:** Community Development Department, Design Review Commission, Planning and Transportation Commission, City Council

**Funding Source:** Permit fees

**Time Frame:** ~~Ongoing~~December 2016Annually

**Program 1.4.3 – Facilitate alternate modes of transportation in residential neighborhoods.**

Continue to implement zoning and development standards to facilitate walkable neighborhoods and the safe use of alternate modes of transportation such as bicycles.

**Responsible Body:** Community Development Department, Planning and Transportation Commission, City Council

**Funding Source:** Permit fees

**Time Frame:** Ongoing

**Program 1.4.4 – Accommodate the needs of children through design review and land use regulations, including open space, parks and recreation facilities, pathways, play yards, etc.**

**Responsible Body:** Community Development Department

**Funding Source:** Parkland dedication fees

**Time Frame:** Ongoing



***Policy 1.5: The City will ensure that the level of development permitted in the creation of land divisions results in an orderly and compatible development pattern, within the subdivision and in relation to its surroundings; provides for quality site planning and design; and provides for quality structural design.***

***Program 1.5.1 – Review compatibility of land divisions as part of the permit review and approval process.***

**Responsible Body:** Community Development Department, Planning and Transportation Commission, City Council

**Funding Source:** Permit fees

**Time Frame:** Ongoing

## **NEW CONSTRUCTION**

**Goal 2**     **Strive to maintain a variety of housing opportunities by location and housing type.**

***Policy 2.1: The City will maintain zoning that provides for a range of housing sizes and residential densities.***

***Program 2.1.1 – Encourage diversity of housing.***

Require diversity in the size of units for projects in mixed-use or multifamily zones to accommodate the varied housing needs of families, couples, and individuals. Affordable housing units proposed within projects shall reflect the mix of community housing needs.

**Responsible Body:** Community Development Department, Planning and Transportation Commission, City Council

**Funding Source:** Permit fees

**Time Frame:** Ongoing

***Program 2.1.2 – Implement multifamily district development standards.***

Continue to implement the multifamily district development standards to ensure that the maximum densities established can be achieved and that the maximum number of units is required to be built. (See **Table B-41** in Appendix B for a summary of multifamily zoning requirements.)

**Responsible Body:** Community Development Department, Planning and Transportation Commission, City Council

**Funding Source:** Permit fees

**Time Frame:** Ongoing



**Program 2.1.3 – Allow employee housing**

The City shall amend the Zoning Ordinance to specifically allow employee housing for six or fewer residents as a permitted use in residential zoning districts, in compliance with Health and Safety Code Section 17021.5 and 17021.6.

**Responsible Body:** Community Development Department, City Council

**Funding Source:** Permit fees

**Time Frame:** Ongoing January 2016

**Policy 2.2: The City will encourage mixed-use development in designated zones.**

**Program 2.2.1 – Provide development incentives for mixed-use projects in commercial districts.**

Continue to implement the affordable housing mixed-use policies developed for El Camino Real, and expand the application of these policies development incentives to other commercial districts in the city, including CN (Commercial Neighborhood), CS (Commercial Service), CD (Commercial Downtown), CD/R-3 (Commercial Downtown/ Multiple Family), and CRS (Commercial Retail Service). Development incentives will be included for these districts that will encourage the development of affordable housing in these identified commercial areas.

**Responsible Body:** Community Development Department, Planning and Transportation Commission, City Council

**Funding Source:** Permit fees

**Time Frame:** Ongoing December 2016

**Policy 2.3: The City will encourage the development of new rental units in the existing multifamily districts.**

**Program 2.3.1 – Implement density bonuses.**

Continue to implement density bonuses and other incentives as provided by state law and the City’s Zoning Ordinance.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing



## **SPECIAL NEEDS HOUSING**

**Goal 3 Create housing opportunities for people with special needs.**

***Policy 3.1: The City will support the efforts of Santa Clara County and local social service providers to increase their capacity to operate facilities serving the homeless.***

***Program 3.1.1 – Support efforts to fund homeless services.***

Consider pursuing funding from available sources for homeless services. The City will also assist community groups that provide homeless services and assist such groups in applying for funding from other agencies. The City will consider applying for grants where appropriate or will encourage/partner with local and regional nonprofit organizations that wish to apply for such grants.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing

***Program 3.1.2 – Continue to participate in local and regional forums for homelessness, supportive, and transitional housing.***

Continue to participate in regional efforts as coordinated with other adjacent cities to address homeless and emergency and transitional housing issues and potential solutions.

**Responsible Body:** Community Development Department, City Council, Community Services Agency

**Funding Source:** General Fund, CDBG funds

**Time Frame:** Ongoing

***Policy 3.2: The City will comply with all state legal requirements, including SB 2, pertaining to zoning provisions for homeless shelters, transitional housing, and supportive housing.***

***Program 3.2.1 – Amend the City's Zoning Ordinance to accommodate emergency shelters.***

Amend the City's Zoning Ordinance concurrently with the adoption of this Housing Element to allow emergency shelters as a permitted use by right in the Commercial Thoroughfare (CT) district without a conditional use permit or other discretionary review and only subject to the development requirements in this zone. This district is well suited for the development of emergency shelters with its full access to public transit and underdeveloped parcels that allow higher-density housing opportunities. The public transit opportunities include Caltrain, the VTA Bus, and the VTA transit hub on Showers Drive in Mountain View. The CT district has almost 11 acres of underdeveloped parcels that will accommodate



residential housing such as emergency shelters. Four key opportunity sites make up the approximately 11 acres of development potential that could generate as much as 378 housing units, not including density bonuses for affordable housing. The City will also evaluate adopting standards consistent with Government Code Section 65583(a) (4) that addresses operational and design criteria that may include:

- Lighting
- On-site management
- Maximum number of beds or persons to be served nightly by the facility
- Off-street parking based on demonstrated need
- ~~Professional~~ Security during hours that the emergency shelter is in operation
- ~~Allowing~~ Supportive services ~~provided~~—on-site at a level commensurate with the number of beds

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** December 2014

***Program 3.2.2 – Recognize the statutory requirements for transitional and supportive housing.***

Recognize the requirement of SB 2 to explicitly allow both supportive and transitional housing types in all zones that allow residential. The definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. Transitional and supportive housing will be allowed as a permitted use, subject only to the same restrictions on residential uses contained in the same types of structure.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing

***Program 3.2.3 – Provide incentives and amend the City's Zoning Ordinance for compliance with statutory requirements for single-room occupancy residences to address the needs of extremely low-income households.***

AB 2634 requires cities to identify zoning to encourage and facilitate supportive housing in single-room occupancy units. The City will amend the Zoning Ordinance concurrently with the adoption of this Housing Element to define single-room occupancy units (SROs) and to allow SROs



with a conditional use permit in appropriately defined commercial thoroughfare districts in the city.

In addition, the City will review its affordable housing ordinance and other available development incentives to determine what measures can be taken to encourage the development of housing for people with extremely low incomes.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** December 2014; ongoing

## AFFORDABILITY

**Goal 4** Allow a variety of housing densities and types in appropriate locations to accommodate housing needs at all income categories.

***Policy 4.1: The City will encourage the conservation of existing affordable housing, including the present rental stock represented by units in the city's existing multifamily districts, particularly rental housing affordable to low- or moderate-income households.***

### ***Program 4.1.1 – Monitor condominium conversion.***

Continue to implement the Condominium Conversion Ordinance to protect against the conversion or demolition of rental units. It shall require buildings in multifamily zoning districts initially built as rental units which have not been converted to condominiums to be reconstructed as rental units unless there is greater than a 5 percent vacancy rate.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing

### ***Program 4.1.2: Conserve small houses in areas of small lot sizes.***

Continue to conserve the stock of small houses in areas of small lot sizes.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing



**Policy 4.2: The City will encourage the development of affordable second dwelling units that conform to zoning regulations.**

**Program 4.2.1 – Facilitate new construction of second dwelling units.**

Chapter 14.14 (Second Living Units in R1 Districts) of the Municipal Code allows a detached second dwelling unit to be permitted on a lot or parcel within a single-family residential district that has a minimum of the greater of 150 percent of the lot area required in the residential zoning district in which the second living unit is proposed to be located, or 15,000 square feet of lot area. A lesser lot size is required if a second unit is attached to the main residence. Findings for approval include that a public benefit will result because the proposed second living unit will be maintained as affordable for very low- and low-income households. A second living unit may be established through the conversion of existing floor space in a single-family structure, the addition to a single-family structure, conversion of a conforming accessory structure, or the construction of a new accessory structure.

The City will continue to implement the following actions annually:

- Continue to implement second dwelling unit regulations to provide increased opportunities for the development of affordable second units.
- Promote awareness of regulations which allow the construction of new second units consistent with City regulations through public information at the Community Development Department public counter and inclusion on the City’s website.
- Annually review the number of second dwelling unit permits issued.
- Continue to require a verification and quantification procedure regarding rent and occupancy as a condition of the permit.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing

**Program 4.2.2 – Consider reducing minimum lot sizes for second dwelling units.**

Study the feasibility and ~~consider~~ amend, as appropriate, ing the Zoning Ordinance to a reduce in the minimum lot size for second dwelling units.

**Responsible Body:** Community Development Department, City Council

**Funding Source:** General fund

**Time Frame:** January 2016



**Policy 4.3: The City will facilitate the development of new units of affordable housing.**

**Program 4.3.1 – Assist in the development of affordable housing.**

If necessary for the development of affordable housing projects, and when requested by the project sponsor, consider assisting in securing funding for low- and moderate-income housing developments through one or more of the following actions:

- Transfer the City’s annual CDBG allocation to the County for projects that serve the Los Altos community.
- Provide funding to participate in a multi-jurisdictional housing finance program (such as a Mortgage Revenue Bond or Mortgage Credit Certification Program).
- Apply for state and federal funding on behalf of a nonprofit, under a specific program to construct affordable housing including persons with disabilities or developmental disabilities.

**Responsible Body:** Community Development Department, City Council

**Funding Source:** CDBG funds, state or federal grant funds

**Time Frame:** Ongoing

**Program 4.3.2 – Implement Chapter 14.28 of the Municipal Code, which defines the number of required below-market-rate (BMR) units by development size and type, and requires on larger projects (greater than 10 market-rate units) that the BMR units generally reflect the size and number of bedrooms of the market-rate units.**

Continue to implement the City’s Multi-Family Affordable Housing Ordinance (Chapter 14, Section 28), which includes a series of unit thresholds at which affordable housing units will be required. The ordinance establishes the following thresholds and requirements:

- 1–4 units: Affordable housing units are not required.
- 5–9 units: Affordable housing units are required. In the event that the developer can demonstrate to the satisfaction of the City Council that providing affordable housing units in a project will be financially infeasible, the City Council may waive the requirement to provide affordable housing units.
- 10 or more units: Affordable housing units are required as follows:
  - For rental units – 15 percent low income or 10 percent very low-income housing
  - For owner units – 10 percent moderate-income housing

Chapter 14.28 also notes that unless otherwise approved by the City Council, all affordable units in a project shall be constructed concurrently



with market-rate units, shall be dispersed throughout the project, and shall not be significantly distinguishable by design, construction, or materials.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing

***Program 4.3.3 – Consider reduced parking requirements for certain housing types and affordable housing units.***

For affordable housing units and small housing units including senior housing, studios and SROs, the City will consider allowing just one parking space per unit.

The City will continue to monitor the underground parking requirement to ensure this requirement is not a constraint to the production of housing or a constraint to meeting maximum densities.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing

***Program 4.3.4 – Continue to encourage maximum densities.***

Continue to ensure that the City is meeting maximum densities in the zones that allow multifamily housing. The City will monitor the lot coverage requirement and the height requirements. Most recently, the City removed the “stories requirement” from the commercial and multiple-family districts to allow more flexibility in development and to facilitate greater potential densities. The City also codified a maximum density development requirement, which notes that the maximum density permitted shall be constructed unless it is determined by the City Council that a less dense project would be in the best interests of the community. In addition, the City will monitor the underground parking requirements as stated in Program 4.3.3 to ensure that they do not cause a significant constraint to meeting the maximum densities required by all of Los Altos’ multiple-family zoning districts.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Annually

***Program 4.3.5 – Initiate an affordable housing administration contract review and renewal.***

Initiate a Request for Project for the contract administration of the City’s affordable housing programs including an emphasis on an appropriate contract duration, administration responsibilities, enforcement, outreach and marketing.

**Responsible Body:** Community Development Department, City Council



**Funding Source:** General fund

**Time Frame:** July 2015

***Program 4.3.6 – Improve the City’s BMR program priority ranking process.***

Review and amend, as necessary, the City’s BMR program application ranking process.

**Responsible Body:** Community Development Department, City Council

**Funding Source:** General fund

**Time Frame:** July 2015

***Program 4.3.7 – Consider a commercial development linkage fee for affordable housing.***

- Study and explore the option of a commercial development linkage fee for affordable housing. If appropriate, consider adopting a local fee.

**Responsible Body:** Community Development Department, City Council

**Funding Source:** General fund

**Time Frame:** January 2016

## **HOUSING NONDISCRIMINATION**

**Goal 5** Strive to make housing in the city available to all regardless of age, sex, race, ethnic background, marital status, veteran status, religion, or physical disability.

***Policy 5.1: The City supports nondiscrimination in housing.***

***Program 5.1.1 – Assist residents with housing discrimination and landlord-tenant complaints.***

Continue to provide a service to refer individuals to organizations or agencies who handle complaints about discrimination, landlord-tenant relations, etc. Complaints regarding discrimination will be referred to the Mid-Peninsula Citizens for Fair Housing, Santa Clara County, and other appropriate fair housing agencies. Complaints regarding landlord-tenant problems will be referred to the Los Altos Mediation Program, the County of Santa Clara Office of Consumer Affairs, or other appropriate local agencies.

**Responsible Body:** Community Development Department

**Funding Source:** General Fund, CDBG funds

**Time Frame:** Ongoing



**Policy 5.2:** *Consistent with the requirements of SB 520, the City will remove constraints and allow for “reasonable accommodations” for the disabled in housing development standards.*

*Individuals with disabilities may request exceptions to zoning, subdivision, or building standards in order to receive reasonable accommodation to achieve accessibility.*

*Applicants may request an administrative permit to continue or expand a nonconforming residential use or to construct accessibility improvements within a yard or setback area. There will be a minimal fee or no fee to apply for a reasonable accommodation.*

*The administrative permit review process will include application of the following decision-making criteria:*

- *The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.*
- *The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.*
- *The requested accommodation would not impose an undue financial or administrative burden on the City.*
- *The requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program.*
- ~~*The requested accommodation would reduce barriers and increase visitability on the site.*~~
- *The City publishes information on its permit procedures in the form of brochures that are available at the permit counter in the Community Development Department and on the City's website. City staff is available at the permit counter to answer questions about procedures for special accommodations under the City's Zoning Ordinance.*

*A decision on the administrative permit for a reasonable accommodation may be appealed to the Planning Commission.*



## SENIOR HOUSING

**Goal 6** Increase housing opportunities for Los Altos' senior population.

**Policy 6.1:** *The City will promote services and education to help seniors maintain their independence and remain in their own homes as long as possible.*

**Program 6.1.1 – Discourage senior-only housing from converting to other uses.**

Discourage projects developed as senior-only projects from converting to other uses.

**Responsible Body:** Community Development Department

**Funding:** Permit fees

**Time Frame:** Ongoing

**Program 6.1.2 – Assist seniors to maintain and rehabilitate their homes.**

Seek, maintain, and publicize a list of resources or service providers to help seniors maintain and/or rehabilitate their homes.

**Responsible Body:** Community Development Department

**Funding:** Permit fees

**Time Frame:** Ongoing

**Program 6.1.3 – Encourage conforming and contextual senior housing near transportation and services.**

Ensure that senior housing conforms and harmonizes with surrounding neighborhoods and encourage that it be located near transportation and services.

**Responsible Body:** Community Development Department

**Funding:** Permit fees

**Time Frame:** Ongoing



**Policy 6.2: The City will encourage a variety of senior housing opportunities, including building type, degree of care, and form of ownership.**

**Program 6.2.1 – Provide senior housing density bonuses and development incentives.**

Provide density bonus increases in the Cuesta-Lassen multifamily district of up to 38 dwelling units per acre for projects that are senior-only. Provide expanded development incentives for senior-only projects in this district. Consider increased densities and development incentives for senior and affordable housing projects in all multifamily districts.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing

**Program 6.2.2 – Designate and encourage senior housing on specific well-suited sites.**

Identify and consider additional parcels well suited for senior housing. All PUD/SC sites were developed during the previous planning period.

**Responsible Body:** Community Development Department

**Funding:** Permit fees

**Time Frame:** Ongoing

**Program 6.2.3 – Mixed-use development, including developments that contain senior and institutional housing, will be encouraged in public and quasi-public land use areas that are zoned PCF.**

**Responsible Body:** Community Development Department

**Funding:** Permit fees

**Time Frame:** Ongoing

**Program 6.2.4 – Senior housing with extended care facilities will be allowed in multifamily and mixed-use zoning districts.**

Continue to explore opportunities to promote senior housing with extended care facilities in other multifamily and mixed-use districts. This type of housing is currently allowed as a conditional use in the PCF district.

