

Jon Maginot

From: Chris Jordan
Sent: Tuesday, April 09, 2019 10:49 AM
To: Jon Biggs; Jon Maginot; Christopher Diaz
Subject: Fwd: Buildings Planned on El Camino Real - Los Altos

Sent from my iPhone

Begin forwarded message:

From: Greg Ross _____
Date: April 9, 2019 at 10:45:05 AM PDT
To: council@losaltosca.gov
Subject: Buildings Planned on El Camino Real - Los Altos

I am a 36 resident at 394 Marich Way and am concerned with the many planned or developing properties along El Camino Real. The need for more housing is real as is climate change. We need to have a common sense plan on how high these building can be to preserve what is Los Altos. The developers will build 3 stories if they can't get 5 stories. They will have excellent arguments but remember its all economic and the ability to maximize profits.

Please take a more conservative and concerned look at what is happening now before its to late.

Thank you for your consideration.

Greg and Betsy Ross

Jon Maginot

From: Chris Jordan
Sent: Tuesday, April 09, 2019 12:49 PM
To: Jon Biggs; Jon Maginot; Christopher Diaz
Subject: Fwd: Agenda Item #6 - CT Zone study session

Sent from my iPhone

Begin forwarded message:

From: Fred Haubensak <fred@haubensak.com>
Date: April 9, 2019 at 12:37:33 PM PDT
To: council@losaltosca.gov
Subject: Agenda Item #6 - CT Zone study session

To: Los Altos City council members
Re: Agenda item #6 - CT Zone study session
From: Fred Haubensak

Dear council members -

First, a thank you is in order to council and staff for agendizing a discussion with a staff report for measures we can take now to address the CT Zone transformation this is in progress. This transformation is that the CT zone parcels are rapidly turning into pure residential imposing structures on surrounding R1 and R3 parcels. In addition, homeowners understand that as our CT Zone turns into a purely residential zone, we lose walkability to the service businesses we value, and the property value that goes along with it ([see the Redfin study in 2016](#), or our resident maintained website friendsofelcaminolosaltos.com).

Our specific asks that we believe do not create unreasonable barriers or economic burden for development are:

- No "Double-Dipping" fix on the On-Menu Density Bonus
- Mixed remains allowed use, pure residential moved to conditional or removed.
- Robust Privacy measures such as some restriction on window designs from large imposing structures with limited setbacks to R1/3 residential

Lastly, I would like to provide you with some alternative perspectives and rebuttal to some of the claims in the Cushman letter (see below).

Thank you for your time,

-Fred Haubensak

Cushman letter claims

Observations

Retail market conditions since 2016 ranged from 0% to 8% vacancy rate, and 2 to 9 months on the market.

Agreed, vacancy rates are the single digits, and time on the market as consistent with normal healthy business turnover, which is a process.

The local office market conditions are not as good as retail, with an 18% vacancy rate.

Agreed. Office space development is a red herring, nobody is asking for more office space at this time.

The "Amazon effect" is pushing market rates lower (\$3.82/sqft) for retailers.

1. This has had a positive benefit of the service businesses remaining vibrant. Service businesses are the bulk (60%) of businesses in the CT zone from our accounting, not classic retail that competes with online retailers.
2. The current market rates are still enough to give a positive profit margin for mixed use retail: Using simple math, a 5k sqft retail space that rents for \$4/sqft has a net present value to the developer of about \$3M from our estimates; and a 1,500 sqft retail space at \$4/sqft is \$6,000 per month, similar to what that space would rent as a residential unit.

There is a significant amount of retail in this area at El Camino and San Antonio, so adding more is undesirable

1. The developments will REMOVE not add retail, at best it stays the same.
2. More development of service retail will add to the city tax base.

The Futon Shop is struggling.

1. It's always dangerous to speculate on a business viability, and Cushman has not shared their special visibility or data - if they have any - on that business.
2. Even if one truly retail (not service) establishment on El Camino is struggling, that's not a reason to give up on retail. Part of any normal business cycle always has some businesses that will come and go.

Exposure is needed for retail to work out.

These parcels are on the most traveled and preeminent commercial district on the peninsula, there is plenty of exposure here.

Parking is needed, and narrow parcels are difficult to create parking for.

This is always going to be a struggle with whatever is built, residential, retail, office, etc. El Camino parking is needed, and underground structures are the way to go. Nearby 4880 El Camino which is a very narrow parcel, and Wholefoods do just this. 4898 El Camino developer proudly announced in a recent planning commission study session that the parking on this narrow parcel provided in their initial design exceeded the minimum requirements. No argument here, parking is needed but this is not unique for retail use.

Underground parking limits retail customers.

Wholefoods does this now.

5 parking spaces per 1000 sqft is burdensome and onerous.

We understand that there is a cost to adding parking spaces for retail space. Perhaps it's worth determining what amount of added parking to support mixed use is not burdensome, 5, 10, 15 spaces? Seems the letter assumes a retail space size?

Challenging to provide 12-14' ceiling heights

The letter does not describe exactly what is the significant technical or cost challenge here, or solutions to address it.

Jon Maginot

From: Chris Jordan
Sent: Tuesday, April 09, 2019 11:14 AM
To: Jon Biggs; Jon Maginot; Christopher Diaz
Subject: Fwd: new developments on El Camino corridor

Sent from my iPhone

Begin forwarded message:

From: Cathy Walz <
Date: April 9, 2019 at 11:12:37 AM PDT
To: council@losaltosca.gov
Subject: new developments on El Camino corridor

Dear Los Altos City Council:

I live on Marich Way in Los Altos, close to El Camino. The traffic and parking from the new development construction in my neighborhood is already terrible. I fear a future "canyon" of tall and dense new buildings along El Camino. While there is a need for new housing in our city, I support reasonable measures to address resident concerns like more robust privacy measures for adjacent homes, fixing the double dipping loophole, and requiring a modest amount of commercial mixed use development.

Please support a more holistic "specific" plan for El Camino including resident concerns, such as robust privacy measures from large imposing structures with limited setbacks to R1/3 residential.

Thank you,
Cathy Walz

Los Altos

Jon Maginot

From: Chris Jordan
Sent: Tuesday, April 09, 2019 10:45 AM
To: Jon Biggs; Jon Maginot; Christopher Diaz
Subject: Fwd: Item 6 on 4/9/2019 agenda
Attachments: Memo to City Council for 9th April meetig.pdf; ATT00001.htm

Sent from my iPhone

Begin forwarded message:

From: Eric Steinle
Date: April 9, 2019 at 10:24:59 AM PDT
To: council@losaltosca.gov
Subject: Item 6 on 4/9/2019 agenda

Mayor Lynette Lee Eng
Vice-Mayor Jan Pepper
Councilmembers Jeannie Bruins, Anita Enander, and Neysa Fligor
1 North San Antonio Road
Los Altos CA 94022

Dear Mayor Lee Eng, Vice-Mayor Pepper, and Councilmembers Bruins, Enander, and Fligor:

I have attached a very brief memorandum concerning Item 6 on your agenda for this evening. I appreciate your taking a few minutes to consider it.

I will, of course, also attend the meeting.

Thank you for your attention.

Eric
Eric Steinle

MEMORANDUM

To: Los Altos City Council
From: Eric Steinle
About: Item 6 on 9th April 2019 agenda
Date: 8th April 2019

I want to address Item 6 on your present agenda.

First, let me acknowledge the excellent work done by staff in preparing the agenda report. It is concise and complete. I concur with staff's recommendation that you revisit the rules for development for the El Camino Real / CT zone. I urge you to consider certain changes to the current regulations. In that, I join the comments made before and during the 9th April meeting by my neighbors.

Please let me review the three specific areas we suggest would be an appropriate start on your task. First, on-menu density bonus items should be invoked only once, *i.e.*, no double-dipping. Second, mixed-use / multifamily should be a permitted rather than a conditional use in the CT zone, and pure residential should not be a conditional use; in other words, the CT zone should be consistent with other commercial zones. Finally, you should ensure the maximum possible protection of privacy for R1 or R3 owners contiguous with or adjacent to any new development.

Staff is right to emphasize the value of retail (or services) over office use. It improves the value of the neighborhood and increases sales tax revenue for the City.

Business on the Los Altos side of El Camino Real is visibly and certainly thriving. More retail space could provide more opportunity. Los Altos does not need more large office buildings, despite what real estate people may claim. We now have, according to the O'Brien letter, three legacy office blocks, all at least 38 years old, with a total of 80,074 square feet of rentable space. Note also that a single building on the Mountain View side (at the corner with Ortega) has 113,864 square feet of rentable space. The difference is essentially the equivalent of the two smaller (of three) buildings on the Los Altos side mentioned by O'Brien.

To the contrary, current development on the eastern end of the CT zone has removed a significant proportion of what was once vacant space in the CT zone and replaced it with purely-residential development. Before it is too late, we need to redress the balance.

Thank you very much for your kind attention.