**Responsible Body:** Community Development Department

**Funding:** Permit fees

**Time Frame:** Ongoing



## ENERGY EFFICIENCY

**Goal 7** Maximize Los Altos' sustainability through energy efficiency, water conservation, and greenhouse gas reductions.

**Policy 7.1:** *The City will encourage energy and water conservation measures to reduce energy and water consumption in residential, governmental, and commercial buildings.*

***Program 7.1.1 – Promote energy and water conservation through education and financial incentives.***

Continue to promote residential energy and water conservation, consistent with the City's adopted Climate Action Plan, through consumer information on financial assistance and rebates for energy-efficient home improvements published by governmental agencies, nonprofit organizations, and utility companies. The City will make information available at the public counter of the Community Development Department, at the Los Altos Senior Center, through the public libraries, and through the City's newsletters. The information will also be available on the City's website, and a link to energy programs will be placed on the Los Altos Environmental Commission's website.

**Responsible Body:** Community Development Department

**Funding Source:** General Fund, CDBG funds

**Time Frame:** Ongoing

***Program 7.1.2 – Participate in a Property Assessed Clean Energy (PACE) financing program.***

Los Altos has adopted resolutions supporting the CalFIRST Property Assessed Clean Energy (PACE) Program. By doing this, Los Altos residents may be eligible to finance any energy improvements to their homes—solar panels, water-efficient landscapes, etc.—on their property tax assessment. This allows the financing to be extended over multiple years and also allows a home to be sold with that assessment assigned to the new owner. Although CalFIRST has encountered legal challenges to providing these loans for residential purposes, other opportunities exist. The City will vet the applicability of Cal FIRST alternatives and will participate as appropriate.

**Responsible Body:** Community Development Department

**Funding Source:** General Fund

**Time Frame:** Ongoing



***Program 7.1.3 – Promote the use of solar energy.***

This program focuses on promoting solar energy as a means to increase energy efficiency and promote green energy alternatives. As part of this program, the City will leverage and promote other state and commercial initiatives to encourage solar energy, such as grants, tax credits, and rebates, as they are implemented. (No design review of solar panels is allowed by law. Setbacks, height restrictions, etc., are already covered by the Zoning Ordinance.)

**Responsible Body:** Community Development Department

**Funding Source:** General Fund, other funds as identified

**Time Frame:** Ongoing

***Policy 7.2: The City will continue to implement building and zoning standards to encourage energy and water efficiency.***

***Program 7.2.1 – Implement energy-efficient regulations.***

Continue to implement building code and zoning standards that promote energy efficiency in residential design, layout, construction, and landscaping. The City enforces energy efficiency standards of Title 24 of the California Code of Regulations (California Building Code Standards), which uses zoning requirements for lot size, building separation, yards, setbacks, landscaping, and design review to promote energy conservation in new development.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing

***Program 7.2.2 – Monitor and implement thresholds and statutory requirements of climate change legislation.***

Monitor the implementation measures of the Global Warming Solutions Act of 2006 (AB 32) and SB 375, which requires planning organizations to promote sustainable communities as part of their regional transportation plans. The City will implement the measures as guidance for thresholds and compliance methods are released by the State.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing



## STATUTORY COMPLIANCE AND REPORTING

**Goal 8** Support regional efforts to advance responsible housing policy and planning, and strive for timely compliance with all statutory reporting requirements.

**Policy 8.1:** *The City will comply with all HCD and other statutory reporting requirements for housing programs and plans.*

**Program 8.1.1 – Develop annual housing status report.**

Provide an annual status report to the City Council and California Department of Housing and Community Development (HCD) on the status of the General Plan housing programs and their implementation as required by state law.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Annually

**Policy 8.2:** *The City will support local and regional efforts to develop and implement proven and effective housing policies and plans.*

**Program 8.2.1 – Participate in the regional housing needs determination.**

Continue the regional conversation about meeting the housing needs. Actively participate in the ABAG Regional Housing Needs Determination. The City will meet with ABAG staff to provide land use, housing, employment, and other information related to the RHNA formula to ensure that the allocation accurately represents Los Altos' fair share of the region's housing needs.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing, as requested



## QUANTIFIED OBJECTIVES

**Table 1** represents the number of housing units the City has the capacity to build or entitle between January 2015 and January 2023, when the Housing Element period ends. Between January 2014 and August 2014, a total of 36 housing units were entitled or constructed in Los Altos. Moving forward, the City estimates that an additional 787 housing units could be built across all income categories. These estimates are based on a number of factors, including historical production, current market forces, pending Zoning Ordinance amendments, City housing programs, and state laws and guidelines for density bonuses.

Second units in Los Altos are deed-restricted and limited to low and very low incomes. Between 2009 and 2014, 11 second units were constructed (a rate of just under 2 per year). Based on the number of applications received in the past, the City expects to increase the number of second units produced from approximately 2.25 units per year to 4 units per year during the current planning period. The City will increase efforts to educate residents about second units through Program 4.2.1.

**Table 1**

Quantified Objectives (January 31, 2015–January 31, 2023)

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<b>Permits Issued January 2014–August 2014</b>						
Single-Family	0	0	0	0	16	16
Multifamily	0	0	1	1	18	20
Second Units	0	0	0	0	0	0
Density Bonus	0	0	0	0	0	0
<b>Total</b>	<b>1</b>			<b>1</b>	<b>34</b>	<b>36</b>
<b>Estimated Units January 2015–January 2023</b>						
Single-Family	0	00	0	0	190	190
Multifamily	15268	126	127	142	142	552
Second Units	032	12	20	0	0	32
<b>Total</b>	<b>15300</b>	<b>138</b>	<b>147</b>	<b>142</b>	<b>332</b>	<b>774</b>
Rehabilitation*	0			0	0	0
Conservation/Preservation**	0			0	0	0
<b>Grand Total</b>	<b>301</b>			<b>143</b>	<b>366</b>	<b>810</b>

Source: City of Los Altos 2014

\*The City has no funding and does not plan to seek any funding for rehabilitations. \*\* There are currently no units at risk of converting.



### Developmental Disabilities

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Andreas Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table B-20** provides information about Los Altos’ population of developmentally disabled persons; **Table B-21** provides information about those persons’ place of residence.

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating ‘barrier-free’ design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

**Policy 5.2** in this Housing Element provides reasonable accommodation process for people with disabilities. The City has included **Policy 5.2 Program 4.3.1** in this Housing Element to help facilitate the development of housing accessibility for persons with developmental disabilities.

**Table B-20**

Developmentally Disabled Resident by Residence Type

Zip Code	0–17 Years	18+ Years	Total
94022	26	16	42
94024	27	27	54
<b>Total</b>	<b>53</b>	<b>43</b>	<b>96</b>

Source: HCD 2014



**Table B-43**

Allowed Residential Uses by Zone

Housing Type	R1-H	R1-10	R1-20	R1-40	R3-4.5	R3-5	R3-3	R3-1.8	R3-1	CN	CT	CRS	CD	CD/R3	CRS/OAD
Single-family residence	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Second living units	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Small family day care	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Large family day care	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-
Two-family dwelling unit	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
Apartment (two units or more per building)	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Multi-family residential dwelling units	-	-	-	-	-	-	-	P	P	-	C	-	-	-	-
Housing located above the ground floor	-	-	-	-	-	-	-	-	-	C	-	C	C	-	C
Mixed use projects	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-
Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
Emergency shelter	-	-	-	-	-	-	-	-	-	-	- P <sup>1</sup>	-	-	-	-
Transitional housing <sup>2</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Supportive housing <sup>2</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Mobile home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manufactured home (consistent with design review)	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Single room occupancy (SRO) facilities <sup>3</sup>															
Small residential care facility (6 or fewer)	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>										
Large residential care facility (7 or more) <sup>4</sup>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>										

Source: City of Los Altos Municipal Code, retrieved June 2014

“P” – Permitted by right

“C” – Permitted with a Conditional Use Permit

“-” – Not permitted

1 Pending adoption.

2 Per SB2 transitional and supportive housing is allowing in all zones that allow for residential uses and adhere to requirement of that zone.

3 Pending adoption.

4 Large residential care facilities are not allowed in residential district. They are allowed conditionally in the Public and Community Facilities (PCF) District.



<u>4388 El Camino Real (78 units)</u>		<u>420-426 Tyndall Street (8 units)</u>	
Planning:	\$15,000	Planning:	\$10,500
Building:	\$285,590	Building:	\$28,586
Engineering & <u>Impact Fees:</u>	\$957,158	Engineering & <u>Impact Fees:</u>	\$88,237
<b>TOTAL FEES</b>	<b>\$1,257,748</b>	<b>TOTAL FEES</b>	<b>\$127,323</b>

In addition to planning, building, and-engineering, and impact fees, developers must also pay school impact fees and transportation impact fees prior to construction.

**School Fees**

The Los Altos School District also charges impact fees on new residential construction as provided for under state law. The school impact fee is approximately \$2.24 per square foot for residential development. An average 3,500-square-foot home would pay approximately \$7,840 in school impact fees.

**Transportation Impact Fees**

The City established a comprehensive neighborhood traffic management program in November 1999 that specifies a process for implementing traffic calming measures designed to reduce or manage volumes and travel speeds on local streets, as well as a process for residents to petition the City for improvements. Traffic calming measures include changes in street alignment, street width reductions, installation of barriers or other physical devices, and enforcement to reduce traffic speeds and/or cut-through volumes, in the interest of street safety, livability, and other public purposes. As congestion increases, the potential for diversion of traffic to local streets increases.

The City applies a Traffic Impact Fee to all new and redeveloped sites as follows (Chapter 3.48, LAMC):

Traffic Impact Fee -	
Single Family Residential Unit	\$5,142.00
Multiple Family Residential Unit	\$3,156.00
Senior Residential Unit	\$1,323.00
Commercial (Per 1,000 Sq. Ft.)	\$9,418.00
Office (Per 1,000 Sq. Ft.)	\$7,585.00

While the Traffic Impact Fee does create additional costs, it is not significant as a percentage of land and construction costs in Los Altos. The fees are also comparable to those in neighboring communities.

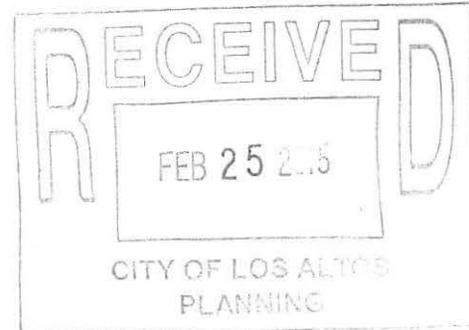
**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT  
DIVISION OF HOUSING POLICY DEVELOPMENT**

2020 W. El Camino Avenue, Suite 500  
Sacramento, CA 95833  
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www.hcd.ca.gov



February 19, 2015

Mr. David Kornfield, Planning Services Manager  
Community Development Department  
City of Los Altos  
One North San Antonio Road  
Los Altos, CA 94022



Dear Mr. David Kornfield:

**RE: City of Los Altos' 5<sup>th</sup> Cycle (2015-2023) Draft Housing Element**

Thank you for submitting Los Altos' draft housing element update which was received for review on January 14, 2015, along with revisions received on February 11, 2015. Pursuant to Government Code (GC) Section 65585(b), the Department is reporting the results of its review. Our review was facilitated by a conversation on January 27, 2015 with you and the City's consultants, Ms. Jennifer Gastelum and Ms. Courtney Woods, both with PMC.

The draft element meets most of the statutory requirements of State housing element law (GC, Article 10.6). The Department cannot find the element in full compliance until the City amends its zoning ordinance to permit year-round emergency shelters without discretionary action pursuant to GC Section 65583(a)(4)(A) as amended by Senate Bill 2 (Chapter 633, Statutes of 2007). Program 3.2.1, identified in the previous element, committed the City to amend the zoning ordinance to permit emergency shelters in the Commercial Thoroughfare zone without discretionary action by May 2011. As noted in the current element on page 125, Program 3.2.1 has not been implemented. The element will comply with housing element law once the City has completed these zoning amendments and submitted the adopted element to the Department pursuant to GC Section 65585(g).

To remain on an eight year planning cycle, pursuant to Senate Bill 375 (Chapter 728, Statutes of 2008) the City must adopt its housing element within 120 calendar days from the statutory due date of January 31, 2015 for ABAG localities. If adopted after this date, GC Section 65588(e)(4) requires the housing element be revised every four years until adopting at least two consecutive revisions by the statutory deadline. For more information on housing element adoption requirements, please visit the Department's website at: [http://www.hcd.ca.gov/hpd/hrc/plan/he/he\\_review\\_adoptionsteps110812.pdf](http://www.hcd.ca.gov/hpd/hrc/plan/he/he_review_adoptionsteps110812.pdf).

Public participation in the development, adoption and implementation of the housing element is essential to effective housing planning. Throughout the housing element process, the City must continue to engage the community, including organizations that represent lower-income and special needs households, by making information regularly available and considering and incorporating comments where appropriate.

The Department appreciates your efforts and dedication in preparation of the housing element and looks forward to receiving Los Altos' adopted housing element. If you have any questions or need additional technical assistance, please contact Jess Negrete, of our staff, at (916) 263-7437.

Sincerely,

A handwritten signature in black ink, appearing to read "Glen A. Campora". The signature is stylized and somewhat cursive.

for

Glen A. Campora  
Assistant Deputy Director



DATE: April 16, 2015

AGENDA ITEM # 4

**TO:** Planning and Transportation Commission

**FROM:** David Kornfield, Planning Services Manager

**SUBJECT:** Negative Declaration of Environmental Impact for the Adoption of the 2015-2023 Housing Element

**RECOMMENDATION:**

Recommend to the City Council adoption of a Negative Declaration of Environmental Impact for the 2015-2023 Housing Element

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**BACKGROUND**

In addition to providing direction on administrative matters related to housing, on October 28, 2014 the City Council approved the draft 2015-2023 Housing Element subject to revisions including:

- Clarifying the language regarding the City's Community Development Block Grants (CDBG) recognizing that the City transfers its share of the funds to the County for their administration of services and projects that benefit Los Altos (Program 1.1.2 and Program 4.3.1);
- Revising the wording to be more generic on the City's outreach for affordable housing (Program 4.2.1);
- Adding an annual review for second living units (Program 4.2.1);
- Adding programs to periodically review the administration of the City's affordable housing and improve the City's priority rankings for such units (Program 4.3.5 and Program 4.3.6);
- Adding a program to consider commercial linkage fees for affordable housing (Program 4.5.1); and
- Revising the quantified objectives in Table 1 of the Housing Element.

After incorporating revisions requested by the City Council, the 2015-2023 Housing Element was submitted to the State Department of Housing and Community Development in January 2015. The State's response was favorable with a few administrative revisions to the element to clarify some of the background discussion, the timing of certain programs, the quantified objectives in Table 1 and the allowed residential uses by zone in Table B-43 (see Attachment A). The State conditionally accepted the revisions subject to the City implementing Program 3.2.1, which requires a rezoning effort to provide the opportunity for emergency shelters.

## DISCUSSION

Based on the State's acceptance of the 2015-2023 Housing Element staff directed our housing consultant to prepare an Initial Study of environmental impacts. The housing element is a policy document that does not propose substantive changes to the City's land use regulations or involve the construction or expansion of any residential land uses, and thus does not have any direct environmental impacts. By statute, however, since it is an amendment to the City's General Plan, an environmental review is required.

The Initial Study determined that most of the potential impacts were No Impact. It found that in terms of Population and Housing, that there would be a Less Than Significant Impact on indirectly inducing population growth by providing for additional housing opportunities within the City. Each potential future development, however, would be considered on a case-by-case basis pursuant to the California Environmental Quality Act. Based on the Initial Study, staff determined that the 2015-2023 Housing Element could not have a significant effect on the environment and that a Negative Declaration is appropriate.

The Initial Study and Negative Declaration were advertised for a 30-day public review from March 25<sup>th</sup> to April 24<sup>th</sup>. To date, staff has not received any public input.

### Attachments:

- A. 2015-2023 Housing Element excerpts showing State-approved administrative revisions
- B. Initial Study of Environmental Impact and Negative Declaration

## FINDINGS

### 2015-2023 Housing Element

1. With regard to environmental review, the Planning and Transportation Commission finds in accordance with Section 15074 of the California Quality Act Guidelines, that adopting a Negative Declaration is appropriate based on the public record and Initial Study; and, that there is no substantial evidence that the project will have a significant effect on the environment and that the Negative Declaration reflects the City's independent judgement and analysis.



## CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code Section 65583[c][6][B]). There are two aspects of this analysis: (1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and (2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements. As shown below, the 2002–2020 General Plan contains several elements with policies related to housing, none of which conflict with the Housing Element. The City will review and revise, as necessary, the Housing Element for consistency when amendments are made to the General Plan.

General Plan Element	Policy	Description
Community Design and Historic Resources	1.4	Promote pride in community and excellence in design in conjunction with attention to and compatibility with existing residential and commercial environments.
	1.5	Continue to protect the privacy of neighbors and minimize the appearance of bulk in new homes and additions to existing homes.
	1.6	Continue to provide for site planning and architectural design review within the city, with a focus on mass, scale, character, and materials.
	1.7	Enhance neighborhood character by promoting architectural design of new homes, additions to existing homes, and residential developments that is compatible in the context of surrounding neighborhoods.
	1.8	Consider neighborhood desires regarding the character of future development through the establishment of development or design regulations.
	3.3	Encourage pedestrian- and bicycle-oriented design in the Downtown.
	3.8	Encourage the development of affordable housing above the ground floor throughout the Downtown.
	4.3	Evaluate development applications to ensure compatibility with residential neighborhoods south of the corridor.
	6.1	Ensure that the integrity of historic structures and the parcels on which they are located are preserved through the implementation of applicable design, building, and fire codes.
	6.2	The City shall regard demolition of Landmark structures, and historically significant resources, which have HRI rankings of 60 to 100 as a last resort. Demolition would be permitted only after the City determines that the resource retains no reasonable economic use, that demolition is necessary to protect health, safety and welfare or that demolition is necessary to proceed with a new project where the benefits of the new project outweigh the loss of the historic resource.
6.3	Work with property owners to preserve historic resources within the community, including the orchard, or representative portion thereof,	



# GOALS, POLICIES, PROGRAMS & QUANTIFIED OBJECTIVES

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## PRESERVATION – CONSERVATION – REHABILITATION

**Goal 1** Preserve the natural beauty, rural-suburban atmosphere, and high quality of residential neighborhoods to attract families with children to Los Altos.

*Policy 1.1: The City will encourage the preservation and improvement of the existing housing stock to minimum housing standards, including existing nonconforming housing uses.*

***Program 1.1.1 – Implement voluntary code inspection program.***

Continue the voluntary code inspection program encompassing code compliance, rehabilitation, energy conservation, and minimum fire safety standards.

**Responsible Body:** Community Development Department

**Funding Source:** Permit Fees

**Time Frame:** Ongoing

***Program 1.1.2 – Help secure funding for housing assistance programs.***

Continue to assist in the provision of housing assistance in Los Altos for low-income households with other public agencies and private nonprofit organizations that offer rental assistance, home repairs, and first-time homebuyer assistance. To minimize overlap or duplication of services, Los Altos will undertake the following actions:

The City will support County and nonprofit housing rehabilitation programs by providing program information to interested individuals through handouts available at City Hall, the Los Altos Senior Center, the Los Altos Library, and the Woodland Branch Library.

The City will contact previous rehabilitation applicants when new funding becomes available and post a legal notice in the newspaper when housing rehabilitation funds become available. The City will continue to transfer their Community Development Block Grant (CDBG) funds to the County to support housing programs each year.

**Responsible Body:** Community Development Department, City Council

**Funding Source:** CDBG funds; other funds, as identified and secured

**Time Frame:** Ongoing



***Policy 1.2: The City will maintain and enhance the existing pleasant, attractive, moderate-density multifamily zoning districts, typically located between commercial and single-family residential areas.***

***Program 1.2.1 – Support rezoning from office to medium-density multifamily.***

Support case-by-case review of property owner-initiated rezoning from Office to Medium-Density Multifamily in the Fremont-Giffin Office District.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing

***Policy 1.3: If transitional land use zoning is not possible or inadequate to buffer, multifamily and senior housing will be encouraged between single-family neighborhoods and commercial and public/quasi-public uses. Setbacks, sound walls, protective vegetation, and on-site landscaping will be required as a buffer when transitional land use zoning is not possible.***

***Program 1.3.1 – Enforce neighborhood residential buffering.***

Enforce minimum standards for buffers between residential properties and commercial uses and public/quasi-public uses. Enforcement will occur through the development permit review process as provided in the Zoning Ordinance. Buffering will include a combination of landscaping, minimum setback, or yard requirements and stepped-back building heights.

**Responsible Body:** Community Development Department, Planning and Transportation Commission

**Funding Source:** Permit fees

**Time Frame:** Ongoing

***Program 1.3.2 – Restrict commercial uses in residential neighborhoods.***

Continue to restrict commercial uses in residential neighborhoods.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing



***Policy 1.4: Design, construction, and remodeling permits for all residential development will be reviewed for quality, safety, privacy, and the capacity to maintain the character of existing neighborhoods.***

***Program 1.4.1 – Implement zoning and design standards.***

Continue to implement residential zoning, development standards, and design review to ensure compatibility of housing with neighborhood character, minimum open yard space, and streets that are safe.

**Responsible Body:** Community Development Department, Planning and Transportation Commission, City Council

**Funding Source:** Permit fees

**Time Frame:** Ongoing

***Program 1.4.2 – Evaluate design review process.***

Regularly review and adjust, if appropriate, criteria, objectives, and procedures for design review of residential construction to be compatible in terms of bulk and mass, lot coverage, and proportion with houses in the immediate vicinity. This program will set criteria under which development must be reviewed by City staff, the Design Review Commission, or the Planning and Transportation Commission.

**Responsible Body:** Community Development Department, Design Review Commission, Planning and Transportation Commission, City Council

**Funding Source:** Permit fees

**Time Frame:** Ongoing ~~December 2016~~ Annually

***Program 1.4.3 – Facilitate alternate modes of transportation in residential neighborhoods.***

Continue to implement zoning and development standards to facilitate walkable neighborhoods and the safe use of alternate modes of transportation such as bicycles.

**Responsible Body:** Community Development Department, Planning and Transportation Commission, City Council

**Funding Source:** Permit fees

**Time Frame:** Ongoing

***Program 1.4.4 – Accommodate the needs of children through design review and land use regulations, including open space, parks and recreation facilities, pathways, play yards, etc.***

**Responsible Body:** Community Development Department

**Funding Source:** Parkland dedication fees

**Time Frame:** Ongoing



**Policy 1.5:** *The City will ensure that the level of development permitted in the creation of land divisions results in an orderly and compatible development pattern, within the subdivision and in relation to its surroundings; provides for quality site planning and design; and provides for quality structural design.*

**Program 1.5.1 – Review compatibility of land divisions as part of the permit review and approval process.**

**Responsible Body:** Community Development Department, Planning and Transportation Commission, City Council

**Funding Source:** Permit fees

**Time Frame:** Ongoing

## NEW CONSTRUCTION

**Goal 2** Strive to maintain a variety of housing opportunities by location and housing type.

**Policy 2.1:** *The City will maintain zoning that provides for a range of housing sizes and residential densities.*

**Program 2.1.1 – Encourage diversity of housing.**

Require diversity in the size of units for projects in mixed-use or multifamily zones to accommodate the varied housing needs of families, couples, and individuals. Affordable housing units proposed within projects shall reflect the mix of community housing needs.

**Responsible Body:** Community Development Department, Planning and Transportation Commission, City Council

**Funding Source:** Permit fees

**Time Frame:** Ongoing

**Program 2.1.2 – Implement multifamily district development standards.**

Continue to implement the multifamily district development standards to ensure that the maximum densities established can be achieved and that the maximum number of units is required to be built. (See **Table B-41** in Appendix B for a summary of multifamily zoning requirements.)

**Responsible Body:** Community Development Department, Planning and Transportation Commission, City Council

**Funding Source:** Permit fees

**Time Frame:** Ongoing



***Program 2.1.3 – Allow employee housing***

The City shall amend the Zoning Ordinance to specifically allow employee housing for six or fewer residents as a permitted use in residential zoning districts, in compliance with Health and Safety Code Section 17021.5 and 17021.6.

**Responsible Body:** Community Development Department, City Council

**Funding Source:** Permit fees

**Time Frame:** Ongoing January 2016

***Policy 2.2: The City will encourage mixed-use development in designated zones.***

***Program 2.2.1 – Provide development incentives for mixed-use projects in commercial districts.***

Continue to implement the affordable housing mixed-use policies developed for El Camino Real, and expand the application of these policies development incentives to other commercial districts in the city, including CN (Commercial Neighborhood), CS (Commercial Service), CD (Commercial Downtown), CD/R-3 (Commercial Downtown/ Multiple Family), and CRS (Commercial Retail Service). Development incentives will be included for these districts that will encourage the development of affordable housing in these identified commercial areas.

**Responsible Body:** Community Development Department, Planning and Transportation Commission, City Council

**Funding Source:** Permit fees

**Time Frame:** Ongoing December 2016

***Policy 2.3: The City will encourage the development of new rental units in the existing multifamily districts.***

***Program 2.3.1 – Implement density bonuses.***

Continue to implement density bonuses and other incentives as provided by state law and the City's Zoning Ordinance.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing



## SPECIAL NEEDS HOUSING

**Goal 3** Create housing opportunities for people with special needs.

**Policy 3.1:** *The City will support the efforts of Santa Clara County and local social service providers to increase their capacity to operate facilities serving the homeless.*

**Program 3.1.1 – Support efforts to fund homeless services.**

Consider pursuing funding from available sources for homeless services. The City will also assist community groups that provide homeless services and assist such groups in applying for funding from other agencies. The City will consider applying for grants where appropriate or will encourage/partner with local and regional nonprofit organizations that wish to apply for such grants.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing

**Program 3.1.2 – Continue to participate in local and regional forums for homelessness, supportive, and transitional housing.**

Continue to participate in regional efforts as coordinated with other adjacent cities to address homeless and emergency and transitional housing issues and potential solutions.

**Responsible Body:** Community Development Department, City Council, Community Services Agency

**Funding Source:** General Fund, CDBG funds

**Time Frame:** Ongoing

**Policy 3.2:** *The City will comply with all state legal requirements, including SB 2, pertaining to zoning provisions for homeless shelters, transitional housing, and supportive housing.*

**Program 3.2.1 – Amend the City's Zoning Ordinance to accommodate emergency shelters.**

Amend the City's Zoning Ordinance concurrently with the adoption of this Housing Element to allow emergency shelters as a permitted use by right in the Commercial Thoroughfare (CT) district without a conditional use permit or other discretionary review and only subject to the development requirements in this zone. This district is well suited for the development of emergency shelters with its full access to public transit and underdeveloped parcels that allow higher-density housing opportunities. The public transit opportunities include Caltrain, the VTA Bus, and the VTA transit hub on Showers Drive in Mountain View. The CT district has almost 11 acres of underdeveloped parcels that will accommodate



residential housing such as emergency shelters. Four key opportunity sites make up the approximately 11 acres of development potential that could generate as much as 378 housing units, not including density bonuses for affordable housing. The City will also evaluate adopting standards consistent with Government Code Section 65583(a) (4) that addresses operational and design criteria that may include:

- Lighting
- On-site management
- Maximum number of beds or persons to be served nightly by the facility
- Off-street parking based on demonstrated need
- ~~Professional~~ Security during hours that the emergency shelter is in operation
- ~~Allowing~~ Supportive services ~~provided~~ on-site at a level commensurate with the number of beds

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** December 2014

***Program 3.2.2 – Recognize the statutory requirements for transitional and supportive housing.***

Recognize the requirement of SB 2 to explicitly allow both supportive and transitional housing types in all zones that allow residential. The definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. Transitional and supportive housing will be allowed as a permitted use, subject only to the same restrictions on residential uses contained in the same types of structure.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing

***Program 3.2.3 – Provide incentives and amend the City's Zoning Ordinance for compliance with statutory requirements for single-room occupancy residences to address the needs of extremely low-income households.***

AB 2634 requires cities to identify zoning to encourage and facilitate supportive housing in single-room occupancy units. The City will amend the Zoning Ordinance concurrently with the adoption of this Housing Element to define single-room occupancy units (SROs) and to allow SROs



with a conditional use permit in appropriately defined commercial thoroughfare districts in the city.

In addition, the City will review its affordable housing ordinance and other available development incentives to determine what measures can be taken to encourage the development of housing for people with extremely low incomes.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** December 2014; ongoing

## AFFORDABILITY

**Goal 4** Allow a variety of housing densities and types in appropriate locations to accommodate housing needs at all income categories.

**Policy 4.1:** *The City will encourage the conservation of existing affordable housing, including the present rental stock represented by units in the city's existing multifamily districts, particularly rental housing affordable to low- or moderate-income households.*

### **Program 4.1.1 – Monitor condominium conversion.**

Continue to implement the Condominium Conversion Ordinance to protect against the conversion or demolition of rental units. It shall require buildings in multifamily zoning districts initially built as rental units which have not been converted to condominiums to be reconstructed as rental units unless there is greater than a 5 percent vacancy rate.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing

### **Program 4.1.2: Conserve small houses in areas of small lot sizes.**

Continue to conserve the stock of small houses in areas of small lot sizes.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing



***Policy 4.2: The City will encourage the development of affordable second dwelling units that conform to zoning regulations.***

***Program 4.2.1 – Facilitate new construction of second dwelling units.***

Chapter 14.14 (Second Living Units in R1 Districts) of the Municipal Code allows a detached second dwelling unit to be permitted on a lot or parcel within a single-family residential district that has a minimum of the greater of 150 percent of the lot area required in the residential zoning district in which the second living unit is proposed to be located, or 15,000 square feet of lot area. A lesser lot size is required if a second unit is attached to the main residence. Findings for approval include that a public benefit will result because the proposed second living unit will be maintained as affordable for very low- and low-income households. A second living unit may be established through the conversion of existing floor space in a single-family structure, the addition to a single-family structure, conversion of a conforming accessory structure, or the construction of a new accessory structure.

The City will continue to implement the following actions annually:

- Continue to implement second dwelling unit regulations to provide increased opportunities for the development of affordable second units.
- Promote awareness of regulations which allow the construction of new second units consistent with City regulations through public information at the Community Development Department public counter and inclusion on the City’s website.
- Annually review the number of second dwelling unit permits issued.
- Continue to require a verification and quantification procedure regarding rent and occupancy as a condition of the permit.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing

***Program 4.2.2 – Consider reducing minimum lot sizes for second dwelling units.***

Study the feasibility and ~~consider amend~~, as appropriate, ~~ing~~ the Zoning Ordinance to a reduce in the minimum lot size for second dwelling units.

**Responsible Body:** Community Development Department, City Council

**Funding Source:** General fund

**Time Frame:** January 2016



**Policy 4.3: The City will facilitate the development of new units of affordable housing.**

**Program 4.3.1 – Assist in the development of affordable housing.**

If necessary for the development of affordable housing projects, and when requested by the project sponsor, consider assisting in securing funding for low- and moderate-income housing developments through one or more of the following actions:

- Transfer the City’s annual CDBG allocation to the County for projects that serve the Los Altos community.
- Provide funding to participate in a multi-jurisdictional housing finance program (such as a Mortgage Revenue Bond or Mortgage Credit Certification Program).
- Apply for state and federal funding on behalf of a nonprofit, under a specific program to construct affordable housing including persons with disabilities or developmental disabilities.

**Responsible Body:** Community Development Department, City Council

**Funding Source:** CDBG funds, state or federal grant funds

**Time Frame:** Ongoing

**Program 4.3.2 – Implement Chapter 14.28 of the Municipal Code, which defines the number of required below-market-rate (BMR) units by development size and type, and requires on larger projects (greater than 10 market-rate units) that the BMR units generally reflect the size and number of bedrooms of the market-rate units.**

Continue to implement the City’s Multi-Family Affordable Housing Ordinance (Chapter 14, Section 28), which includes a series of unit thresholds at which affordable housing units will be required. The ordinance establishes the following thresholds and requirements:

- 1–4 units: Affordable housing units are not required.
- 5–9 units: Affordable housing units are required. In the event that the developer can demonstrate to the satisfaction of the City Council that providing affordable housing units in a project will be financially infeasible, the City Council may waive the requirement to provide affordable housing units.
- 10 or more units: Affordable housing units are required as follows:
  - For rental units – 15 percent low income or 10 percent very low-income housing
  - For owner units – 10 percent moderate-income housing

Chapter 14.28 also notes that unless otherwise approved by the City Council, all affordable units in a project shall be constructed concurrently



with market-rate units, shall be dispersed throughout the project, and shall not be significantly distinguishable by design, construction, or materials.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing

***Program 4.3.3 – Consider reduced parking requirements for certain housing types and affordable housing units.***

For affordable housing units and small housing units including senior housing, studios and SROs, the City will consider allowing just one parking space per unit.

The City will continue to monitor the underground parking requirement to ensure this requirement is not a constraint to the production of housing or a constraint to meeting maximum densities.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing

***Program 4.3.4 – Continue to encourage maximum densities.***

Continue to ensure that the City is meeting maximum densities in the zones that allow multifamily housing. The City will monitor the lot coverage requirement and the height requirements. Most recently, the City removed the “stories requirement” from the commercial and multiple-family districts to allow more flexibility in development and to facilitate greater potential densities. The City also codified a maximum density development requirement, which notes that the maximum density permitted shall be constructed unless it is determined by the City Council that a less dense project would be in the best interests of the community. In addition, the City will monitor the underground parking requirements as stated in Program 4.3.3 to ensure that they do not cause a significant constraint to meeting the maximum densities required by all of Los Altos’ multiple-family zoning districts.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Annually

***Program 4.3.5 – Initiate an affordable housing administration contract review and renewal.***

Initiate a Request for Project for the contract administration of the City’s affordable housing programs including an emphasis on an appropriate contract duration, administration responsibilities, enforcement, outreach and marketing.

**Responsible Body:** Community Development Department, City Council



**Funding Source:** General fund

**Time Frame:** July 2015

***Program 4.3.6 – Improve the City’s BMR program priority ranking process.***

Review and amend, as necessary, the City’s BMR program application ranking process.