Jon Maginot

From: Chris Jordan
Sent: Tuesday, April 09, 2019 9:02 AM
To: Jon Biggs; Christopher Diaz; Jon Maginot
Subject: Fwd: Writing Against Large Development on El Camino

Sent from my iPad

Begin forwarded message:

From: "Kirk Lindstrom"
To: "City Council" <council@losaltosca.gov>
Cc: "Kirk Lindstrom" , "Neighbors of El Camino Los Altos"

Subject: Writing Against Large Development on El Camino

Dear Los Altos City Council Members,

I'm very sad to year after year lose small businesses and restaurants along El Camino that I often walked to from my home. These great places have been replaced by massive apartment and condo developments with no business on the ground floor. These are under parked and make it tougher to park when I drive at other places we still frequent.

1. We have a "people overage" not a "housing shortage." Resist with max effort push to build more high density housing. I moved here for the "country feel" not to have Hong Kong, SF and NY traffic and their other problems replicated.
 - o Share the pain. Build high density housing on and near Foothill Expressway rather than just along El Camino. North Los Altos was much nicer when we had more of a country feel. Now we have gridlock getting in and out due to massive over development on San Antonio Road and El Camino Real.
 - o Nobody who can afford \$2M for a Los Altos condo is going to take the 22 bus to work so the argument of needing to build expensive housing near transit is a fake news talking point for developers to sell more of our quality of life down the drain while politicians go along for the campaign contributions from High Tech that wants to move even more jobs into the area.

2. Please don't shut Greg's 76 station on El Camino for yet another 5-story development.
 - o Instead, close his station on Foothill and offer to let him build an 8-story building there if it is affordable for teachers and first responders. Then they can BIKE to most Los Altos jobs from there (centrally located) and it won't add to San Antonio Rd gridlock.

3. NO MORE HOUSING ON EL CAMINO!!!!
 - o If Governor Newsom tries to withhold our funds paid with property taxes, sue him as that is illegal.

- Tell the governor and State Rules makers that we are a "small town sanctuary city" where we will harbor those who wish to keep our small town feel and ignore their laws to solve the housing crisis caused by Mountain View, Palo Alto and Sunnyvale for allowing more tech jobs than they had housing.
4. I just finished watching a series on Amazon Prime called "White Dragon" set in Hong Kong. The residents there were protesting a new high income housing development that was going up in place of a development planned for low cost housing to help with the shortage and high cost of housing in Hong Kong. If you think making the Bay Area resemble Hong Kong with sky scrapers and dense living will solve our housing, then think again. We need to encourage tech companies to find other areas to build their office parks.
 5. This is not new... see my attached letter to the Editor from 2000 suggesting the tech companies should be required to build housing if they bring in new office space.

Thanks for listening.

--

best regards
Kirk Lindstrom
Los Altos, CA

Match jobs with housing

THE housing shortage is due to new, high-paying jobs moving into the highly desirable location between San Francisco and San Jose. Up and down Highway 101 we see new offices going up and few new homes for the workers. We raise our taxes so we can build wider or more roads to get these workers to the jobs quicker, and then we are worse off than before with gridlock around the offices.

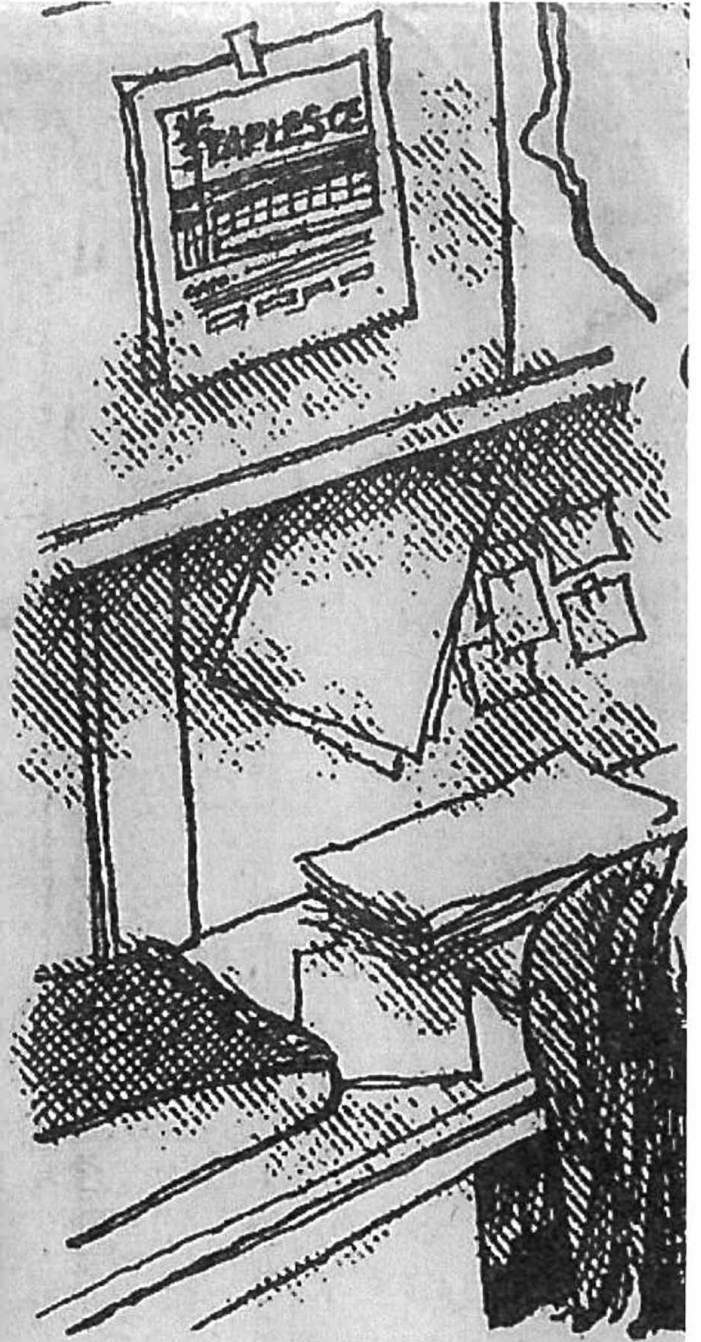
The solution is simple. Put new homes next to new jobs. If you build a new office building that will have 1,000 workers then you should be required to build perhaps 250 two-bedroom housing units for these workers. Extra units not rented to the workers will add to the housing pool and allow a cheaper living place for

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AUGUST

S , E - M A



Kirk Lindstrom

4 mins

🔔 I've complained for decades the developers are trying to turn the Bay Area into another Hong Kong... If anyone thinks turning the SF Bay Area into Hong Kong will "solve the housing problem", then watch "White Dragon" on Amazon prime.

🏠🔔🔔 One of the characters, played by Katie Leung of Harry Potter fame, is in a relationship with a woman who is protesting a new housing development for the wealthy on land promised to be used for low cost housing... sounds like SF, eh?

🏠🏠🔔 Basically, if you allow more office buildings, then the high paying jobs will follow then gentrification, more gridlock and then the politicians FUNDED BY THE BUILDERS come at us for more taxes to fit more into the sardine can. Lather rinse and repeat until we look like Hong Kong or Tokyo.... or NYC.

💰💰💰💰 The reason the cities don't require this is simple. They can't afford to go even deeper in the pension hole by hiring more teachers and first responders for those new residents so they just want the taxes from the commercial buildings and higher property taxes (and fewer kids in wealthy families) that come with gentrification. !! !! !!

Match jobs with housing

THE housing shortage is due to new, high-paying jobs moving into the highly desirable location between San Francisco and San Jose. Up and down Highway 101 we see new offices going up and few new homes for the workers. We raise our taxes so we can build wider or more roads to get these workers to the jobs quicker, and then we are worse off than before with gridlock around the offices.

The solution is simple. Put new homes next to new jobs. If you build a new office building that will have 1,000 workers, then you should be required to build perhaps 250 two-bedroom housing units for these workers. Extra units not rented to the workers will add to the housing pool and allow a cheaper living place for teachers, police, auto mechanics and all the other important people required for our society to operate.

Aug 10, 2000 Kirk Lindstrom
Los Altos



Jon Maginot

From: Jon Biggs
Sent: Monday, April 08, 2019 7:27 AM
To: Jon Maginot; Wendy Meisner
Subject: FW: Agenda Item No. 6 City Council Meeting April 9th 2019
Attachments: Slides for City Council Meeting 040919.pdf; MtView ECR Precise Plan.pdf; Palo Alto - ECR_Changes - Housing Ordinance 012819.pdf

Hello –

More public comment regarding Council's CT discussion at tomorrow's Council meeting. One of the PDF's is for this person's presentation to the City Council. I will remind them they could have three or fewer minutes to make the presentation.