**Responsible Body:** Community Development Department, City Council

**Funding Source:** General fund

**Time Frame:** July 2015

***Program 4.3.7 – Consider a commercial development linkage fee for affordable housing.***

- Study and explore the option of a commercial development linkage fee for affordable housing. If appropriate, consider adopting a local fee.

**Responsible Body:** Community Development Department, City Council

**Funding Source:** General fund

**Time Frame:** January 2016

## **HOUSING NONDISCRIMINATION**

**Goal 5** Strive to make housing in the city available to all regardless of age, sex, race, ethnic background, marital status, veteran status, religion, or physical disability.

***Policy 5.1: The City supports nondiscrimination in housing.***

***Program 5.1.1 – Assist residents with housing discrimination and landlord-tenant complaints.***

Continue to provide a service to refer individuals to organizations or agencies who handle complaints about discrimination, landlord-tenant relations, etc. Complaints regarding discrimination will be referred to the Mid-Peninsula Citizens for Fair Housing, Santa Clara County, and other appropriate fair housing agencies. Complaints regarding landlord-tenant problems will be referred to the Los Altos Mediation Program, the County of Santa Clara Office of Consumer Affairs, or other appropriate local agencies.

**Responsible Body:** Community Development Department

**Funding Source:** General Fund, CDBG funds

**Time Frame:** Ongoing



*Policy 5.2: Consistent with the requirements of SB 520, the City will remove constraints and allow for "reasonable accommodations" for the disabled in housing development standards.*

*Individuals with disabilities may request exceptions to zoning, subdivision, or building standards in order to receive reasonable accommodation to achieve accessibility.*

*Applicants may request an administrative permit to continue or expand a nonconforming residential use or to construct accessibility improvements within a yard or setback area. There will be a minimal fee or no fee to apply for a reasonable accommodation.*

*The administrative permit review process will include application of the following decision-making criteria:*

- The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.*
- The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.*
- The requested accommodation would not impose an undue financial or administrative burden on the City.*
- The requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program.*
- ~~*• The requested accommodation would reduce barriers and increase visitability on the site.*~~
- The City publishes information on its permit procedures in the form of brochures that are available at the permit counter in the Community Development Department and on the City's website. City staff is available at the permit counter to answer questions about procedures for special accommodations under the City's Zoning Ordinance.*

*A decision on the administrative permit for a reasonable accommodation may be appealed to the Planning Commission.*



## SENIOR HOUSING

**Goal 6** Increase housing opportunities for Los Altos' senior population.

**Policy 6.1:** *The City will promote services and education to help seniors maintain their independence and remain in their own homes as long as possible.*

**Program 6.1.1 – Discourage senior-only housing from converting to other uses.**

Discourage projects developed as senior-only projects from converting to other uses.

**Responsible Body:** Community Development Department

**Funding:** Permit fees

**Time Frame:** Ongoing

**Program 6.1.2 – Assist seniors to maintain and rehabilitate their homes.**

Seek, maintain, and publicize a list of resources or service providers to help seniors maintain and/or rehabilitate their homes.

**Responsible Body:** Community Development Department

**Funding:** Permit fees

**Time Frame:** Ongoing

**Program 6.1.3 – Encourage conforming and contextual senior housing near transportation and services.**

Ensure that senior housing conforms and harmonizes with surrounding neighborhoods and encourage that it be located near transportation and services.

**Responsible Body:** Community Development Department

**Funding:** Permit fees

**Time Frame:** Ongoing



**Policy 6.2: *The City will encourage a variety of senior housing opportunities, including building type, degree of care, and form of ownership.***

***Program 6.2.1 – Provide senior housing density bonuses and development incentives.***

Provide density bonus increases in the Cuesta-Lassen multifamily district of up to 38 dwelling units per acre for projects that are senior-only. Provide expanded development incentives for senior-only projects in this district. Consider increased densities and development incentives for senior and affordable housing projects in all multifamily districts.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing

***Program 6.2.2 – Designate and encourage senior housing on specific well-suited sites.***

Identify and consider additional parcels well suited for senior housing. All PUD/SC sites were developed during the previous planning period.

**Responsible Body:** Community Development Department

**Funding:** Permit fees

**Time Frame:** Ongoing

***Program 6.2.3 – Mixed-use development, including developments that contain senior and institutional housing, will be encouraged in public and quasi-public land use areas that are zoned PCF.***

**Responsible Body:** Community Development Department

**Funding:** Permit fees

**Time Frame:** Ongoing

***Program 6.2.4 – Senior housing with extended care facilities will be allowed in multifamily and mixed-use zoning districts.***

Continue to explore opportunities to promote senior housing with extended care facilities in other multifamily and mixed-use districts. This type of housing is currently allowed as a conditional use in the PCF district.

**Responsible Body:** Community Development Department

**Funding:** Permit fees

**Time Frame:** Ongoing



## ENERGY EFFICIENCY

**Goal 7** Maximize Los Altos' sustainability through energy efficiency, water conservation, and greenhouse gas reductions.

**Policy 7.1:** *The City will encourage energy and water conservation measures to reduce energy and water consumption in residential, governmental, and commercial buildings.*

***Program 7.1.1 – Promote energy and water conservation through education and financial incentives.***

Continue to promote residential energy and water conservation, consistent with the City's adopted Climate Action Plan, through consumer information on financial assistance and rebates for energy-efficient home improvements published by governmental agencies, nonprofit organizations, and utility companies. The City will make information available at the public counter of the Community Development Department, at the Los Altos Senior Center, through the public libraries, and through the City's newsletters. The information will also be available on the City's website, and a link to energy programs will be placed on the Los Altos Environmental Commission's website.

**Responsible Body:** Community Development Department

**Funding Source:** General Fund, CDBG funds

**Time Frame:** Ongoing

***Program 7.1.2 – Participate in a Property Assessed Clean Energy (PACE) financing program.***

Los Altos has adopted resolutions supporting the CalFIRST Property Assessed Clean Energy (PACE) Program. By doing this, Los Altos residents may be eligible to finance any energy improvements to their homes—solar panels, water-efficient landscapes, etc.—on their property tax assessment. This allows the financing to be extended over multiple years and also allows a home to be sold with that assessment assigned to the new owner. Although CalFIRST has encountered legal challenges to providing these loans for residential purposes, other opportunities exist. The City will vet the applicability of Cal FIRST alternatives and will participate as appropriate.

**Responsible Body:** Community Development Department

**Funding Source:** General Fund

**Time Frame:** Ongoing



***Program 7.1.3 – Promote the use of solar energy.***

This program focuses on promoting solar energy as a means to increase energy efficiency and promote green energy alternatives. As part of this program, the City will leverage and promote other state and commercial initiatives to encourage solar energy, such as grants, tax credits, and rebates, as they are implemented. (No design review of solar panels is allowed by law. Setbacks, height restrictions, etc., are already covered by the Zoning Ordinance.)

**Responsible Body:** Community Development Department

**Funding Source:** General Fund, other funds as identified

**Time Frame:** Ongoing

***Policy 7.2: The City will continue to implement building and zoning standards to encourage energy and water efficiency.***

***Program 7.2.1 – Implement energy-efficient regulations.***

Continue to implement building code and zoning standards that promote energy efficiency in residential design, layout, construction, and landscaping. The City enforces energy efficiency standards of Title 24 of the California Code of Regulations (California Building Code Standards), which uses zoning requirements for lot size, building separation, yards, setbacks, landscaping, and design review to promote energy conservation in new development.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing

***Program 7.2.2 – Monitor and implement thresholds and statutory requirements of climate change legislation.***

Monitor the implementation measures of the Global Warming Solutions Act of 2006 (AB 32) and SB 375, which requires planning organizations to promote sustainable communities as part of their regional transportation plans. The City will implement the measures as guidance for thresholds and compliance methods are released by the State.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing



## STATUTORY COMPLIANCE AND REPORTING

**Goal 8** Support regional efforts to advance responsible housing policy and planning, and strive for timely compliance with all statutory reporting requirements.

***Policy 8.1: The City will comply with all HCD and other statutory reporting requirements for housing programs and plans.***

***Program 8.1.1 – Develop annual housing status report.***

Provide an annual status report to the City Council and California Department of Housing and Community Development (HCD) on the status of the General Plan housing programs and their implementation as required by state law.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Annually

***Policy 8.2: The City will support local and regional efforts to develop and implement proven and effective housing policies and plans.***

***Program 8.2.1 – Participate in the regional housing needs determination.***

Continue the regional conversation about meeting the housing needs. Actively participate in the ABAG Regional Housing Needs Determination. The City will meet with ABAG staff to provide land use, housing, employment, and other information related to the RHNA formula to ensure that the allocation accurately represents Los Altos' fair share of the region's housing needs.

**Responsible Body:** Community Development Department

**Funding Source:** Permit fees

**Time Frame:** Ongoing, as requested



## QUANTIFIED OBJECTIVES

Table 1 represents the number of housing units the City has the capacity to build or entitle between January 2015 and January 2023, when the Housing Element period ends. Between January 2014 and August 2014, a total of 36 housing units were entitled or constructed in Los Altos. Moving forward, the City estimates that an additional 787 housing units could be built across all income categories. These estimates are based on a number of factors, including historical production, current market forces, pending Zoning Ordinance amendments, City housing programs, and state laws and guidelines for density bonuses.

Second units in Los Altos are deed-restricted and limited to low and very low incomes. Between 2009 and 2014, 11 second units were constructed (a rate of just under 2 per year). Based on the number of applications received in the past, the City expects to increase the number of second units produced from approximately 2.25 units per year to 4 units per year during the current planning period. The City will increase efforts to educate residents about second units through Program 4.2.1.

**Table 1**

Quantified Objectives (January 31, 2015–January 31, 2023)

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
<b>Permits Issued January 2014–August 2014</b>						
Single-Family	0	0	0	0	16	16
Multifamily	0	0	1	1	18	20
Second Units	0	0	0	0	0	0
Density Bonus	0	0	0	0	0	0
<b>Total</b>	<b>1</b>			<b>1</b>	<b>34</b>	<b>36</b>
<b>Estimated Units January 2015–January 2023</b>						
Single-Family	0	0	0	0	190	190
Multifamily	15268	126	127	142	142	552
Second Units	032	12	20	0	0	32
<b>Total</b>	<b>15300</b>	<b>138</b>	<b>147</b>	<b>142</b>	<b>332</b>	<b>774</b>
Rehabilitation*	0			0	0	0
Conservation/Preservation**	0			0	0	0
<b>Grand Total</b>	<b>301</b>			<b>143</b>	<b>366</b>	<b>810</b>

Source: City of Los Altos 2014

\*The City has no funding and does not plan to seek any funding for rehabilitations. \*\* There are currently no units at risk of converting.

## Developmental Disabilities

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Andreas Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table B-20** provides information about Los Altos’ population of developmentally disabled persons; **Table B-21** provides information about those persons’ place of residence.

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating ‘barrier-free’ design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

**Policy 5.2** in this Housing Element provides reasonable accommodation process for people with disabilities. The City has included **Policy 5.2 Program 4.3.1** in this Housing Element to help facilitate the development of housing accessibility for persons with developmental disabilities.

**Table B-20**

### Developmentally Disabled Resident by Residence Type

Zip Code	0–17 Years	18+ Years	Total
94022	26	16	42
94024	27	27	54
<b>Total</b>	<b>53</b>	<b>43</b>	<b>96</b>

Source: HCD 2014

**Table B-43**

Allowed Residential Uses by Zone

Housing Type	R1-H	R1-10	R1-20	R1-40	R3-4.5	R3-5	R3-3	R3-1.8	R3-1	CN	CT	CRS	CD	CD/R3	CRS/OAD
Single-family residence	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Second living units	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Small family day care	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Large family day care	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-
Two-family dwelling unit	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
Apartment (two units or more per building)	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Multi-family residential dwelling units	-	-	-	-	-	-	-	P	P	-	C	-	-	-	-
Housing located above the ground floor	-	-	-	-	-	-	-	-	-	C	-	C	C	-	C
Mixed use projects	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-
Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
Emergency shelter	-	-	-	-	-	-	-	-	-	-	- P <sup>1</sup>	-	-	-	-
Transitional housing <sup>2</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Supportive housing <sup>2</sup>	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Mobile home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manufactured home (consistent with design review)	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Single room occupancy (SRO) facilities <sup>3</sup>															
Small residential care facility (6 or fewer)	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>										
Large residential care facility (7 or more) <sup>4</sup>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>										

Source: City of Los Altos Municipal Code, retrieved June 2014

“P” – Permitted by right

“C” – Permitted with a Conditional Use Permit

“-” - Not permitted

<sup>1</sup> Pending adoption.

<sup>2</sup> Per SB2 transitional and supportive housing is allowing in all zones that allow for residential uses and adhere to requirement of that zone.

<sup>3</sup> Pending adoption.

<sup>4</sup> Large residential care facilities are not allowed in residential district. They are allowed conditionally in the Public and Community Facilities (PCF) District.



<u>4388 El Camino Real (78 units)</u>		<u>420-426 Tyndall Street (8 units)</u>	
Planning:	\$15,000	Planning:	\$10,500
Building:	\$285,590	Building:	\$28,586
Engineering & Impact Fees:	\$957,158	Engineering & Impact Fees:	\$88,237
<b>TOTAL FEES</b>	<b>\$1,257,748</b>	<b>TOTAL FEES</b>	<b>\$127,323</b>

In addition to planning, building, and engineering, and impact fees, developers must also pay school impact fees and transportation impact fees prior to construction.

**School Fees**

The Los Altos School District also charges impact fees on new residential construction as provided for under state law. The school impact fee is approximately \$2.24 per square foot for residential development. An average 3,500-square-foot home would pay approximately \$7,840 in school impact fees.

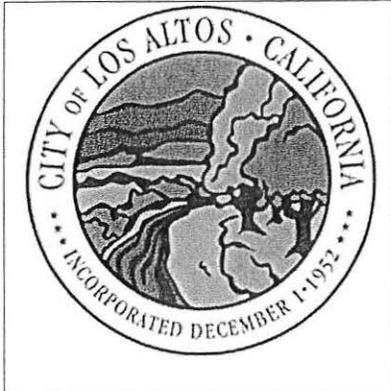
**Transportation Impact Fees**

The City established a comprehensive neighborhood traffic management program in November 1999 that specifies a process for implementing traffic calming measures designed to reduce or manage volumes and travel speeds on local streets, as well as a process for residents to petition the City for improvements. Traffic calming measures include changes in street alignment, street width reductions, installation of barriers or other physical devices, and enforcement to reduce traffic speeds and/or cut-through volumes, in the interest of street safety, livability, and other public purposes. As congestion increases, the potential for diversion of traffic to local streets increases.

The City applies a Traffic Impact Fee to all new and redeveloped sites as follows (Chapter 3.48, LAMC):

Traffic Impact Fee -	
Single Family Residential Unit	\$5,142.00
Multiple Family Residential Unit	\$3,156.00
Senior Residential Unit	\$1,323.00
Commercial (Per 1,000 Sq. Ft.)	\$9,418.00
Office (Per 1,000 Sq. Ft.)	\$7,585.00

While the Traffic Impact Fee does create additional costs, it is not significant as a percentage of land and construction costs in Los Altos. The fees are also comparable to those in neighboring communities.



INITIAL ENVIRONMENTAL STUDY and NEGATIVE DECLARATION

Project Title: City of Los Altos 2015–2023 Housing Element

Lead Agency Name and Address: City of Los Altos  
Planning Division  
One North San Antonio Road  
Los Altos, CA 94022

Project Location: Citywide

Project Sponsor's Name and Address: City of Los Altos  
Planning Division  
One North San Antonio Road  
Los Altos, CA 94022

General Plan Designation(s): N/A

Zoning: N/A

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Date Prepared: April 9, 2015

## 1.0 INTRODUCTION

This document is an Initial Study and Negative Declaration (ND) prepared pursuant to the California Environmental Quality Act (CEQA), for the 2015–2023 City of Los Altos Housing Element. This ND has been prepared in accordance with CEQA, Public Resources Code Sections 21000 et seq., and the CEQA Guidelines.

An Initial Study is conducted by a lead agency to determine if a project may have a significant effect on the environment. In accordance with CEQA Guidelines Section 15064, an environmental impact report (EIR) must be prepared if the initial study indicates that the proposed project under review may have a potentially significant impact on the environment. A negative declaration may be prepared instead, if the lead agency prepares a written statement describing the reasons why a proposed project would not have a significant effect on the environment and therefore why it would not require the preparation of an EIR (CEQA Guidelines Section 15371). According to CEQA Guidelines Section 15070, a negative declaration shall be prepared for a project subject to CEQA when either:

- a) *The Initial Study shows there is no substantial evidence, in light of the whole record before the agency, that the proposed project may have a significant effect on the environment, or*
- b) *The Initial Study identified potentially significant effects, but:*
  - (1) *Revisions in the project plans or proposals made by or agreed to by the applicant before the proposed negative declaration is released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and*
  - (2) *There is no substantial evidence, in light of the whole record before the agency, that the proposed project as revised may have a significant effect on the environment.*

If revisions are adopted into the proposed project in accordance with CEQA Guidelines Section 15070(b), a mitigated negative declaration (MND) is prepared.

## 1.1 LEAD AGENCY

The lead agency is the public agency with primary responsibility over a proposed project. In accordance with CEQA Guidelines Section 15051(b)(1), "the lead agency will normally be the agency with general governmental powers, such as a city or county, rather than an agency with a single or limited purpose." Based on these criteria, the City of Los Altos will serve as lead agency for the 2015–2023 Housing Element.

## 1.2 PURPOSE AND DOCUMENT ORGANIZATION

The purpose of this Initial Study and Negative Declaration is to evaluate the potential environmental impacts of the proposed 2015–2023 Housing Element. This document is divided into the following sections:

- 1.0 **Introduction:** Provides an introduction and describes the purpose and organization of this document.

- 2.0 **Project Description:** Provides a detailed description of the proposed 2015–2023 Housing Element.
- 3.0 **Environmental Factors Potentially Affected:** Provides an identification of those environmental factors that involve a “potentially significant impact.”
- 4.0 **Determination:** Provides the environmental determination for the proposed 2015–2023 Housing Element.
- 5.0 **Environmental Checklist and Evaluation:** Describes the environmental setting for each of the environmental subject areas, evaluates a range of impacts classified as “no impact,” “less than significant,” “potentially significant unless mitigation incorporated,” or “potentially significant” in response to the environmental checklist.

This ND has been prepared in accordance with the California Environmental Quality Act, Public Resources Code Section 21000 et seq., and the State CEQA Guidelines, California Code of Regulations (CCR) Section 15000 et seq. The ND analyzes the potential impacts of the City of Los Altos 2015–2023 Housing Element.

This is a public document to be used by the City to determine whether the proposed 2015–2023 Housing Element may have a significant effect on the environment. The Los Altos General Plan was adopted by the City Council in 2002. The General Plan contains supporting environmental studies, as well as extensive goals and policies designed to identify and address the environmental impacts of development within the city over the long term.

## 2.0 PROJECT DESCRIPTION

### 2.1 DESCRIPTION OF THE 2015–2023 HOUSING ELEMENT

The City of Los Altos 2015–2023 Housing Element is designed to address the projected housing needs of current and future city residents and to comply with state law (Government Code Sections 65580–65589.8). The 2015–2023 Housing Element is the City's policy document guiding the provision of housing to meet future needs for all economic segments in Los Altos, including housing affordable to lower-income households. The 2015–2023 Housing Element identifies the policies and programs which the City will implement to ensure that housing in Los Altos is affordable, safe, and decent. It addresses housing needs by encouraging the provision of an adequate quantity of sites designated for multi-family housing, by assisting in affordable housing development, and through the preservation and maintenance of existing affordable housing stock.

Amendment of the 2015–2023 Housing Element is subject to CEQA. No development projects or land use changes are proposed as part of the 2015–2023 Housing Element.

The 2015–2023 Housing Element provides policies to encourage the development of affordable housing consistent with current General Plan policies.

### 2.2 OBJECTIVES OF THE 2015–2023 HOUSING ELEMENT

The 2015–2023 Housing Element contains the following goals:

- Goal 1: Preserve the natural beauty, rural-suburban atmosphere, and high quality of residential neighborhoods to attract families with children to Los Altos.

- Goal 2: Strive to maintain a variety of housing opportunities by location and housing type.
- Goal 3: Create housing opportunities for people with special needs.
- Goal 4: Allow a variety of housing densities and types in appropriate locations to accommodate housing needs at all income levels.
- Goal 5: Strive to make housing in the city available to all regardless of age, sex, race, ethnic background, marital status, veteran status, religion, or physical disability.
- Goal 6: Increase housing opportunities for Los Altos' senior population.
- Goal 7: Maximize Los Altos' sustainability through energy efficiency, water conservation, and greenhouse gas reductions.
- Goal 8: Support regional efforts to advance responsible housing policy and planning, and strive for timely compliance with all statutory reporting requirements.

To accomplish each goal, guiding policies and programs (implementation actions) will be implemented during the 2015–2023 Housing Element period. Detailed descriptions of each guiding policy and program, as well as specific time frames, responsibility for programs, and funding sources, are provided in the 2015–2023 Housing Element. The programs or policies that result in a change to existing ordinances are:

**Program 3.2.1 – Amend the City's Zoning Ordinance to accommodate emergency shelters.**

Amend the City's Zoning Ordinance concurrently with the adoption of this Housing Element to allow emergency shelters as a permitted use by right in the Commercial Thoroughfare (CT) district without a conditional use permit or other discretionary review and only subject to the development requirements in this zone. This district is well suited for the development of emergency shelters with its full access to public transit and underdeveloped parcels that allow higher-density housing opportunities. The public transit opportunities include Caltrain, the VTA Bus, and the VTA transit hub on Showers Drive in Mountain View. The CT district has almost 11 acres of underdeveloped parcels that will accommodate residential housing such as emergency shelters. Four key opportunity sites make up the approximately 11 acres of development potential that could generate as much as 378 housing units, not including density bonuses for affordable housing. The City will also evaluate adopting standards consistent with Government Code Section 65583(a)(4) that addresses operational and design criteria that may include:

- Lighting
- On-site management
- Maximum number of beds or persons to be served nightly by the facility
- Off-street parking based on demonstrated need
- Security during hours that the emergency shelter is in operation

- Allowing supportive services on-site at a level commensurate with the number of beds

**Program 3.2.3 – Provide incentives and amend the City's Zoning Ordinance for compliance with statutory requirements for single-room occupancy residences to address the needs of extremely low-income households.**

AB 2634 requires cities to identify zoning to encourage and facilitate supportive housing in single-room occupancy units. The City will amend the Zoning Ordinance concurrently with the adoption of this Housing Element to define single-room occupancy units (SROs) and to allow SROs with a conditional use permit in commercial thoroughfare districts in the city.

In addition, the City will review its affordable housing ordinance and other available development incentives to determine what measures can be taken to encourage the development of housing for people with extremely low incomes.

## 2.3 ENVIRONMENTAL SETTING AND SURROUNDING LAND USES

The environmental setting consists of the areas located within the city limits of Los Altos, which is located in the northwest portion of Santa Clara County. Los Altos is positioned approximately 5 miles west of the San Francisco Bay at the southern end of the peninsula. Los Altos is surrounded by Mountain View and Palo Alto to the north, Sunnyvale to the east, Cupertino to the south, and Los Altos Hills to the west. According to the 2015–2023 Housing Element, the city's housing stock has not seen significant change in the last 20 years. The largest change in the housing stock is the increase in multifamily housing with five or more units, which increased from 5 percent in 1990 to 10 percent in 2013. In addition, Los Altos has not experienced substantial population growth for several decades. Because the city is nearly built out, most of the population changes that have occurred since 1970 are due largely to annexations. The California Department of Finance estimated the 2013 population of Los Altos at 29,792, a 2.8 percent increase over the population recorded in 2010. The city's population is projected to grow by over 0.23 percent annually between 2013 and 2020.

## 2.4 OTHER APPROVALS REQUIRED

There are no other public agencies whose approval is required (e.g., permits, financing approval, or participation agreement) for the proposed 2015–2023 Housing Element. The California Department of Housing and Community Development (HCD) reviews and certifies Housing Elements; however, approval by HCD is not required for adoption by the City.

### 3.0 ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by the 2015–2023 Housing Element, as indicated by the checklist and corresponding discussion on the following pages.

- |   |   |   |
|---|---|---|
| <input type="checkbox"/> Aesthetics               | <input type="checkbox"/> Agriculture and Forestry Resources | <input type="checkbox"/> Air Quality                        |
| <input type="checkbox"/> Biological Resources     | <input type="checkbox"/> Cultural Resources                 | <input type="checkbox"/> Geology/Soils                      |
| <input type="checkbox"/> Greenhouse Gas Emissions | <input type="checkbox"/> Hazards & Hazardous Materials      | <input type="checkbox"/> Hydrology/Water Quality            |
| <input type="checkbox"/> Land Use/Planning        | <input type="checkbox"/> Mineral Resources                  | <input type="checkbox"/> Noise                              |
| <input type="checkbox"/> Population/Housing       | <input type="checkbox"/> Public Services                    | <input type="checkbox"/> Recreation                         |
| <input type="checkbox"/> Transportation/Traffic   | <input type="checkbox"/> Utilities/Service Systems          | <input type="checkbox"/> Mandatory Findings of Significance |

4.0 DETERMINATION

On the basis of this initial evaluation:

- I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.
  
- I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.
  
- I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.  
  
I find that the proposed project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.
  
- I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

City Representative

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Los Altos Planning Services Manager

## 5.0 ENVIRONMENTAL CHECKLIST AND EVALUATION

### 5.1 EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A "No Impact" answer is adequately supported if the information shows that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on project-specific screening analysis).
- 2) All answers must take into account the whole action involved, including offsite as well as onsite, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.
- 4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of mitigation measures has reduced an effect from "Potentially Significant Impact" to a "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analyses" may be cross-referenced).
- 5) Earlier analyses may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063(c)(3)(D). In this case, a brief discussion should identify the following:
  - a) Earlier Analysis Used. Identify and state where they are available for review.
  - b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
  - c) Mitigation Measures. For effects that are "Less than Significant with Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) The explanation of each issue should identify:
  - a) The significance criteria or threshold, if any, used to evaluate each question; and
  - b) The mitigation measure identified, if any, to reduce the impact to less than significant.

5.2 ENVIRONMENTAL CHECKLIST

**I. AESTHETICS**

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have a substantial adverse effect on a scenic vista?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially degrade the existing visual character or quality of the site and its surroundings?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

Los Altos contains many natural and manmade features that form the city's unique physical character. The city is predominantly residential, with limited commercial, park, and public lands. Los Altos has a relatively flat terrain with mature trees and landscape. Significant groves of trees are located in open space areas and along the creek corridors. Tree-lined collector and arterial streets are characteristic throughout the community. The city even has a few remnants of orchards.

The majority of the city was developed between 1950 and 1970, resulting in a consistent development pattern and architectural appearance. Over 82 percent of the city's land is designated for housing, with the majority of land designated for low-density single-family residential homes with 10,000-square-foot minimum lot sizes. Most neighborhoods were developed in the 1950s and 1960s with single-story "California Ranch" style homes on large lots fronting on mostly semi-rural-appearing streets exclusive of curbs, gutters, and sidewalks.

Los Altos' open space resources include public parks, publicly owned open space, conservation easements along portions of creeks, off-road bicycle paths/trails, and privately owned open space. The city's creeks (Adobe Creek, Hale Creek, Permanent Creek, and Stevens Creek) are an important natural resource and open space amenity within the community. Because Los Altos and its immediate surroundings are mostly urbanized (the city is surrounded by other developed communities including Mountain View, Sunnyvale, Cupertino, Los Altos Hills, and Palo Alto), significant vegetation communities and biological resources have not been identified and are not likely to exist within the City Planning Area. However, riparian corridors and tree groves exist along most creek corridors and in the Redwood Grove Nature Preserve. These areas provide habitat for a variety of plants and animals. Many mature trees are also visible throughout the city's low-density residential neighborhoods, parks, and school sites.

### Discussion/Conclusion

a) **No Impact.** The Los Altos General Plan does not identify any scenic vistas within the City Planning Area. The 2015–2023 Housing Element would not adversely affect a scenic vista. Therefore, no impact would occur.

b–c) **No Impact.** While the 2015–2023 Housing Element encourages the provision of a range of housing types and affordability levels, the element does not include any specific proposals, nor does it grant any entitlements for development that would degrade the city's existing visual character. All development must comply with the General Plan Community Design and Historic Resources Element policies related to aesthetic resources and Zoning Ordinance requirements associated with planning and development regulations (e.g., Chapters 14.76 and 14.78 of the City Municipal Code). The strategies contained in the General Plan relative to urban design, pedestrian circulation, and community and neighborhood identity, as well as to residential and commercial project design, would ensure physical, visual, and functional compatibility between residential and other uses, as well as encourage high-quality development in keeping with the city's desired character.

In addition, subsequent residential development projects would be subject to a series of development standards and documents, which include the Downtown Design Plan and the Tree Protection Regulations (Chapter 11.08 of the City Municipal Code). The Downtown Design Plan contains recommendations with the goal to improve the visual quality of the downtown area and to create a pedestrian-friendly environment. The City's Tree Protection Regulations establish a process for designation of heritage and landmark trees and require the approval of tree removal permits for protected trees.

All development in the city must comply with the provisions of the General Plan and the Municipal Code that address aesthetic resources. Therefore, implementation of the proposed 2015–2023 Housing Element would result in no impact associated with the degradation of the city's visual character.

d) **No Impact.** All development projects within the city are required to comply with Zoning Ordinance requirements associated with planning and development regulations (Chapters 14.76 and 14.78 of the City Municipal Code). Chapters 14.76 and 14.78 address requirements for design review. Furthermore, light and glare impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the proposed 2015–2023 Housing Element would result in no impact associated with increased light and glare.

**II. AGRICULTURE AND FOREST RESOURCES**

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forestland, including the Forest and Range Assessment project and the Forest Legacy Assessment project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to nonagricultural use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with existing zoning for, or cause rezoning of, forestland (as defined in Public Resources Code Section 12220(g)), timberland (as defined by Public Resources Code Section 4526), or timberland zoned Timberland Production (as defined by Government Code Section 51104(g))?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Result in the loss of forestland or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to nonagricultural use or conversion of forestland to non-forest use?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

The 2010 California Department of Conservation Important Farmland Map for Santa Clara County designates the entire city as "Urban and Built-Up Land." Urban and Built-Up Land is defined as land occupied by structures with a building density of at least one unit to 1.5 acres, or approximately six structures to a 10-acre parcel. Common examples of land uses associated with this category include residential, industrial, commercial, institutional facilities, cemeteries, airports, golf courses, sanitary landfills, sewage treatment, and water control structures.

## Discussion/Conclusion

**a-b) No Impact.** The Important Farmland Map for Santa Clara County does not identify any Prime Farmland, Unique Farmland, or Farmland of Statewide Importance within the City Planning Area and instead designates the entire city as Urban and Built-Up Land. The General Plan does not identify any Williamson Act lands. In addition, there is no active farmland adjacent to the city, so no indirect conversion could occur as a result of the project. Therefore, impacts associated with the conversion of agricultural lands to nonagricultural uses, as well as impacts associated with conflicts with agricultural zoning and Williamson Act lands, would be considered to have no impact.

**c-d) No Impact.** Future development consistent with housing needs identified for Los Altos would not result in the direct conversion of forestland, timberland, or timberland zoned Timberland Production, as these conditions and zoning do not exist within the city.

**e) No Impact.** The placement of nonagricultural uses adjacent to agricultural uses can result in agriculture-urban interface conflicts that inadvertently place growth pressure on agricultural lands to convert to urban uses. As previously mentioned, however, the city is mostly urbanized and surrounded by other developed communities including Mountain View, Sunnyvale, Cupertino, Los Altos Hills, and Palo Alto. Because there is no known Farmland or forestland in the city, the effects associated with changes in the existing environment, which due to their location or nature could result in conversion of Farmland to nonagricultural use or conversion of forestland to non-forest use, will have no impact.

**III. AIR QUALITY**

Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations.

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Conflict with or obstruct implementation of the applicable air quality plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is nonattainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Expose sensitive receptors to substantial pollutant concentrations?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create objectionable odors affecting a substantial number of people?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

Los Altos is located in Santa Clara County, which is in the southern region of the San Francisco Bay Area Air Basin. The Bay Area Air Quality Management District (BAAQMD) is responsible for establishing and enforcing local air quality rules and regulations that address the requirements of federal and state air quality laws. Currently, the San Francisco Bay Area Air Basin is designated as nonattainment for the federal ozone and fine particulate matter (PM<sub>2.5</sub>) standards and for the state ozone, coarse particulate matter (PM<sub>10</sub>), and PM<sub>2.5</sub> standards (CARB 2013).

The California Clean Air Act (CCAA) of 1988 requires air districts to endeavor to achieve and maintain the state ambient air quality standards by the earliest practicable date and to develop plans for attaining the state air quality standards. The BAAQMD prepares plans to attain ambient air quality standards in the air basin. The BAAQMD also prepares ozone attainment plans for the national ozone standard and clean air plans for the California standard, both in coordination with the Metropolitan Transportation Commission (MTC) and the Association of Bay Area Governments (ABAG). The BAAQMD prepared the Bay Area 2010 Clean Air Plan to address the air basin's nonattainment status with the national 1-hour ozone standard and the California ambient air quality standards (CAAQS).<sup>1</sup> The purpose of the Clean Air Plan is to:

<sup>1</sup> The Bay Area Air Quality Management District is preparing an update to the Bay Area 2010 Clean Air Plan. In February 2014, BAAQMD staff held a workshop to initiate the process of updating the Clean Air Plan.

1. Update the Bay Area 2005 Ozone Strategy in accordance with the requirements of the California Clean Air Act to implement all feasible measures to reduce ozone;
2. Consider the impacts of ozone control measures on particulate matter (PM), air toxics, and greenhouse gases in a single, integrated plan;
3. Review progress in improving air quality in recent years; and
4. Establish emission control measures to be adopted or implemented in the 2009–2012 time frame.

### Discussion/Conclusion

**a) No Impact.** A project would conflict with or obstruct implementation of the regional air quality attainment plans (the BAAQMD Clean Air Plan) if it is inconsistent with the growth assumptions, in terms of population, employment, or regional growth in vehicle miles traveled. These population forecasts are developed, in part, on data obtained from local jurisdictions and projected land uses and population projections identified in general and specific plans. Projects that result in an increase in population outside of the assumptions made in general and specific plans would be considered inconsistent with the Bay Area Clean Air Plan.