Jon

From:
Sent: Monday, April 08, 2019 1:17 AM
To: Jon Biggs <jbiggs@losaltosca.gov>
Cc: Zach Dahl <ZDahl@losaltosca.gov>
Subject: Agenda Item No. 6 City Council Meeting April 9th 2019

Jon:

I am attaching three files:

Palo Alto's City Council Meeting Presentation, dated 01/28/19 re Housing Ordinance
Mountain View's El Camino Real Precise Plan
Slides for City Council Meeting 040919 (please upload it for a live presentation)

Here are my bullet points that I would focus on during my presentation:

1. SB35: City Council Members should get very familiar with SB35, as it is an option for the developers. Also, City should expose residents to this option and ask residents about their opinion re zoning changes, similar to the Downtown Initiative.
2. Los Altos should look into incorporating a City-wide Precise Plan that would address ALL components: Max Height, Setbacks, Lot Coverage, FAR, and Density. Neighboring cities, Palo Alto and Mt View, got such programs in place. The ECR strip of Los Altos, is actually a mix of PA, MtView, and LA and the plans of all three cities would have to be in sync.
3. MtView has an ECR Precise Plan that defines various zones within ECR. The FAR for "Village Centers" reaching 2.30, the height of 75' and six stories and densities at minimum 63 DU/AC versus Los Altos 38 DU/AC.
4. Palo Alto got a Housing Ordinance in place, as an alternative to State Density Bonus Law and SB35. Palo Alto city council wants to keep control by implementing a Housing Incentive Program to allow increases in residential FAR up to 3.0 and deter developers to go "SB35" route which is a 90 days approval w/ no questions asked.
5. Palo Alto Ordinance highlights: Eliminate Maximum Residential Density (for various zones such as Downtown, ECR, Calif Ave) and to allow residential-only developments for the zones mentioned herein. They also are eliminating more retail for residential...realizing that housing is more important than retail.
6. Proposed Changes by City Council are anti-development and anti-housing and not in line with neighboring cities' policies, and definitely not in line with HCD.
7. Walk Score is not in sync with real estate values. Please see attached a dozen of samples, in LS/PA/MV, with Walk Score from 25 to 86, where the trend is similar. Walk Score is not consistent, as it varies a lot within Los

Altos Square. Market is in sync with interest rates, political environment, supply&demand, etc, and definitely not in sync with Walk Score.

Please pass these docs and email to City Council Members prior to the meeting on Tuesday.

Thanks,
Alex



ALEX COMSA
Comsa Group | Coldwell Banker Palo Alto
630 Ramona Street | Palo Alto, CA 94301
CalRE 01875782

This email may be confidential. If you are not the intended recipient, please notify us immediately and delete this copy from your system.

From:
Sent: Wednesday, March 20, 2019 3:06 PM
To: 'Jon Biggs' <jbiggs@losaltosca.gov>
Cc: 'Zach Dahl' <ZDahl@losaltosca.gov>
Subject: Planning Commission Agenda, Item 3, 032119

Jon:

This email is in regards to 3/21/19 PC meeting Item No. 3 FAR.

I am attaching three files:

Palo Alto's City Council Meeting Presentation, dated 01/28/19 re Housing Ordinance
Mountain View's El Camino Real Precise Plan
Alex's Presentation, for tomorrow's agenda #3 (please upload it for a live presentation)

Here are my bullet points that I would focus on during my presentation, mainly related to the FAR section:

1. Los Altos should look into incorporating a City-wide Precise Plan that would address ALL components: Max Height, Setbacks, Lot Coverage, FAR, and Density. Neighboring cities, Palo Alto and Mt View, got such programs in place. The ECR strip of Los Altos, is actually a mix of PA, MtView, and LA and the plans of all three cities would have to be in sync.
2. MtView has an ECR Precise Plan that defines various zones within ECR. The FAR for "Village Centers" reaching 2.30, the height of 75' and six stories and densities at minimum 63 DU/AC versus Los Altos 38 DU/AC.
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4. Palo Alto Ordinance highlights: Eliminate Maximum Residential Density (for various zones such as Downtown, ECR, Calif Ave) and to allow residential-only developments for the zones mentioned herein. They also are eliminating more retail for residential...realizing that housing is more important than retail.

Please pass these docs and email to Planning Commissioners and City Council Members as I am planning to come and present again to City Council, when FAR discussion will be on the agenda.

Thanks,
Alex



ALEX COMSA

Comsa Group | Coldwell Banker Palo Alto
630 Ramona Street | Palo Alto, CA 94301

CaIRE 01875782

This email may be confidential. If you are not the intended recipient, please notify us immediately and delete this copy from your system.



El Camino Corridor Analysis

SB35 option for developers

Alternative to State Density Bonus Law and SB35

Walk Score and Real Estate

Prepared by:



ALEX COMSA

Realtor, Downtown Palo Alto
630 Ramona Street
Palo Alto, CA 94301

CalBRE #01875782



SB35

CONTACT



California Department of
Housing and Community Development

Housing Bills Summary

Streamline Housing Development

Planning and Zoning

SB 35 (Wiener) Streamline Approval Process [🔗](#)
Opt in program for developers

Creates a streamlined approval process for developments in localities that have not yet met their housing targets, provided that the development is on an infill site and complies with existing residential and mixed use zoning. Participating developments must provide at least 10 percent of units for lower-income families. All projects over 10 units must be prevailing wage and larger projects must provide skilled and trained labor.

- [New!](#) Final Streamlined Ministerial Approval Process Guidelines (PDF)
- [New!](#) Streamlined Ministerial Approval Process (SB 35) Statewide Determination Summary (PDF) — Updated 12/04/2018 — Summary of which jurisdictions are not currently subject to the streamlined ministerial approval process (SB 35 streamlining), which are currently subject to SB 35 streamlining for development [opens in a new window](#) affordability, and which are currently subject to SB 35 streamlining for developments with at least 50 percent affordability.
- Maps — Interactive SB 35 Determination and Housing Element Open Data map [🔗](#) (Reflects data submitted to HCD as of 12/04/2018)
 - [Mapping Webinar \(YouTube\) / Mapping Webinar Slide Presentation \(PDF\)](#)
- [New!](#) Streamlined Ministerial Approval Process (SB 35) Determination Methodology and Background Data (PDF) — Updated 12/04/2018 — Additional detail on the determination methodology and background data.

	SB35 Streamlining
Parking	None near transit
Discretionary Review	None
CEQA	Exempt

City Council Members to get familiar with SB35 and be aware that developers have that option

City to expose LA residents to SB35 guidelines and implications for City

- no parking near transit
- no Review
- no CEQA
- buildings height - 5 stories or more
- 90-day approval, no questions asked

City should look into an Alternative to SB35, by developing a City-wide Precise Plan
Neighboring Cities have those plans on place

El Camino Real Precise Plan

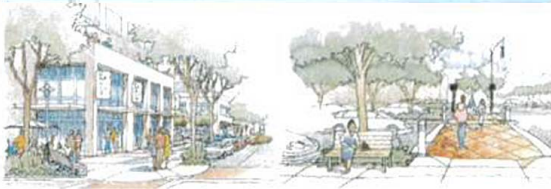
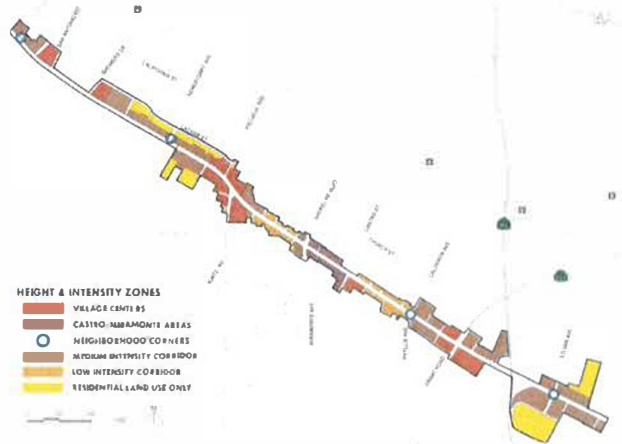


Figure 2. Corridor Character Areas (refer to pages 17-19 for full-scale area maps)



MtView ECR Precise Plan's Highlights:

In line with Citywide Plan and it was developed over 1-2 years

Addresses multiple zones within ECR

Residential Density at 63 DU/acre

FAR up 2.30 (for Village Center)

Height up to 6 stories and 75' (for Village Center)

Allows Residential-ONLY projects

2018 Housing Ordinance



City Council
January 28, 2019



Draft Ordinance

El Camino Real – CS and CN

Alternative to State Density Bonus Law and SB35:

F. Housing Incentive Program (HIP)

Created in a few months in 2018, discussed on 1/28/19, approved 4/1/19

Highlights:

Eliminates Maximum Residential Density
FAR to increase up to 250% from existing one
Allows Residential-ONLY projects

Walk Score and Real Estate Market

Please see below, properties in LA, PA, MV, with Walk Score from 25 to 86. Please note that the graphs/trends are identical, which means property values are not directly in sync with Walk Score. They are in sync with interest rates, political environment, supply&demand, etc. Been in real estate for 15 years and nobody asked me to find properties based on Walk Score.



How Walk Score Works

Walk Score helps you find a walkable place to live.

Walk Score is a number between 0 and 100 that measures the walkability of any address.