The proposed 2015–2023 Housing Element does not identify specific development. All future development would be required to be in accordance with local regulations, including the Los Altos General Plan and Municipal Code. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Furthermore, future residential development projects will require compliance with General Plan policies and programs related to air quality, including policies and programs intended to reduce the consumption of fossil fuels and the use of private motor vehicles (Natural Environment and Hazard Element Policy 8.2 and Implementation Program NEH 29). Therefore, the 2015–2023 Housing Element would have no impact associated with obstructing implementation of the regional air quality attainment plan.

**b–c) No Impact.** All ambient air quality standards except the federal ozone and PM<sub>2.5</sub> standards and the state ozone, PM<sub>10</sub>, and PM<sub>2.5</sub> standards are met in the Los Altos area (CARB 2013). Future development of housing units facilitated by the proposed 2015–2023 Housing Element could result in an increase in criteria pollutants during both construction and operational activities and could also contribute substantially to the existing nonattainment status of the San Francisco Bay Area Air Basin. Construction activities such as excavation and grading operations, construction vehicle traffic, and wind blowing over exposed earth could generate exhaust emissions and fugitive particulate matter emissions that would affect local air quality. This is variable depending on the weather, soil conditions, and the amount of activity taking place, as well as the nature of dust control efforts. Likewise, operational air quality impacts are dependent on the types of land uses and mitigation being used.

The proposed 2015–2023 Housing Element does not include any development designs or development proposals, nor does it grant any entitlements for development. All future development would be required to be in accordance with local regulations, including the General Plan and Municipal Code. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Furthermore, future residential development projects will require compliance with General Plan policies related to air quality (Natural Environment and Hazards Element Policies 8.1 through 8.4 and Implementation Programs NEH 29 and NEH 30).

The proposed 2015–2023 Housing Element would have no impact associated with contributing substantially to an existing or projected air quality violation and increasing criteria pollutants during both construction and operational activities.

d) **No Impact.** Housing units facilitated by the proposed 2015–2023 Housing Element would be considered sensitive receptors that could be exposed to pollutant concentrations. Future residential development would be required to comply with General Plan policies related to air quality, conform to the Bay Area 2010 Clean Air Plan, and meet national ambient air quality standards (NAAQS) and BAAQMD thresholds during both construction and operational activities. Therefore, the proposed 2015–2023 Housing Element would have no impact associated with exposing sensitive receptors to pollutant concentrations.

e) **No Impact.** Residential and commercial developments are not in themselves considered to be an emission source that would result in objectionable odors. No impact would occur.

IV. BIOLOGICAL RESOURCES	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special-status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, or regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with the provisions of an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

Despite being mostly urbanized, the Los Altos Planning Area includes natural resources, which include creek channels, mature groves of trees, and remaining orchards. Creeks provide water resources, visual open space corridors, and riparian habitat for a variety of species. The city's creeks (Adobe Creek, Hale Creek, Permanente Creek, and Stevens Creek) are an important natural resource and open space amenity within the community. Mature groves of trees are scattered throughout the city's residential neighborhoods, along creek corridors, and in parks such as the Redwood Grove Nature Preserve.

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## Discussion/Conclusion

a) **No Impact.** Future development projects consistent with the 2015–2023 Housing Element could result in impacts to biological resources. Site-specific field studies are generally required to search for special-status species and to determine whether suitable habitat for any special-status species occurs on or near a study area. All development occurring within the city is required to comply with local regulations, including General Plan Open Space, Conservation, and Community Facilities Element Policies 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, and 2.8 and Implementation Program OCC 3. Policies 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, and 2.8 seek to preserve and protect natural areas by protecting creeks and riparian habitats, encouraging development of a regional open space policy, and adopting land use controls that prevent incompatible uses for parcels adjacent to existing open space lands and recreation areas. Implementation Program OCC 3 requires the assessment of development proposals for potential impacts to significant natural resources pursuant to CEQA and requires appropriate mitigation for all significant impacts if impact avoidance is not possible.

Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the 2015–2023 Housing Element would have no impact to special-status plant and animal species, or to their habitats.

b–c) **No Impact.** Future residential development within the city could result in adverse impacts to sensitive natural communities such as riparian habitat and federally protected wetlands. The proposed 2015–2023 Housing Element does not include any development designs or development proposals, nor does it grant any entitlements for development. All development in the city is required to comply with federal Clean Water Act (CWA) Section 404, which regulates the discharge of dredged and fill materials into waters of the United States. Waters of the United States refers to oceans, bays, rivers, streams, lakes, ponds, and wetlands. Development applicants must obtain a permit from the US Army Corps of Engineers (USACE) for all discharges of dredged or fill material into waters of the United States, including streams, before proceeding with a proposed activity. Furthermore, future residential development projects will be required to comply with General Plan Open Space, Conservation, and Community Facilities Element Policies 2.3, 2.5, and 2.7 as well as Implementation Program OCC 3, which address riparian and wetland resources. Program OCC 3 requires the assessment of development proposals for potential impacts to significant natural resources. Policies 2.3, 2.5, and 2.7 address the protection of creeks, enforce local, state, and federal regulations addressing water quality and stormwater management, and establish buffers from adjoining land uses to protect the natural state of all creekside areas. Therefore, implementation of the 2015–2023 Housing Element would have no impact to federally protected wetlands and riparian resources would be less than significant.

d) **No Impact.** All development occurring within the city is required to comply with local regulations, including General Plan Open Space, Conservation, and Community Facilities Element Policies 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, and 2.8 and Implementation Program OCC 3. Policies 2.1, 2.2, 2.3, 2.4, 2.5, 2.6, 2.7, and 2.8 seek to preserve and protect natural areas by protecting creeks and riparian habitats, encouraging development of a regional open space policy, and adopting land use controls that prevent incompatible uses for parcels adjacent to existing open space lands and recreation areas. Implementation Program OCC 3 requires the assessment of development proposals for potential impacts to significant natural resources pursuant to CEQA and requires appropriate mitigation for all significant impacts if impact avoidance is not possible. Because all development must be consistent with the General Plan, which protects migration areas, the 2015–2023 Housing Element would have no impact in this area.

e) **No Impact.** Currently, there are two ordinances protecting biological resources in the city (Tree Protection Regulations, Municipal Code Chapter 11.08; Watercourse Protection Regulations, Municipal Code Chapter 6.32). All development must be consistent with these ordinances. The proposed 2015–2023 Housing Element neither proposes a change to the ordinances nor allows any type of development; therefore, the 2015–2023 Housing Element does not conflict with any local policies or ordinances protecting biological resources.

f) **No Impact.** The city is located just northeast of the Santa Clara Valley Habitat Conservation Plan. However, Los Altos is not within an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.

V. CULTURAL RESOURCES	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to Section 15064.5?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Disturb any human remains, including those interred outside of formal cemeteries?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

Los Altos is in the historic territory of the Tamyen (Tamien) tribelet of the Costanoan Indians (alternatively the Ohlone). The closest Tamien village has been identified as San José Cupertino. The village was located in the mountains and valleys of the upper Pescadero Creek, Stevens Creek, and Saratoga Creek watersheds. Before Spanish colonization, the Ohlone lived in more than 50 distinct landholding groups, with no view of themselves as one unified group of people. They survived by hunting, fishing, and gathering, in the typical ethnographic California pattern. From 1769 to 1833, Spanish policies, including the Spanish missions in California, brought tremendous upheaval, hardship, and decimation to the Ohlone people.

The Spanish philosophy of government in northwestern New Spain led to the founding of presidios, missions, and secular towns with the land held by the Crown (1769–1821). Subsequent Mexican policies stressed individual ownership of the land, so during the Mexican Period (1822–1846/1848), tracts of land were granted to individuals.

The townsite of Los Altos was laid out by the Altos Land Company in 1908 as a result of the expansion of interurban train service, the Suburban Interurban Railroad, and the development of small communities or suburbs throughout the Santa Clara Valley.

**Discussion/Conclusion**

**a–d) No Impact.** Future residential development in the city could conflict with existing known cultural and historical resources in Los Altos. In addition to “known” resource areas, there is potential for undiscovered paleontological and archeological resources to be encountered and potentially impacted by future construction activities. These resources could include human remains located outside of cemeteries. The 2015–2023 Housing Element is a policy-level document. While the 2015–2023 Housing Element encourages the provision of a range of housing types and affordability levels, it does not include any development designs or proposals, nor does it grant any entitlements for development that would adversely affect archaeological, paleontological, or historic resources. The 2015–2023 Housing Element does not involve the construction or expansion of any residential land uses. All future residential development occurring within the city would be required to be in accordance with local regulations, including

the General Plan Community Design and Historic Resources Element. Implementation Program CDHR 13 assesses development proposals for potential impacts to significant cultural resources pursuant to CEQA Guidelines Section 15064.5 and requires a study conducted by a professional archaeologist for projects located near creeks or identified archaeological sites to determine if significant archaeological resources are potentially present and if the project will significantly impact the resources. If significant impacts are identified, the development project is required to be modified to avoid the impacts or to mitigate the impacts.

Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

Therefore, implementation of the 2015–2023 Housing Element would have no impact to cultural resources, including archaeological, paleontological, and historic resources, or on human remains.

VI. GEOLOGY AND SOILS	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving:				
i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
ii) Strong seismic ground shaking?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iii) Seismic-related ground failure, including liquefaction?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
iv) Landslides?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in substantial soil erosion or the loss of topsoil?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

Los Altos is located in a region with active seismic faults and is therefore subject to risk of hazards associated with earthquakes. Seismic activity poses two types of hazards: primary and secondary. Primary hazards include ground rupture, ground shaking, ground displacement, and subsidence and uplift from earth movement. Primary hazards can induce secondary hazards including ground failure (lurch cracking, lateral spreading, and slope failure), liquefaction, water waves (tsunamis and seiches), movement on nearby faults (sympathetic fault movement), dam failure, and fires.

No known active faults traverse the Los Altos Planning Area. In addition, the State has not established any Alquist-Priolo Earthquake Fault Zoning in the Planning Area. However, the city is

located between the active San Andreas and Hayward faults, with numerous smaller faults in the vicinity.

### Discussion/Conclusion

a)

i-iii) **No Impact.** The 2015–2023 Housing Element does not involve the construction or expansion of any residential land uses. All future residential development occurring within the city would be required to be in accordance with local regulations, including the General Plan and the Municipal Code. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

In addition, future residential development projects would be required to comply with the General Plan Natural Environment and Hazards Element. For instance, Policy 1.3 requires soil analysis and erosion mitigation for all development proposed on sites known to be prone to erosion or ground failure. Implementation Program NEH 1 assesses development proposals for potential seismic/geologic hazards pursuant to CEQA and requires measures to mitigate all identified significant public safety hazards. Implementation Program NEH 4 states that during the review of development proposals, surveys of soil and geologic conditions by a state-licensed engineering geologist are required where appropriate. The purpose of the surveys is to determine the geologic stability of the site and identify design measures to minimize geologic hazards. The project design recommendations are required as conditions of project approval. In addition, all future residential developments would be required to conform to California Building Code (CBC) requirements that are intended to be sufficient to prevent significant damage from ground shaking during seismic events.

Therefore, implementation of the 2015–2023 Housing Element would have no impact related to seismic hazards.

iv) **No Impact.** Landslides are most likely on hillsides where rock strata parallel surface slopes, high clay content absorbs excess water, displacement has fractured a fault zone, or the base of a slope has been removed by erosion or people. Landslides are unlikely to occur where slopes are less than 15 percent. Within the Los Altos Planning Area, slopes that are 15 percent or more are isolated to the southwest portions of the city. Implementation Program NEH 4 states that during the review of development proposals, surveys of soil and geologic conditions by a State-licensed engineering geologist are required where appropriate. The purpose of the surveys is to determine the geologic stability of the site and identify design measures to minimize geologic hazards. The project design recommendations are required as conditions of project approval. Implementation Program NEH 5 restricts development on slopes greater than 30 percent. Therefore, implementation of the 2015–2023 Housing Element would have no impact associated with landslides.

b) **No Impact.** Future construction in Los Altos would result in the moving and grading of topsoil, which would lead to disturbed soils that are more likely to suffer from erosion from a variety of sources, such as wind and water. Any future residential development would be subject to the Santa Clara Valley Urban Runoff Pollution Prevention Program, which is an association of 13 cities and towns in the Santa Clara Valley, together with Santa Clara County and the Santa Clara Valley Water District, with the goal of reducing pollution in urban runoff to the "maximum extent practicable." The program incorporates regulatory, monitoring, and outreach measures

aimed at improving the water quality of South San Francisco Bay and the streams of the Santa Clara Valley, which involves the prevention of erosion and sedimentation.

Since the proposed 2015–2023 Housing Element does not involve the construction or expansion of any residential land uses, its implementation would have no impact on the potential for erosion or loss of topsoil.

**c-d) No Impact.** Future residential development on unstable or expansive soils could create substantial risks to life or property and result in adverse impacts such as on- or off-site landslides, lateral spreading, subsidence, liquefaction, or collapse. All future residential development occurring within the city would be required to be in accordance with local regulations, including Implementation Program NEH 4 of the General Plan Natural Environment and Hazards Element, which states that during the review of development proposals, surveys of soil and geologic conditions by a State-licensed engineering geologist are required where appropriate. The purpose of the surveys is to determine the geologic stability of the site and identify design measures to minimize geologic hazards. The project design recommendations are required as conditions of project approval.

In addition, environmental impacts of subsequent development projects would be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the 2015–2023 Housing Element would have no impact associated with unstable and/or expansive soils.

**e) No Impact.** The 2015–2023 Housing Element includes policies and programs designed to facilitate the construction and conservation of housing. The Palo Alto Regional Water Quality Control Plant provides wastewater collection and treatment services within the city limits. No septic or alternative wastewater systems would be installed as a result of the proposed project. Therefore, no impacts would occur.

VII. GREENHOUSE GAS EMISSIONS	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

State Assembly Bill (AB) 32 (2006), the Global Warming Solutions Act, directs public agencies in California to support the statewide goal of reducing GHG emissions to 1990 levels by 2020. The City of Los Altos Climate Action Plan (CAP) supports AB 32 at the local level. The CAP provides a policy framework for how Los Altos can do its part to reduce emissions.

**Discussion/Conclusion**

**a) No Impact.** The 2015–2023 Housing Element does not involve the construction or expansion of any residential land uses. All future residential development occurring within the city would be required to comply with local regulations, including the General Plan, Climate Action Plan, and Municipal Code. Environmental impacts of development projects would be subject to additional project-specific CEQA based on the actual development proposal. Adherence to the General Plan and Climate Action Plan will be required, ensuring that Los Altos meets its GHG reduction goals. Therefore, the proposed 2015–2023 Housing Element would have no impact associated with greenhouse gas emissions.

**b) No Impact.** The City of Los Altos developed a Climate Action Plan in December 2013. The Los Altos CAP adopted a provisional emissions reduction target of 15 percent below the 2005 baseline level by 2020. California state actions and requirements help the City progress toward achieving the 2020 emissions reduction target.

Los Altos is also subject to compliance with the Global Warming Solutions Act. AB 32 is a legal mandate requiring that statewide GHG emissions be reduced to 1990 levels by 2020. In adopting AB 32, the legislature determined the necessary GHG reductions for the state to make in order to sufficiently offset its contribution to the cumulative climate change problem to reach 1990 levels. As previously identified, the 2015–2023 Housing Element does not involve the construction or expansion of any residential land uses. All future residential development occurring within the city would be required to be in accordance with local regulations, including the General Plan, Climate Action Plan, and Municipal Code. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the 2015–2023 Housing Element would have no impact.

**VIII. HAZARDS AND HAZARDOUS MATERIALS**

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Expose people or structures to a significant risk of loss, injury, or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

A material is considered hazardous if it appears on a list of hazardous materials prepared by a federal, state, or local agency, or if it has characteristics defined as hazardous by such an agency. According to California Health and Safety Code Section 25501(o), "hazardous material" means any material that, because of its quantity, concentration, or physical or chemical characteristics, poses a significant present or potential hazard to human health and

safety or to the environment if released into the workplace or the environment. Hazardous materials include, but are not limited to, hazardous substances, hazardous waste, and any material that a handler or the administering agency has a reasonable basis for believing would be injurious to the health and safety of persons or harmful to the environment if released into the workplace or the environment.

Searches of the Department of Toxic Substance Control's (2015) EnviroStor database and the State Water Resources Control Board's (2015) GeoTracker database identified nine hazardous material sites in Los Altos that are associated with a hazardous material-related release or occurrence.

There are no airport-related facilities in the city limits of Los Altos. The closest major airport is located in San Jose approximately 8 miles to the east.

### Discussion/Conclusion

**a–d) No Impact.** The proposed 2015–2023 Housing Element does not include any specific development designs or development proposals, nor does it grant any entitlements for development.

The County of Santa Clara Department of Environmental Health, which is the Certified Unified Program Agency (CUPA) for Los Altos, issues permits to and conducts inspections of businesses that use, store, or handle quantities of hazardous materials and/or waste greater than or equal to 55 gallons, 500 pounds, or 200 cubic feet of a compressed gas at any time. The County of Santa Clara Department of Environmental Health also implements the Hazardous Material Management Plans (Business Plans) that include an inventory of hazardous materials used, handled, or stored at any business in Los Altos. The department also issues permits to and inspects businesses that handle acutely hazardous materials, such as those used in research and development facilities, and helps local fire departments respond to emergencies involving hazardous materials.

Additionally, residential developments do not generally include the routine transportation, use, or disposal of hazardous materials that could create a significant hazard to the public. Therefore, the proposed 2015–2023 Housing Element would not create a significant hazard to the public or the environment regarding the transport, storage, use, and disposal of hazardous materials. As such, implementation of the 2015–2023 Housing Element would have no impact

**e–f) No Impact.** Airport-related hazards are generally associated with aircraft accidents, particularly during takeoffs and landings. Airport operation hazards include incompatible land uses, power transmission lines, wildlife hazards (e.g., bird strikes), and tall structures that penetrate the imaginary surfaces surrounding an airport. The city is not located within an airport comprehensive land use plan. Therefore, implementation of the 2015–2023 Housing Element would have no impact associated with airport-related hazards.

**g) No Impact.** The City of Los Altos Emergency Preparedness Manual has been prepared by city residents in close cooperation with the City of Los Altos. The manual is based on the emergency plans and advice of other cities with similar needs for emergency preparedness. The manual's goal is to provide key information to all Los Altos residents so that they may take the steps needed to avoid personal injury, minimize the risk of fire and home damage, and become totally self-sufficient for three to five days in the event of a major disaster. In addition, the City has adopted an Emergency Preparedness Plan identifying potential risks, facilities, and resources relied on in the event of a catastrophe and persons responsible for implementation. The City's

Emergency Preparedness Committee determines the appropriate means of community support, develops and implements programs to educate and prepare the community for emergencies, and advises the City Council.

All development occurring within the city would be required to be in accordance with local regulations, including the General Plan and Municipal Code. In the Natural Environment and Hazards Element of the General Plan, Policy 4.1 and NEH 9 address minimizing the risk of hazards to Los Altos residents. Policy 4.1 seeks to inform the public of risk from hazards, and NEH 9, in accordance with California Government Code Section 8589.5, maintains emergency procedures for the evacuation and control of populated area in identified floodplain areas. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the 2015–2023 Housing Element would have no impact resulting from inconsistencies with adopted emergency response plans.

**h) No Impact.** The California Department of Forestry and Fire Protection's maps show that the city does not contain any land designated as "Wildland Area That May Contain Substantial Forest Fire Risks and Hazards" (Cal Fire 2014) or as a "Very High Fire Hazard Severity Zone – AB 337" (Cal Fire 2008). Therefore, no wildland fire impacts would occur.

**IX. HYDROLOGY AND WATER QUALITY**

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Violate any water quality standards or waste discharge requirements?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Otherwise substantially degrade water quality?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Place housing within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
j) Inundation by seiche, tsunami, or mudflow?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## Setting

Flood hazards fall into three categories: natural flooding, dam inundation, and mud and debris flows. Los Altos is subject to periodic flood hazards associated with creek overflow, dam inundation, and potential mud and debris flows during rain storms of a few hillsides in the Planning Area. The Los Altos Planning Area contains both 100- and 500-year floodplain areas located along the city's four creeks (Adobe Creek, Hale Creek, Permanente Creek, and Stevens Creek) as well as in several regions along the eastern boundary of the city.

Natural flooding occurs when major rainstorms cause stream overflows. Portions of the four creeks flowing through Los Altos have been channelized to increase the capacity of the creeks to reduce flooding and to permit development of the floodplain. Adobe Creek is the most flood-prone of the creeks in Los Altos. The Santa Clara Valley Water District and the City have adopted Guidelines and Standards for Land Use Near Streams, which apply setback requirements along the creek. Subdivisions along creekside lots require property owners to dedicate an easement or fee title to the water district if determined necessary. In accordance with the adopted watercourse protection regulations, special setbacks are required and development restrictions applied along Adobe Creek from Shoup Park to O'Keefe Lane. The City of Los Altos participates in the National Flood Insurance Program (NFIP), which is administered by the Federal Emergency Management Agency (FEMA). The NFIP provides federal flood insurance and federally financed loans for property owners in flood-prone areas that develop in accordance with the City's Flood Hazard Area Regulations.

According to the Natural Environment and Hazards Element of the General Plan, dam inundation could occur with the failure of the Stevens Creek Dam. California Government Code Section 8589.5 requires the City to have in place emergency procedures for the evacuation and control of populated areas within the limits of inundation below dams.

Mud and debris flows originate in hillside areas having deep topsoils with poor drainage. The majority of the Los Altos Planning Area is relatively flat terrain that is not subject to mud and debris flows. The rolling terrain in the southwest portion of the Planning Area has deep soils consisting of silt, clay, sand, and gravel deposits. There are no recent examples of mud or debris flows in the Planning Area.

The city is located atop the Santa Clara Valley subbasin, which is part of the Santa Clara Valley Groundwater Basin. The Santa Clara Valley subbasin occupies a structural trough parallel to the northwest-trending Coast Ranges. The Diablo Range bounds the subbasin on the west and the Santa Cruz Mountains form the basin boundary on the east. The subbasin extends from the northern border of Santa Clara County to the groundwater divide near the town of Morgan Hill. The dominant geo-hydrologic feature is a large inland valley that is drained to the north by tributaries to San Francisco Bay including Coyote Creek, the Guadalupe River, and Los Gatos Creek. Annual precipitation for the basin ranges from less than 16 inches in the valley to more than 28 inches in the upland areas (DWR 2006).

Historically, from the early 1900s through the mid-1960s, water level declines from groundwater pumpage induced subsidence in the Santa Clara Valley subbasin and caused degradation of the aquifer adjacent to the bay from saltwater intrusion. Prior to importation of surface water via the Hetch Hetchy Aqueduct and South Bay Aqueduct and the introduction of an artificial recharge program, water levels declined more than 200 feet in the Santa Clara Valley (DWR 2006).

Operational groundwater storage capacity is an estimate of the storage capacity based on district operations. Operational storage capacity is generally less than total storage capacity. It

must account for available pumping capacity, avoidance of land subsidence, and problems associated with high groundwater levels. The operational storage capacity of the Santa Clara Valley subbasin is estimated to be 350,000 acre-feet (DWR 2006).

### Discussion/Conclusion

**a) and f) No Impact.** Future residential development in the city could result in both construction and operational impacts to water quality and discharge standards. Potential operational impacts include the use of fertilizers, herbicides, and pesticides to maintain lawns, as well as motor vehicle operation and maintenance. Potential construction impacts include grading and vegetation removal activities that would result in the exposure of raw soil materials to the natural elements (wind, rain, etc.). However, the purpose of the proposed 2015–2023 Housing Element is to identify the policies and programs which the City will implement to ensure that housing in Los Altos is affordable, safe, and decent. The proposed 2015–2023 Housing Element does not include any specific design or development proposals, nor does it grant any entitlements for development. Therefore, identification and analysis of water quality impacts associated with the proposed 2015–2023 Housing Element would be speculative at this time. All development occurring in the city is required to comply with local regulations, including the General Plan Open Space, Conservation, and Community Facilities Element (Policies 2.3, 2.4, 2.5, and 2.7 and Implementation Programs OCC 3 through OCC 5). Compliance with these policies would address impacts by protecting creeks, creekside areas, and riparian habitat in their natural state, promoting the adoption of a regional stream management plan, enforcing local, state, and federal regulations addressing water quality and stormwater quality management, and establishing buffers from adjoining land uses to protect the natural state of all creekside areas. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

In addition, all new development projects in the city are subject to the requirements of the National Pollutant Discharge Elimination System (NPDES) Stormwater Permit enforced by the Regional Water Quality Control Board (RWQCB). The permit requires that the City impose water quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality standards or from resulting in conditions that create a nuisance or water quality impairment in receiving waters. All development is subject to the Santa Clara Valley Urban Runoff Pollution Prevention Program, which is an association of 13 cities and towns in the Santa Clara Valley, together with Santa Clara County and the Santa Clara Valley Water District, with the goal of reducing pollution in urban runoff to the maximum extent practicable. The program incorporates regulatory, monitoring, and outreach measures aimed at improving the water quality of South San Francisco Bay and the streams of the Santa Clara Valley.

Because all development must comply with adopted water quality plans designed to reduce the potential for waste discharge associated with construction and operation, and the 2015–2023 Housing Element is a policy document that does not include any proposals for housing development or remove any environmental review requirements, implementation of the 2015–2023 Housing Element would have no impact for these topics.

**b) No Impact.** All domestic and commercial water in Los Altos is supplied by the California Water Service Company and financially supported by user fees. According to the City of Los Altos General Plan (2002), 28 percent of the city's water comes from well water and 72 percent from Santa Clara Valley Water District (SCVWD) sources, which include underground aquifers, reservoirs, and the San Joaquin-Sacramento River Delta.

In addition and as discussed under **a)** and **f)** above, the proposed 2015–2023 Housing Element does not identify any specific development or grant any entitlements for development. Therefore, no impact would occur.

**c–e) No Impact.** The proposed 2015–2023 Housing Element encourages the development of a range of housing types at varying affordability levels in Los Altos. If development of housing units were to occur in previously undeveloped areas, increased impervious surfaces and grading and vegetation removal activities could increase surface runoff and could therefore exceed the capacity of existing stormwater drainage systems and increase the potential for localized flooding and/or erosion. All development occurring in the city must comply with local regulations, including the General Plan and Municipal Code. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal.

All development projects in the city are subject to the requirements of NPDES Stormwater Permit number CA0029718 enforced by the RWQCB. The permit requires that the City impose water quality and watershed protection measures for all development projects and prohibits discharges from causing violations of applicable water quality standards or from resulting in conditions that create a nuisance or water quality impairment in receiving waters. A key component of the NPDES permit is the implementation of the Stormwater Quality Improvement Plan (SQIP) for Los Altos, which requires stormwater quality treatment and/or best management practices (BMPs) in project design for both construction and operation. There are several regulations/procedures in place that implement the SQIP, including Los Altos' participation in the Santa Clara Valley Urban Runoff Pollution Prevention Program, which is an association of 13 cities and towns in the Santa Clara Valley, together with Santa Clara County and the Santa Clara Valley Water District, with the goal of reducing pollution in urban runoff to the maximum extent practicable. The program incorporates regulatory, monitoring, and outreach measures aimed at improving the water quality of South San Francisco Bay and the streams of the Santa Clara Valley. Compliance with the provisions of the NPDES, best management practices, and the Santa Clara Valley Urban Runoff Pollution Prevention Program would reduce the impacts of future development.

Therefore, the proposed 2015–2023 Housing Element would not result in impacts to drainage or runoff, as no development is proposed and future development envisioned by the 2015–2023 Housing Element would be subject to the regulations discussed above.

**g–h) No Impact.** Portions of the city are located within the FEMA-designated 100-year flood zone. Future development projects would be subject to General Plan policies that regulate land uses in flood-prone areas and allow development in those areas only with appropriate mitigation (Natural Environment and Hazards Element Policies 2.1 through 2.3). In addition, ordinances in Municipal Code Chapter 12.60 seek to minimize public and private losses due to flood conditions in specific areas. Furthermore, Municipal Code Chapter 6.32 seeks to regulate for the flood protection of properties adjacent to city waterways. According to Section 12.60.110 of the Municipal Code, a development permit must be obtained before construction or development begins within any area of special flood hazard, area of flood-related erosion hazard, or area of mudslide. Future development projects must comply with City ordinances and would have to be granted a development permit by the City Planner. If the City Planner decides to place housing within a 100-year flood hazard area, applied mitigation measures would create a less than significant impact. Therefore, no impact would occur.

**i) No Impact.** The city is located downstream from the Stevens Creek Dam. Dam inundation within the city could occur with the failure of this dam. California Government Code Section

8589.5 requires the City to have in place emergency procedures for the evacuation and control of populated areas within the limits of inundation below dams. The City of Los Altos participates in the National Flood Insurance Program, which is administered by FEMA. The NFIP provides federal flood insurance and federally financed loans for property owners in flood-prone areas.

In California, the Department of Water Resources, Division of Dam Safety is responsible for ensuring that all dams satisfy stringent design criteria covering all possible conditions that could affect the dam, including earthquakes and flood events, without considering probability factors. Therefore, dams are designed to withstand the largest and strongest earthquake that could conceivably affect them. Similarly, dams are required to withstand the largest possible flood that could occur, which is referred to as the maximum probable flood. Because the 2015–2023 Housing Element would not otherwise affect the structural integrity of the Stevens Creek Dam's structure or substantially add to the risk of dam failure, no impact is expected to occur.

j) **No Impact.** Los Altos is located 5 to 6 miles from San Francisco Bay with an elevation of 150 feet or more above sea level. Consequently, potential hazards associated with water waves are not likely. Earthquake preparedness is one of the best methods to minimize personal injury and property damage and accelerate recovery. According to the General Plan, the City promotes earthquake preparedness in the community through its Emergency Preparedness Plan and mock exercises coordinated through the Emergency Preparedness Committee. Therefore, no impact would occur with implementation of the 2015–2023 Housing Element.

X. LAND USE AND PLANNING	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Physically divide an established community?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Conflict with any applicable habitat conservation plan or natural community conservation plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

Los Altos is a developed community with little opportunity for additional growth or major land use changes. The city is predominantly residential, with limited commercial, park, and public lands. In addition, there are institutional uses such as elementary schools, parks, and other public entities.

**Discussion/Conclusion**

**a-b) No Impact.** The 2015–2023 Housing Element proposes to amend the City's Zoning Ordinance to allow emergency shelters as a permitted use by right in the Commercial Thoroughfare (CT) district without a conditional use permit or other discretionary review and only subject to the development requirements in this zone. The 2015–2023 Housing Element will also provide incentives and amend the City's Zoning Ordinance for compliance with statutory requirements for single-room occupancy residences to address the needs of extremely low-income households. Furthermore, consistent with the requirements of SB 520, the City will remove constraints and allow "reasonable accommodations" for the disabled in housing development standards. Providing reasonable accommodations could result in encroachment into setbacks for wheelchair ramps, widening of doorways, or additional grading to allow easier access. This would be evaluated on a case-by-case basis and would likely fall under an exemption in the case of retrofit or small new construction, or be evaluated in the environmental document prepared for a larger development project.

The proposed 2015–2023 Housing Element does not include any specific development proposals, nor does it grant any entitlements for development. The 2015–2023 Housing Element anticipates land uses that are consistent with the land use designations established by the General Plan Land Use Element. Future residential development projects will require compliance with General Plan policies related to land use and Zoning Ordinance requirements associated with zoning districts, allowable uses, and development standards. The 2015–2023 Housing Element does not propose changes to land use regulations and does not involve the construction or expansion of any residential land uses. All future residential development occurring in the city would be required to be in accordance with local regulations, including the General Plan and Municipal Code. Environmental impacts of subsequent development projects would also be considered

## INITIAL STUDY

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pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the 2015–2023 Housing Element would have no impact.

c) **No Impact.** The city is located northeast of the Santa Clara Valley Habitat Conservation Plan. Los Altos is not within an adopted habitat conservation plan, natural community conservation plan, or other approved local, regional, or state habitat conservation plan. Therefore, no impact would occur.

**XI. MINERAL RESOURCES**

Would the project:	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Result in the loss of availability of a locally important mineral resource recovery site delineated on a local general plan, specific plan, or other land use plan?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

Mineral resources of significance found and extracted in Santa Clara County include construction aggregate deposits and, to a lesser extent, salts derived from evaporation ponds at the edge of San Francisco Bay. A number of mineral resource deposits in Santa Clara County are of regional or statewide significance, as determined by state agencies. Eight are currently in operation, yet none of these are located within Los Altos (County of Santa Clara 1994).

**Discussion/Conclusion**

**a-b) No Impact.** No significant mineral resources have been identified in Los Altos, nor does it contain any mineral extraction activities. The city is not designated as containing any minerals of regional or local importance. Therefore, no impact to mineral resources would occur.

XII. NOISE	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project result in:</b>				
a) Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) A substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within 2 miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

In Los Altos, the predominant source of noise is transportation-related noise from vehicle and truck traffic on the city’s road system. Residential and other noise-sensitive uses adjacent to area roadways are affected by traffic noise, especially those areas with no sound walls adjacent to the roadway. The closest major airport is located in San Jose approximately 8 miles to the east. The aircraft noise generation of this airport varies yet is minimal due to its distance from the city.

**Discussion/Conclusion**

**a-d) No Impact.** Housing is not considered a major source of noise in the city, but placing housing adjacent to major sources of noise could expose people to temporary or permanent noise levels in excess of standards established in the City General Plan. All development projects are required to comply with General Plan policies and implementation programs related to noise and vibration standards (Natural Environment and Hazards Element Policies 7.1 through 7.10 and Implementation Programs NEH 21 through NEH 28). The 2015–2023 Housing Element does not propose changes to existing land use densities and land use regulations, nor does it involve the construction or expansion of any residential land uses. All future residential development occurring within the city would be required to be in accordance with local regulations, including the General Plan and Municipal Code. Environmental impacts of

subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, no impacts related to a temporary or permanent increase in noise levels would occur with implementation of the 2015–2023 Housing Element.