[Learn about our methodology.](#)

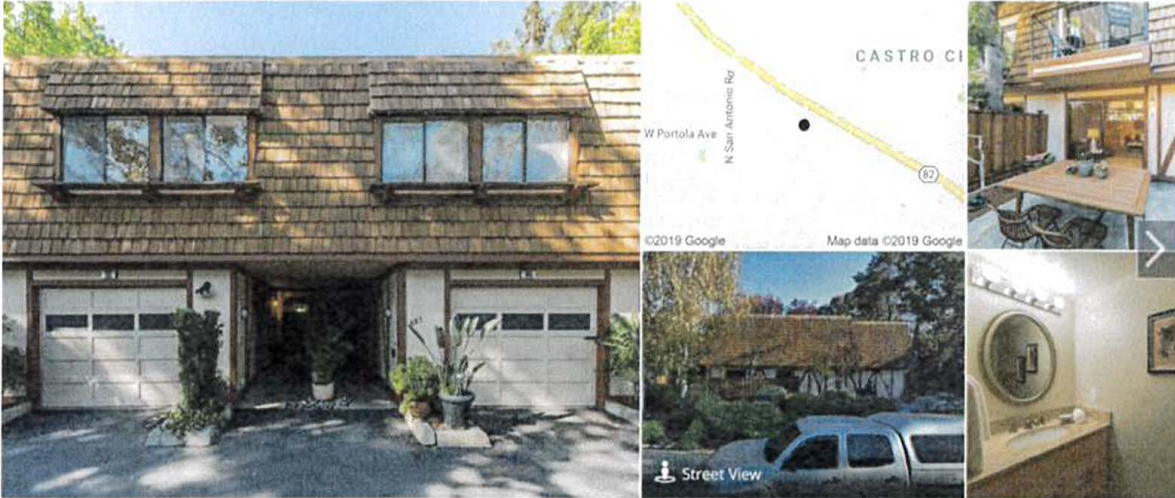
Walk Score	Transit Score	Bike Score
90-100	Walker's Paradise	
	Daily errands do not require a car	
70-89	Very Walkable	
	Most errands can be accomplished on foot	
50-69	Somewhat Walkable	
	Some errands can be accomplished on foot	
25-49	Car-Dependent	
	Most errands require a car	
0-24	Car-Dependent	
	Almost all errands require a car	

- 883 Jordan Ave, Los Altos, CA 94022 - Walk Score 79
- 240 Marich Way, Los Altos, CA 94022 - Walk Score 70
- 67 Los Altos Sq, Los Altos, CA 94022 - Walk Score 58
- 81 Los Altos Sq, Los Altos, CA 94022 - Walk Score 70
- 23 Los Altos Sq, Los Altos, CA 94022 - Walk Score 58
- 34 Los Altos Sq, Los Altos, CA 94022 - Walk Score 76
- 4388 El Camino Real, Unit 239, Los Altos - Walk Score 76
- 209 Yerba Santa, Los Altos, CA 94022 - Walk Score 30
- 56 Marvin Ave, Los Altos, CA 94022 - Walk Score 86
- 646 Lola Ln, MtView, CA 94040 - Walk Score 69
- 1207 Carmel Ter, Los Altos, CA 94024 - Walk Score 25
- 540 N Calif Ave, Palo Alto, CA 94301 - Walk Score 64
- 910 Boyce Ave, Palo Alto, CA 94301 - Walk Score 53

883 Jordan Ave, Los Altos, CA 94022 - Walk Score 79

[Public View](#) [Owner View](#)

CALLER ID: 415-359-1000

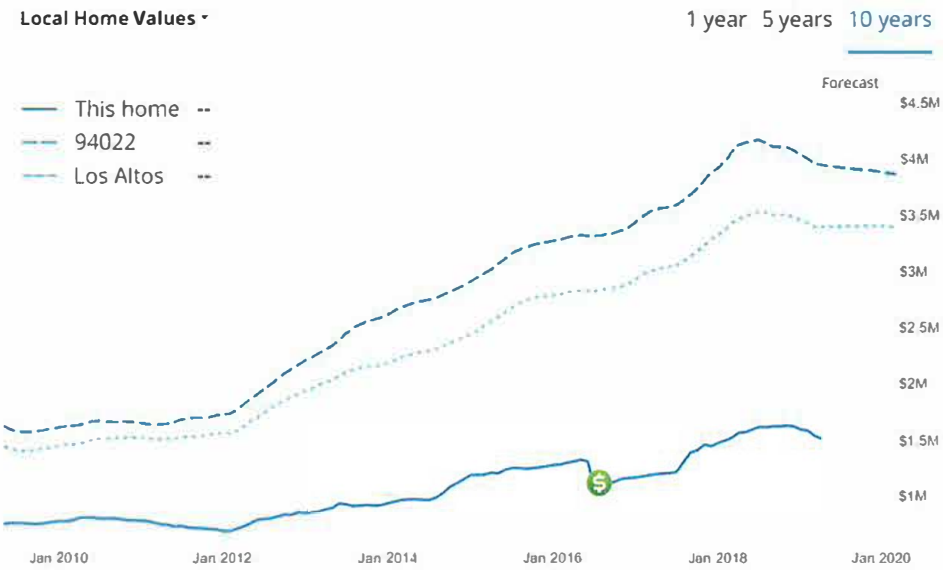


883 Jordan Ave
Los Altos, CA 94022
2 beds · 2.5 baths · 1,445 sqft

SOLD: \$1,120,000
Sold on 07/21/16
Zestimate®:
\$1,516,251

**Home Shoppers
are Waiting**

Local Home Values



240 Marich Way, Los Altos, CA 94022 - Walk Score 70

Public View Landlord View



240 Marich Way
Los Altos, CA 94022

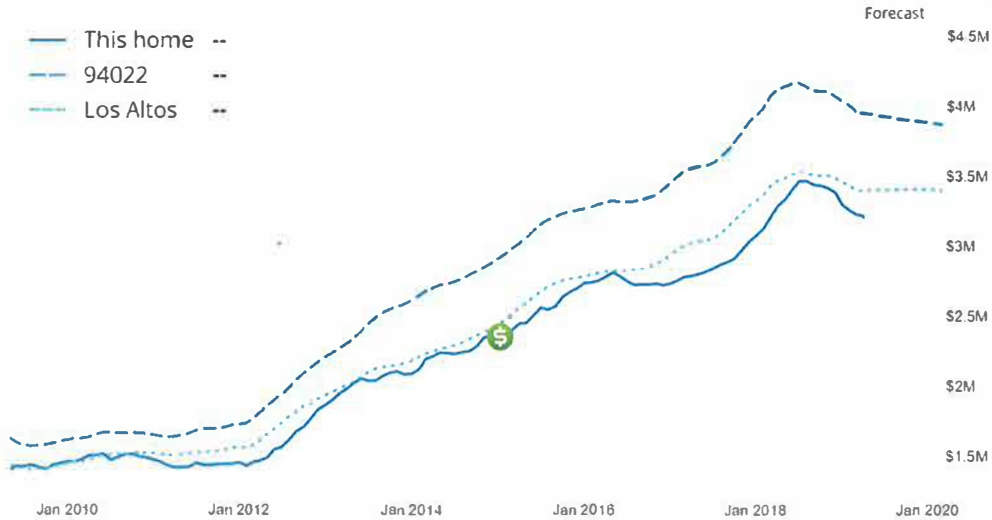
4 beds · 3 baths · 2,026 sqft

OFF MARKET
 Zestimate®:
\$3,192,358
 Rent Zestimate® \$7,238 /mo
SEE DISCLOSURE

**Home Shoppers
 are Waiting**

Local Home Values ▾

1 year 5 years 10 years



67 Los Altos Sq, Los Altos, CA 94022 - Walk Score 58

[Public View](#) [Owner View](#)

Walk Score: 58 (Good)



67 Los Altos Sq Los Altos, CA 94022

2 beds · 2.5 baths · 1,444 sqft

SOLD: \$1,605,000

Sold on 11/03/16

Zestimate®:

\$1,792,942

Home Shoppers are Waiting

Local Home Values

- This home
- 94022
- Los Altos

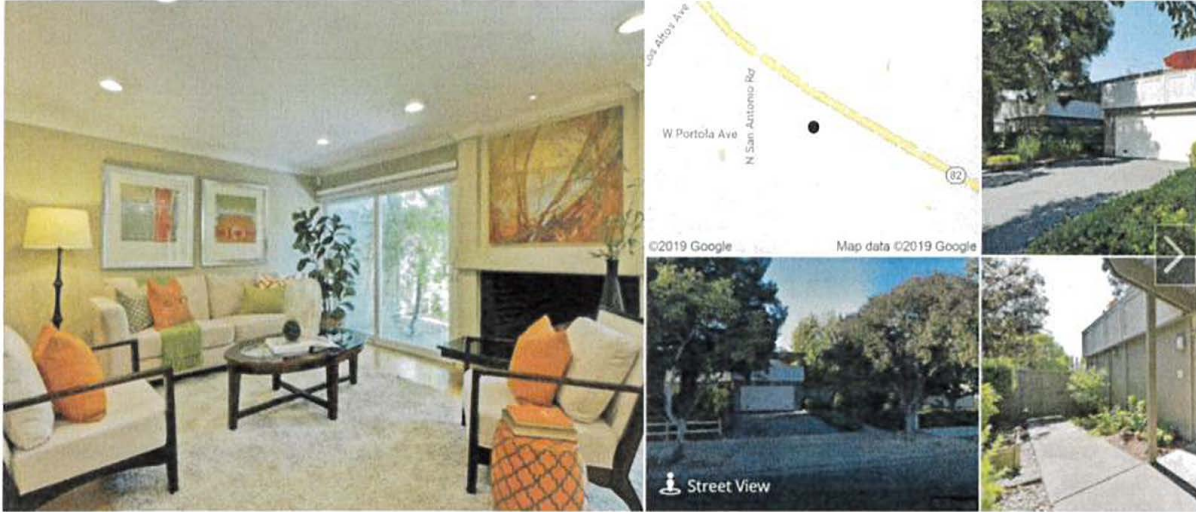
1 year 5 years 10 years



81 Los Altos Sq, Los Altos, CA 94022 - Walk Score 70

Public View [Owner View](#)