**e–f) No Impact.** The city is not located near an airport; therefore, development consistent with the General Plan would not expose people to excessive noise levels from airports or in areas with an airport land use plan. All development is subject to the General Plan regarding noise sources. Therefore, there would be no impacts.

XIII. POPULATION AND HOUSING	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

Because Los Altos is nearly built out, most of the population changes that have occurred since 1970 are due largely to annexations. Changes in household composition related to age and the percentage of households with children have had a greater influence on Los Altos' population than growth from new development. The city's population gradually increased between 1970 and 1980, and peaked for a period around 1980, when the US Census recorded 26,816 residents. Between 1980 and 1990, the number of residents gradually declined to 26,599. Between 1990 and 2000, the city's population increased around 4.5 percent, less than half the growth rate (12.4 percent) for Santa Clara County overall. According to the California Department of Finance's 2014 population report, Los Altos' population increased from 29,769 in 2013 to 29,969 in 2014.

**Discussion/Conclusion**

**a) *Less Than Significant Impact.*** The 2015–2023 Housing Element does not propose changes to land use regulations, nor does it involve the construction or expansion of any residential land uses. All future residential development occurring within the city would be required to be in accordance with the General Plan and Municipal Code. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, growth-inducing impacts would be less than significant.

**b–c) *No Impact.*** The proposed 2015–2023 Housing Element encourages the provision and preservation of a range of housing types and affordability levels to meet the city's housing needs. Implementation of the 2015–2023 Housing Element would not displace or decrease housing units in the city. Therefore, no impact would occur.

**XIV. PUBLIC SERVICES**

Would the project result in:

Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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Substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

a) Fire protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
b) Police protection?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
c) Schools?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
d) Parks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
e) Other public facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

**Setting**

Fire protection and emergency service to Los Altos is provided by the Santa Clara County Fire Department (SCCFD). The City contracts with the SCCFD for fire protection services within the city boundaries. The SCCFD participates in a mutual aid program with the Cities of Gilroy, Milpitas, Mountain View, Palo Alto, and San Jose. Moffett Field also participates in the mutual aid program. Through this program, should the City of Los Altos need assistance in addition to its own units, one or more of the mutual aid cities would provide assistance to locations in Los Altos in whatever capacity needed. The Los Altos fire stations are located at 10 Almond Avenue and 765 Fremont Avenue. Services provided by the Fire Department include fire prevention, emergency medical services, hazardous materials containment, and fire investigations.

Police protection services are provided by the City of Los Altos Police Department. Officers patrolling the city are dispatched from police headquarters, located at One North San Antonio Road. The Los Altos Police Department is authorized for 30 sworn officers, 5 reserve officers, and 17 professional civilian staff. The Police Department participates on the City's Emergency Preparedness Committee and the Traffic Advisory Task Force.

Los Altos is served by a total of six public school districts serving elementary, middle, and high school students. The Los Altos Campus of Golden Gate University and several private schools serve Los Altos residents.

Park and recreation services in the city are discussed in the Recreation subsection below.

**Discussion/Conclusion**

a-e) **Less Than Significant Impact.** The proposed 2015–2023 Housing Element includes policies and implementation programs designed to facilitate the construction and conservation of housing to meet the city's affordable housing needs. Subsequent residential development projects could result in an increase in demand for public services. The 2015–2023 Housing

## INITIAL STUDY

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Element does not propose changes to land use regulations or the construction or expansion of any residential land uses. All future residential development occurring within the city would be required to be in accordance with local regulations, including the General Plan and Municipal Code. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, impacts associated with an increased demand for public services would be less than significant.

**XV. RECREATION**

Would the project:

Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
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- |  |                          |                          |                                     |                          |
|--|--------------------------|--------------------------|-------------------------------------|--------------------------|
| a) Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?      | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

**Setting**

The City of Los Altos offers an array of services and maintains a variety of community facilities for its residents. In addition to City park facilities, community services are provided at the Hillview Community Center, Los Altos and Woodland libraries, Los Altos History Museum, Bus Barn Theater, Redwood Grove Nature Preserve, Los Altos Youth Center, Garden House, and several school sites throughout the city.

Activities and programs offered through the Los Altos Recreation Department include art and dance classes, cooking classes, fitness programs, music classes, theater, outdoor activities and camps, and youth and adult sport leagues and programs. Special programs and services are also provided with a focus on teens, seniors, and day care for preschool and school-age children.

**Discussion/Conclusion**

**a-b) Less Than Significant Impact.** Future residential development consistent with the 2015–2023 Housing Element could increase the use of existing neighborhood and regional parks or other recreational facilities and indirectly require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. The 2015–2023 Housing Element does not include any development proposals, nor does it grant any entitlements for development that would result in an increase demand for park and recreational facilities. Since there are no proposed residential developments, the demand and requirements for specific parkland acreages, park facilities, financing, and timing associated with the proposed 2015–2023 Housing Element cannot be established at this time.

The 2015–2023 Housing Element does not propose changes to land use regulations and does not involve the construction or expansion of any residential land uses. All future residential development occurring within the city would be required to be in accordance with local regulations, including the General Plan and Municipal Code. For instance, Open Space, Conservation, and Community Facilities Element Policy 1.4 requires park dedication or public open space, or requires fees in lieu thereof, for all new subdivisions and multifamily residential development in Los Altos.

Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, impacts to park and recreation facilities and services would be less than significant.

<b>XVI. TRANSPORTATION/TRAFFIC</b>	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
<b>Would the project:</b>				
a) Conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system, taking into account all modes of transportation including mass transit and non-motorized travel and relevant components of the circulation system, including but not limited to intersection, streets, highways and freeways, pedestrian and bicycle paths, and mass transit?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Conflict with an applicable congestion management program, including but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Substantially increase hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in inadequate emergency access?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Conflict with adopted policies, plans, or programs regarding public transit, bicycle, or pedestrian facilities, or otherwise decrease the performance or safety of such facilities?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

Los Altos is located immediately adjacent to the regional facilities of Interstate 280 and State Route (SR) 85 and is served by two subregional facilities: Foothill Expressway and El Camino Real (SR 82).

Pedestrian and bicycle facilities are concentrated on the major streets, with some off-street paths to provide intracity travel. Most local streets do not include sidewalks. Established bus transit service also provides travel opportunities for community residents and employees and provides links to Caltrain passenger rail and Santa Clara Valley Transportation Authority light rail service. The closest major airport is located in San Jose approximately 8 miles to the east.

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## Discussion/Conclusion

**a-b) No Impact.** The proposed 2015–2023 Housing Element does not include any development proposals, nor does it grant any entitlements for development. The 2015–2023 Housing Element does not propose changes to land use regulations and does not involve the construction or expansion of any residential land uses. All future residential development occurring within the city would be required to be in accordance with local regulations, including the General Plan and Municipal Code. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the 2015–2023 Housing Element would have no impact related to these topics.

**c) No Impact.** There are no public or private airports or airstrips located within the city. Therefore, no impact would occur relative to an increase in air traffic.

**d-e) No Impact.** The proposed 2015–2023 Housing Element does not include any development proposals, nor does it grant any entitlements for development that would affect the site design, emergency access, or parking of any developments. Future residential development projects will require compliance with General Plan policies and Municipal Code requirements related to traffic and circulation. Therefore, implementation of the 2015–2023 Housing Element would have no impact in these impact areas.

**f) No Impact.** The proposed 2015–2023 Housing Element does not include any development proposals, nor does it grant any entitlements for development. Future residential development would be required to comply with General Plan policies related to alternative transportation (Circulation Element Policy 2.6). Therefore, the proposed 2015–2023 Housing Element would not conflict with any local policies or ordinances supporting alternative transportation.

XVII. UTILITIES AND SERVICE SYSTEMS	Potentially Significant Impact	Less Than Significant Impact With Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Require or result in the construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
e) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
g) Comply with federal, state, and local statutes and regulations related to solid waste?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Setting**

With the exception of a few homes with septic systems, the city's sewer system serves all development in Los Altos. Since 1972, the City has contracted with the City of Palo Alto for sewage treatment at the Palo Alto Regional Water Quality Control Plant. The City's contract is for 3.6 million gallons a day (mgd) of treatment, which according to the General Plan will accommodate future development of vacant sites and the intensification of commercial areas in accordance with the Land Use Element.

The typical design life of a wastewater facility is 50 years. The Palo Alto Regional Water Quality Control Plant was designed in 1969 to serve the wastewater management needs of Palo Alto, Los Altos, Mountain View, East Palo Alto, Los Altos Hills, and Stanford through the year 2020. While the existing plant serves Los Altos for the life of the 2015–2023 Housing Element, the plant is now being planned for a future beyond that period. The City will participate in that plan as a stakeholder.

All domestic and commercial water in Los Altos is supplied by the California Water Service Company and financially supported by user fees. Currently, 28 percent of the city's water comes from well water and 72 percent from Santa Clara Valley Water District sources, which include underground aquifers, reservoirs, and the San Joaquin-Sacramento River Delta.

There are no existing or planned solid waste facilities within the Los Altos Planning Area. Rather, the Los Altos waste stream is collected by a franchised hauler, Mission Trail Waste Systems, and transferred to the Newby Island Resources Recovery Park in San Jose.

**a-b); d-e) No Impact.** Future residential development in the city would require adequate municipal wastewater service and adequate domestic municipal water service, including adequate water supplies and wastewater treatment capacity. Increases in demand for wastewater and water service can also result in exceedance of wastewater treatment requirements and the need for new water or wastewater treatment facilities or expansion of existing facilities. However, the proposed 2015–2023 Housing Element does not include any specific development proposals, nor does it grant any entitlements for development. The 2015–2023 Housing Element does not propose changes to land use regulations and does not involve the construction or expansion of any residential land uses. All future residential development occurring within the city would be required to be in accordance with local regulations, including the General Plan and Municipal Code. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Therefore, implementation of the 2015–2023 Housing Element would have no impact associated with a significant increase in demand for wastewater and water services.

**c) No Impact.** The future development of housing consistent with the 2015–2023 Housing Element could increase runoff and alter normal drainage patterns on project sites. However, the proposed 2015–2023 Housing Element does not include any specific development proposals, nor does it grant any entitlements for development. Any future residential development in the city would be subject to further CEQA review. Therefore, implementation of the 2015–2023 Housing Element would have no impact associated with the construction of new stormwater drainage facilities or the expansion of existing facilities.

**f-g) No Impact.** The proposed 2015–2023 Housing Element does not include any specific development proposals, nor does it grant any entitlements for development. Any future residential development would increase the demand for solid waste services in the area and would increase the amount of solid waste generated and sent to local landfills. Solid waste collection and disposal for single-family and multifamily residential units would be serviced by a private hauler, currently Mission Trail Waste Systems. The landfill serving the city (Newby Island Resources Recovery Park in San Jose) has permitted capacity to serve future development consistent with the General Plan. According to the website for the Resources Recovery Park, the landfill is able to accept 4,000 tons of municipal solid waste per day. In addition, Assembly Bill 939 and the County Integrated Waste Management Plan, which require recycling programs that result in a 50 percent diversion away from landfills, would apply to new development. Therefore, implementation of the 2015–2023 Housing Element would have no impact associated with solid waste.

**XVIII. MANDATORY FINDINGS OF SIGNIFICANCE**

NOTE: If there are significant environmental impacts which cannot be mitigated and no feasible project alternatives are available, then complete the mandatory findings of significance and attach to this initial study as an appendix. This is the first step for starting the environmental impact report (EIR) process.

Does the project:	Potentially Significant Impact	Less Than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact
a) Have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
b) Have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
c) Have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**Discussion/Conclusion**

**a) and c) No Impact.** While the 2015–2023 Housing Element encourages the provision of a range of housing types and affordability levels, it does not include specific development proposals, nor does it grant any entitlements for development that would have the potential to degrade the quality of the environment to adversely affect human beings. The 2015–2023 Housing Element does not propose changes to land use regulations and does not involve the construction or expansion of any residential land uses. All future residential development occurring within the city would be required to be in accordance with local regulations, including the General Plan and Municipal Code. Environmental impacts of subsequent development projects would also be considered pursuant to CEQA on a case-by-case basis following submittal of a specific development proposal. Future residential development projects would require compliance with General Plan policies and other City codes and ordinances intended to protect the environment. Therefore, the proposed 2015–2023 Housing Element would result in no impacts to the environment or to human beings as a result of environmental degradation.

b) **No Impact.** The proposed 2015–2023 Housing Element would not alter the development pattern presented in the Land Use Element of the General Plan. Since the cumulative impacts identified in the General Plan would not change, implementation of the 2015–2023 Housing Element would not affect cumulative impacts.

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**MINUTES OF A REGULAR MEETING OF THE PLANNING AND  
TRANSPORTATION COMMISSION OF THE CITY OF LOS ALTOS, HELD ON  
THURSDAY, APRIL 16, 2015, BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL,  
ONE NORTH SAN ANTONIO ROAD, LOS ALTOS,  
CALIFORNIA**

**ESTABLISH QUORUM**

PRESENT: Chair McTIGHE, Vice-Chair LORELL, Commissioners BAER, BODNER,  
MOISON, and JUNAIID

ABSENT: Commissioner BRESSACK

STAFF: Community Development Director WALGREN, Planning Services Manager  
KORNFIELD, and City Attorney HOUSTON

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

Resident Jim Wing suggested a future agenda item to review and improve the NTMP (Neighborhood Traffic Management Program) process. He stated that most local streets do not qualify for NTMP (Neighborhood Traffic Management Program), residents can only review the design and a traffic engineer must design it, and that a subcommittee should be formed to look at changes to the NTMP.

**ITEMS FOR CONSIDERATION/ACTION**

**CONSENT CALENDAR**

1. **Planning and Transportation Commission Minutes**  
Approve the minutes of the April 2, 2015 regular meeting.

MOTION by Vice-Chair LORELL, seconded by Commissioner JUNAIID, to approve the minutes of the April 2, 2015 regular meeting as written.

THE MOTION CARRIED UNANIMOUSLY (6/0).

**PUBLIC HEARING**

2. **15-CA-01 – Municipal Code Amendment to Allow Emergency Shelters**  
Municipal Code amendment to define Emergency Shelters and to allow such uses as a permitted use in the Commercial Thoroughfare (CT) District in accordance with the City's General Plan Housing Element. *Project Planner: Kornfield*

Planning Services Manager KORNFIELD presented the staff report recommending to the City Council adoption of a Code amendment to allow emergency shelters subject to the listed findings. There was no public comment.

The Commission discussed the proposed parking requirement for emergency shelters.

MOTION by Commissioner MOISON, seconded by Commissioner JUNAID, to recommend to the City Council approval and adoption of Municipal Code amendment 15-CA-01 to allow emergency shelters as recommended by staff. THE MOTION CARRIED UNANIMOUSLY (6/0).

3. **15-CA-02 – Municipal Code Amendment to Allow Single Room Occupancy Units**

Municipal Code amendment to define Single Room Occupancy units and to allow such uses as conditional land use in the Commercial Thoroughfare (CT) District in accordance with the City's General Plan Housing Element. *Project Planner: Kornfield*

Planning Services Manager KORNFIELD presented the staff report recommending to the City Council adoption of a Code amendment to allow single-room occupancy housing units subject to the listed findings. There was no public comment.

The Commission concurred with the staff recommendation.

MOTION by Commissioner MOISON, seconded by Commissioner JUNAID, to recommend to the City Council approval and adoption of Municipal Code amendment 15-CA-02 to allow single-room occupancy housing units as recommended by staff. THE MOTION CARRIED UNANIMOUSLY (6/0).

4. **Negative Declaration of Environmental Impact for the 2015-2023 Housing Element**

Consideration of a Negative Declaration of Environmental Impact for the 2015-2023 Housing Element. *Project Planner: Kornfield*

Planning Services Manager KORNFIELD presented the staff report recommending to the City Council adoption of a Negative Declaration of Environmental Impact for the 2015-2023 Housing Element. There was no public comment.

The Commission concurred with the staff recommendation.

MOTION by Commissioner MOISON, seconded by Commissioner JUNAID, to recommend to the City Council approval and adoption of a Negative Declaration of Environmental Impact for the 2015-2023 Housing Element, per the staff report findings. THE MOTION CARRIED UNANIMOUSLY (6/0).

## DISCUSSION

5. **Findings and Conditions**

Presentation regarding project findings and conditions. *Project Manager: Attorney Houston*

City Attorney HOUSTON provided a PowerPoint presentation on how to develop legal and effective findings and conditions.

## **COMMISSIONERS' REPORTS AND COMMENTS**

Chair McTIGHE reported on the April 14, 2015 City Council meeting regarding the City Council's approval to remove a Canary Island Pine tree at 86 Third Street and replace it with a 36-inch box specimen evergreen. Commissioner JUNAID recommended that Commissioners make themselves easily accessible to the public to facilitate the project review process.

## **POTENTIAL FUTURE AGENDA ITEMS**

Chair McTIGHE suggested adding NTMP (Neighborhood Traffic Management Program) to a future agenda; the Commission unanimously agreed. Chair McTIGHE also suggested that the Commission discuss the Loyola Corners traffic circulation in anticipation of the potential traffic impacts from the bridge reconstructions; the Commission agreed unanimously to add it to a future agenda.

## **ADJOURNMENT**

Chair McTIGHE adjourned the meeting at 8:13 P.M.

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David Kornfield  
Planning Services Manager