Photos: 15 | Walk Score: 70 | 81 Los Altos Sq



81 Los Altos Sq
 Los Altos, CA 94022
 2 beds · 2.5 baths · 1,568 sqft

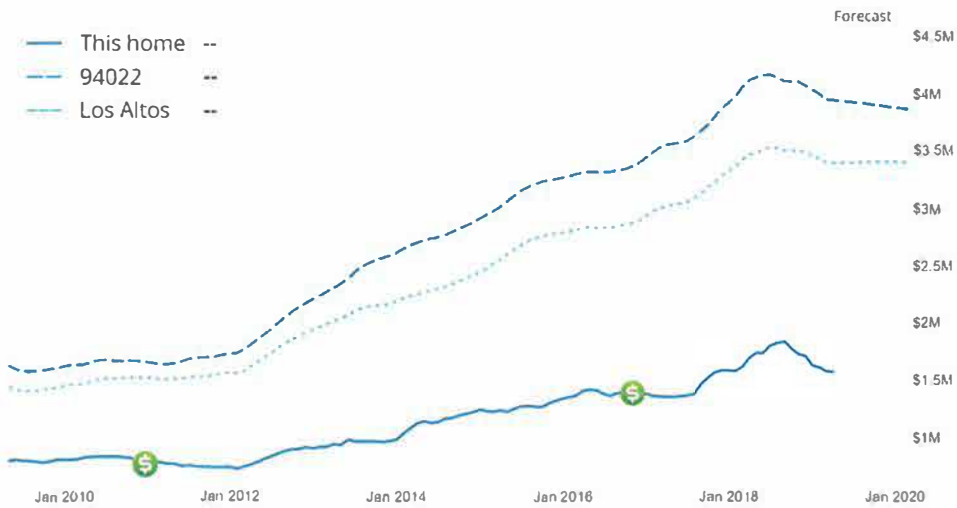
SOLD: \$1,375,000
 Sold on 11/01/16
 Zestimate®:
 \$1,562,186

**Home Shoppers
 are Waiting**

Local Home Values

1 year 5 years 10 years

- This home
- 94022
- Los Altos



23 Los Altos Sq, Los Altos, CA 94022 - Walk Score 58

Public View Owner View



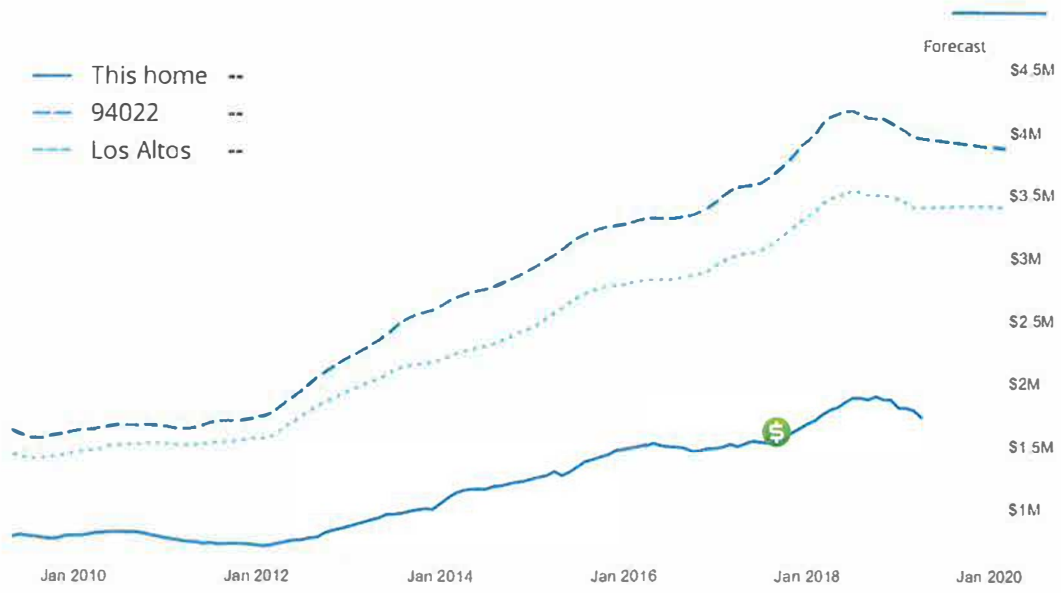
23 Los Altos Sq
 Los Altos, CA 94022
 3 beds · 2.5 baths · 1,568 sqft

SOLD: \$1,615,000
 Sold on 08/30/17
 Zestimate®:
 \$1,718,371

**Home Shoppers
 are Waiting**

Local Home Values

1 year 5 years 10 years



34 Los Altos Sq, Los Altos, CA 94022 - Walk Score 76

Public View Owner View

Location, 10/02/16, Walk, 76, 33, 10/02/16



34 Los Altos Sq
 Los Altos, CA 94022
 3 beds · 3 baths · 1,444 sqft

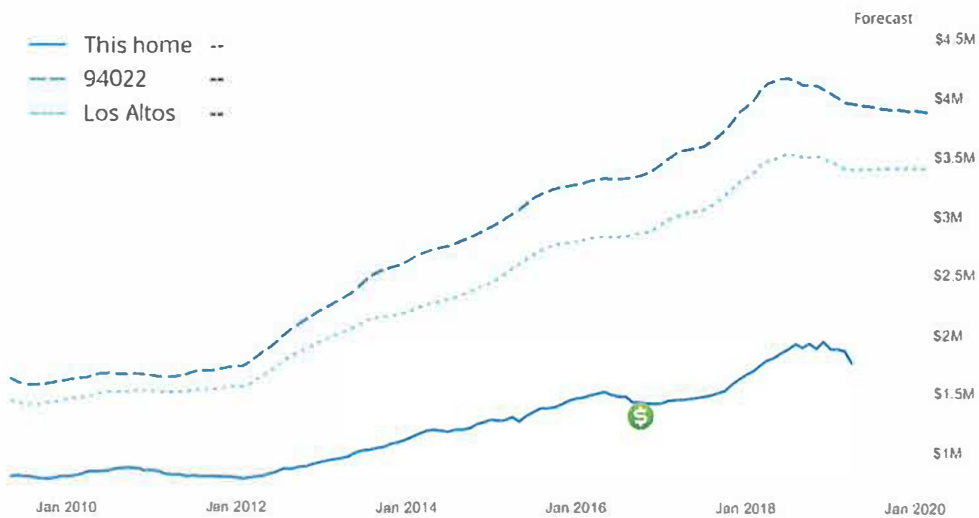
SOLD: \$1,310,000
 Sold on 10/02/16
 Zestimate®:
 \$1,749,929

Home Shoppers
 are Waiting

Local Home Values

1 year 5 years 10 years

- This home --
- 94022 --
- Los Altos --



4388 El Camino Real, Unit 239, Los Altos - Walk Score 76

Public View [Owner View](#)

California · Los Altos · ZIP: 94022 · 4388 El Camino Real · Unit 239



4388 El Camino Real UNIT 239

Los Altos, CA 94022

3 beds · 2 baths · 1,671 sqft

SOLD: \$1,490,000

Sold on 07/06/16

Zestimate®:

\$1,892,067

EST. MORTGAGE

\$5,540/mo

Home Shoppers are Waiting

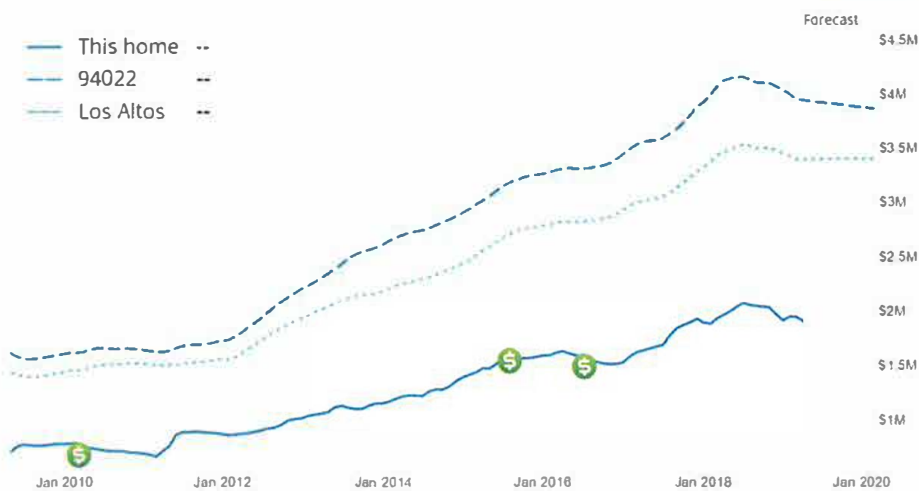


140 shoppers are looking in your neighborhood and price

Local Home Values

- This home
- 94022
- Los Altos

1 year 5 years 10 years



209 Yerba Santa, Los Altos, CA 94022 - Walk Score 30

Public View [Owner View](#)

209 Yerba Santa, Los Altos, CA 94022



209 Yerba Santa Ave
Los Altos, CA 94022

3 beds · 2.5 baths · 1,859 sqft

SOLD: \$2,700,000

Sold on 07/13/16

Zestimate®:

\$3,299,016

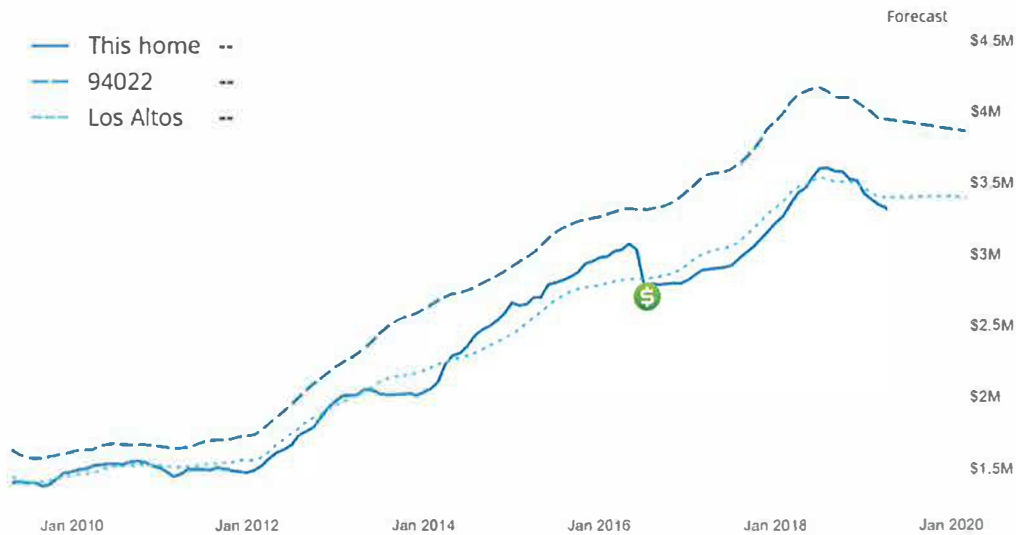
SEE HISTORY

**Home Shoppers
are Waiting**

Local Home Values

1 year 5 years **10 years**

- This home --
- - - 94022 --
- · - · - Los Altos --



56 Marvin Ave, Los Altos, CA 94022 - Walk Score 86

Public View [Owner View](#)

ESTIMATED VALUE: \$3,285,994



56 Marvin Ave
Los Altos, CA 94022

3 beds · 2 baths · 2,270 sqft

SOLD: \$2,600,000

Sold on 07/06/16

Zestimate®:

\$3,285,994

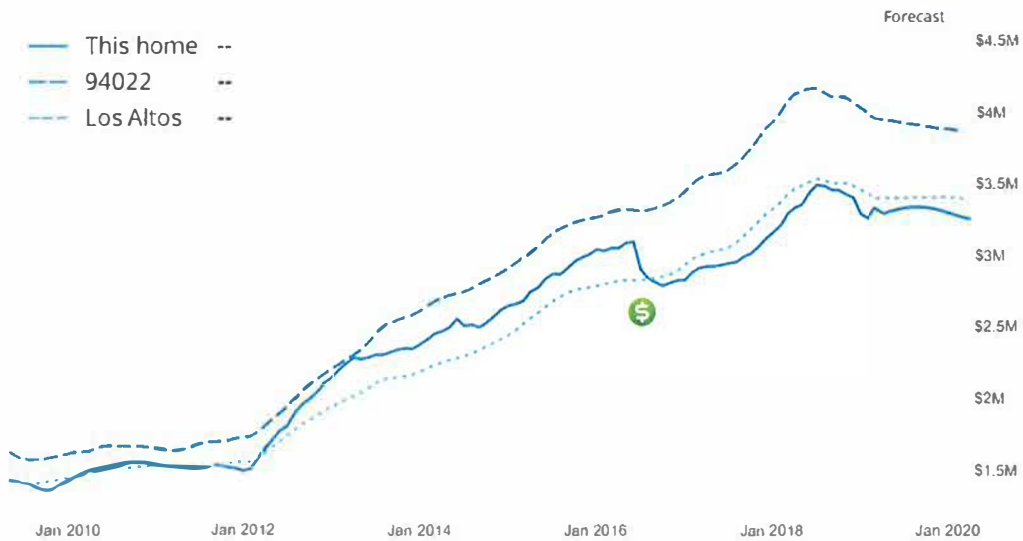
EST. MONTHLY PAYMENT

Home Shoppers
are Waiting

Local Home Values

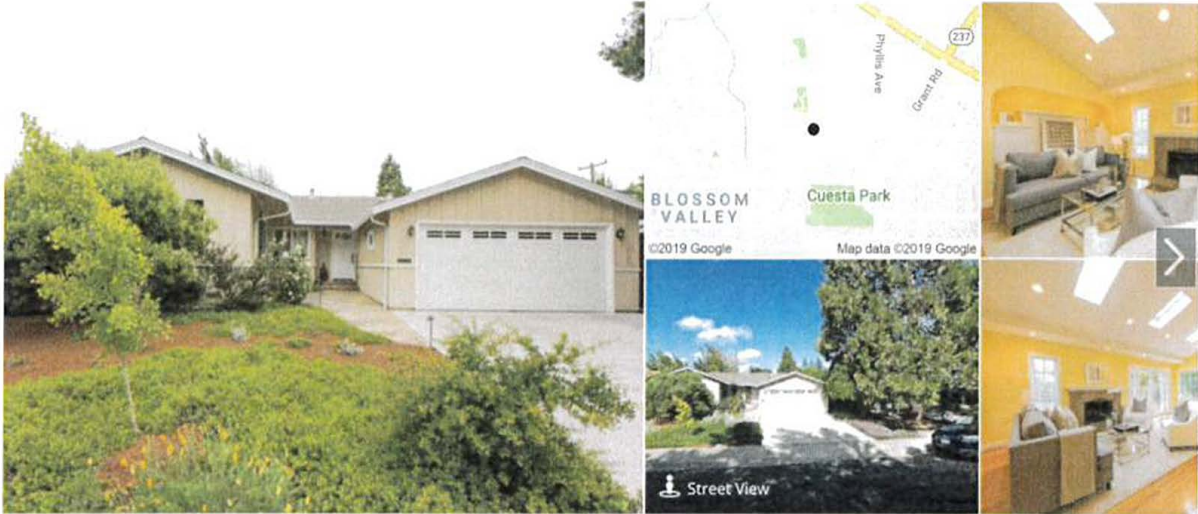
1 year 5 years 10 years

- This home --
- - - 94022 --
- · · Los Altos --



646 Lola Ln, MtView, CA 94040 - Walk Score 69

Public View Owner View



646 Lola Ln
Mountain View, CA 94040

3 beds · 2 baths · 1,546 sqft

SOLD: \$1,958,000

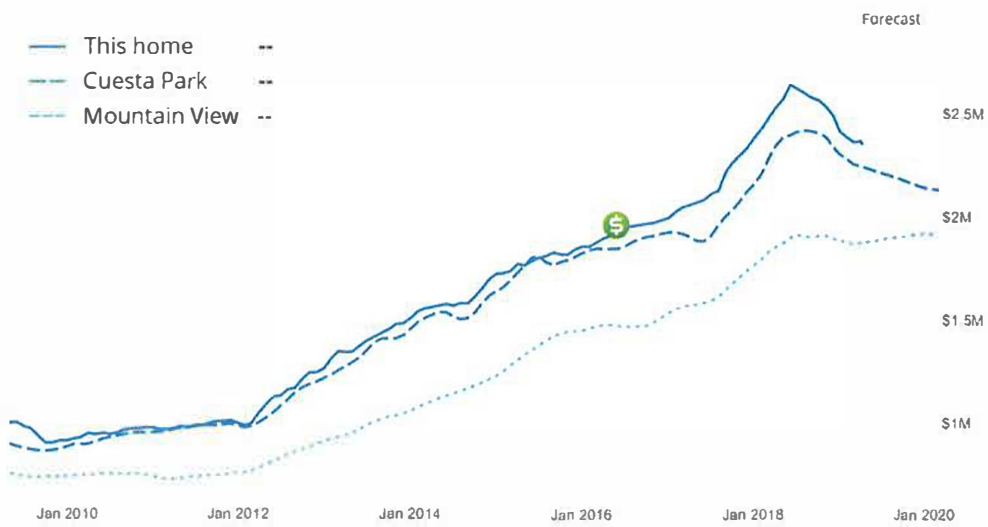
Sold on 05/23/16

Zestimate®:
\$2,348,058

**Home Shoppers
 are Waiting**

Local Home Values ▾

1 year 5 years 10 years



1207 Carmel Ter, Los Altos, CA 94024 - Walk Score 25

Public View Owner View

Location 1207 Carmel Ter



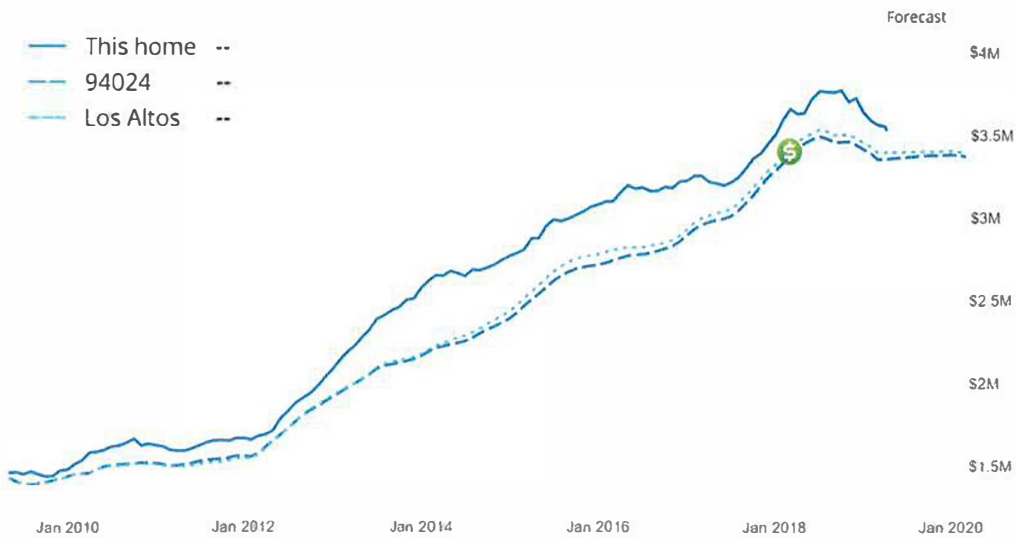
1207 Carmel Ter
Los Altos, CA 94024
 5 beds · 3 baths · 2,908 sqft

● **SOLD: \$3,400,000**
 Sold on 03/01/18
Zestimate®:
\$3,522,950
 EST MORTGAGE

**Home Shoppers
 are Waiting**

Local Home Values

1 year 5 years 10 years



540 N Calif Ave, Palo Alto, CA 94301 - Walk Score 64

Public View Owner View



540 N California Ave
Palo Alto, CA 94301

3 beds · 2 baths · 2,200 sqft

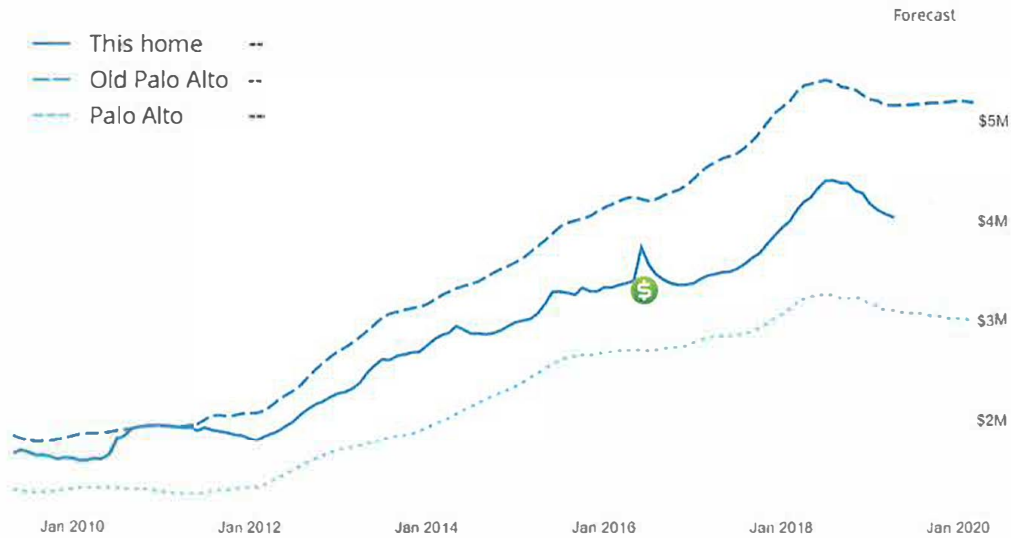
SOLD: \$3,300,000
Sold on 06/12/16
Zestimate[®]:
\$4,012,011

Home Shoppers
are Waiting

Local Home Values

1 year 5 years 10 years

- This home
- Old Palo Alto
- Palo Alto



910 Boyce Ave, Palo Alto, CA 94301 - Walk Score 53

Public View Owner View



910 Boyce Ave
Palo Alto, CA 94301

2 beds · 1 bath · 1,120 sqft

SOLD: \$2,530,000

Sold on 02/27/17

Zestimate®:

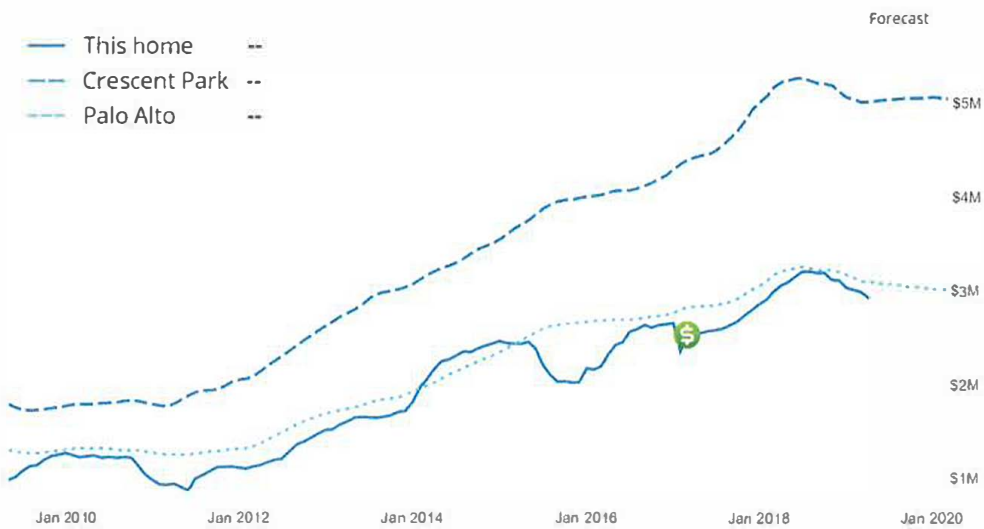
\$2,906,263

FST MORTGAGE

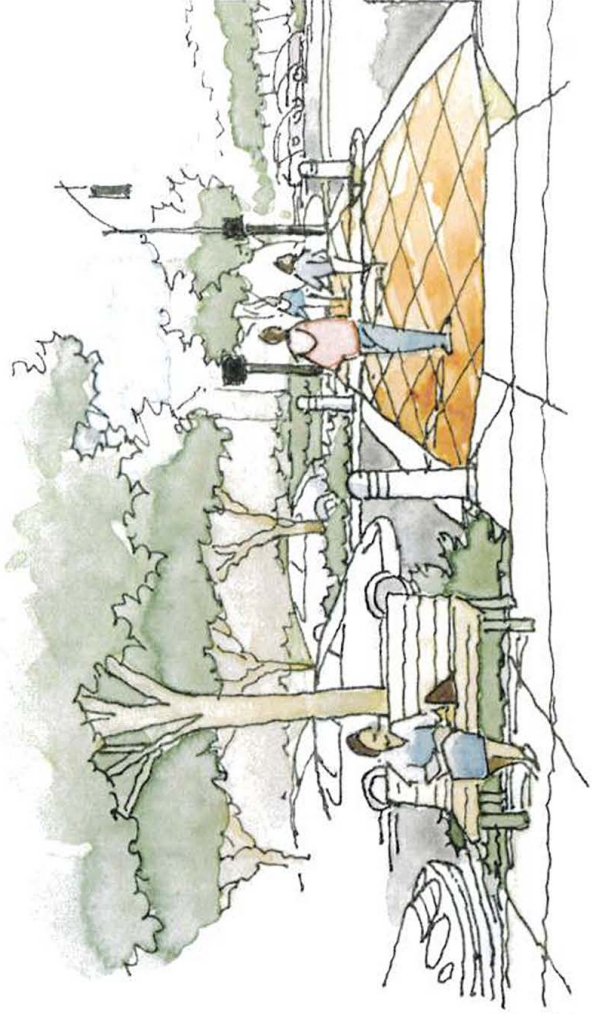
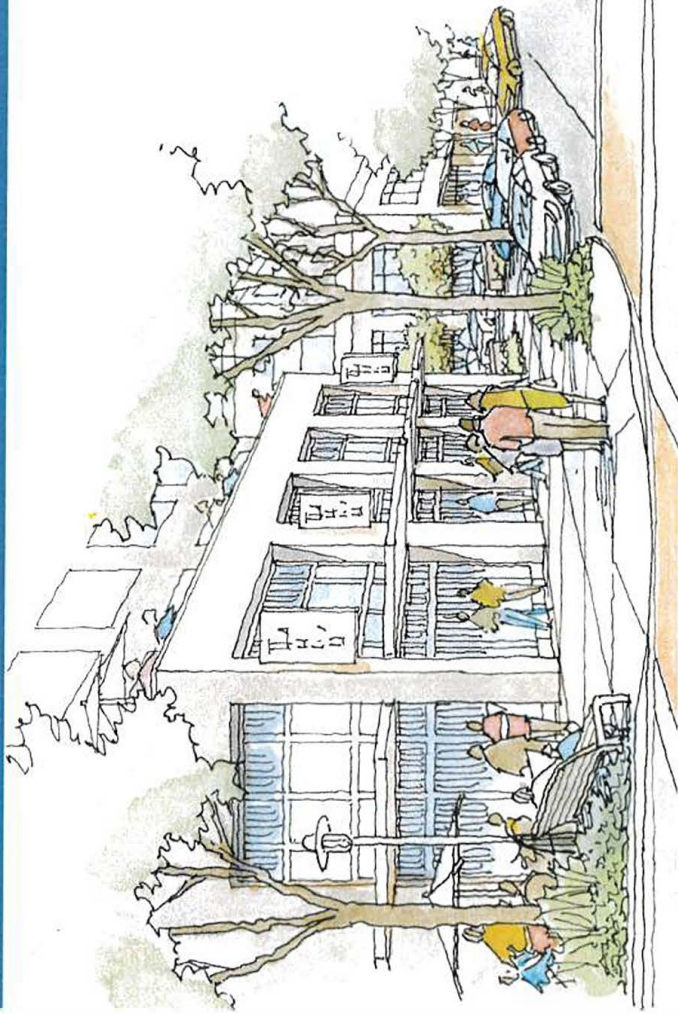
Home Shoppers
are Waiting

Local Home Values ▾

1 year 5 years 10 years



El Camino Real Precise Plan



Presentations from the

January 28, 2019

City Council Meeting

Jon Maginot

From: Jon Biggs
Sent: Monday, April 08, 2019 7:17 AM
To: Jon Maginot; Wendy Meisner
Subject: FW: Agenda Item No. 6 City Council Meeting April 9th 2019
Attachments: HCD_LosAltos_Letter.pdf

Public comment submittal regarding CT discussion on Tuesday.

Jon

From: Mircea V
Sent: Saturday, April 06, 2019 10:29 AM
To: Jon Biggs <jbiggs@losaltosca.gov>
Cc: Zach Dahl <ZDahl@losaltosca.gov>;
Subject: Agenda Item No. 6 City Council Meeting April 9th 2019

Jon, The HCD letter received by the city almost 2 years ago should be also on the deck for some of the Newer City council members to review so they can see what happened after the CT zoning moratorium and also when city of Los Altos was found in compliance with the Housing element in 2015 because CT zoning was identified by Los Altos as the area to meet the housing needs.

Please attach this letter to the Agenda Item No. 6 for Tuesday discussion. I have one more document coming in on Monday just because this entire process to add an Agenda Item less than a week before the meeting was ridiculous so that is why all my supporting documents come in pieces.

Thanks
Mircea

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

2020 W. El Camino Avenue, Suite 500
Sacramento, CA 95833
(916) 263-2911 / FAX (916) 263-7453
www.hcd.ca.gov



July 25, 2017

Members of the Planning and Transportation Commission
City of Los Altos
1 North San Antonio Road
Los Altos, CA 94022

RE: Pending Density Bonus Ordinance and Zoning Amendments

Dear Members of the Planning and Transportation Commission:

The purpose of this letter is to express the importance of opportunities to address the City's housing needs and provide information regarding the City's housing element, pending density bonus ordinance and zoning amendments. The Department fully respects the many factors and challenges surrounding complex land use issues and appreciates the City's consideration in its decision-making.

California's high housing cost and lack of housing supply compromise the ability to access opportunity (jobs, health, stability) for families and individuals, including working families and persons with special needs. Homeownership rates are the lowest since the 1940s and the State has not met its projected needs for new housing in the last fifteen years. The State disproportionately has 21 percent of the nation's homeless population and over half of all households overpay for shelter.

Our State's housing needs are of vital importance and a priority of the highest order. Local and state governments have a responsibility to use their vested powers to promote the development of housing for lower income households (Government Code (GC) Section 65580). The pending density bonus ordinance and zoning amendments related to key opportunity sites to accommodate the regional housing need allocation are a tremendous opportunity for Los Altos to address its housing needs. The Department urges the City to consider the importance of decision-making consistent with state housing laws, including housing element law.

On May 29, 2015, the Department found Los Altos' housing element in compliance with state housing element law (Article 10.6 of the Government Code). This finding, among other things, was based on identifying Commercial Thoroughfare (CT) zoned sites to accommodate the regional housing need for lower income households. The finding was also based on important goals, policies and programs to provide incentives, including density bonuses consistent with state law and monitoring potential constraints such as heights and lot coverages (e.g., Programs 2.2.1, 2.3.1 and 4.3.4). This finding was also conditioned on amending zoning to permit emergency shelters by August 31, 2015.

The Department urges the City to act consistently with its housing element of the general plan, including providing incentives to mixed use development and complying with State Density Bonus Law (SDBL). Also the City should not create or perpetuate barriers to development such as economically constraining heights and moratoriums, particularly on CT zoned sites identified to accommodate the housing needs of lower-income households. For example, continuing to allow at least four stories on CT zoned sites, without density bonus law, is important to promoting development consistent with the housing element. Further, taking actions to prohibit, even temporarily, multifamily development is viewed as a serious constraint and contrary to planning and zoning law, particularly housing element and related laws. Taking or extending such action could warrant immediate action, including amending and submitting the housing element to identify and address this constraint on development and how current and projected housing needs will be met. With respect to SDBL and the City's pending ordinance, the Department offers the following information for the City's consideration:

Non-discretionary Action: Under Section 14.28.040 (application processing and review), the draft ordinance proposes for applications to be reviewed by the review authority charged with reviewing the broader development application. For your information, Government Code Section 65915(j)(1) and (f)(5) require:

The granting of a concession or incentive shall not require or be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, study, or other discretionary approval (Section 65915(j)(1)).

The granting of a density bonus shall not require, or be interpreted, in and of itself, to require a general plan amendment, local coastal plan amendment, zoning change, or other discretionary approval (65915(f)(5)).

While the City may utilize a review body such as the Planning and Transportation Commission or City Council, the decision making related to a density bonus and concession or incentive must be non-discretionary.

Denial Findings: The proposed ordinance lists denial findings (under Section 14.28.040) that appear inconsistent with SDBL, Section 65915(d)(1). For example, the review authority must approve the request for a concession unless the concession "...is not required to provide for affordable housing costs...". This finding appears inconsistent with Section 65915(d)(1)(A) which requires granting the concession or incentive unless:

The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs,...

The Section 65915(d)(1)(A) finding is intended to streamline and ease an applicant's approval for concessions and incentives and findings such as "...provide for affordable housing costs..." can be carried out in a potentially burdensome manner for an applicant, contrary the intent of and recent changes to SDBL.

Off-menu Incentives and Concessions (including parking alterations): The proposed ordinance includes two tiers of incentives and concessions: (1) On-menu Incentives and (2) Off-menu Incentives. The same approach is applied to parking alterations. While the Department recognizes the City's efforts to provide more certainty and streamlining for applicant's through on-menu concessions and incentives, the City's off-menu process appears inconsistent with SDBL. Specifically, the proposed ordinance requires applicants to include a pro forma to demonstrate the incentive or concession "...is needed in order to make the restricted affordable units *economically feasible*." However, an applicant should not be required to demonstrate economic feasibility and the City should grant or deny a request for concessions or incentives in compliance with Section 65915(d)(1). The Department recommends an alternative approach such as replacing the decision-making standard with Section 65915(d)(1).

65915 (d) (1) An applicant for a density bonus pursuant to subdivision (b) may submit to a city, county, or city and county a proposal for the specific incentives or concessions that the applicant requests pursuant to this section, and may request a meeting with the city, county, or city and county. The city, county, or city and county shall grant the concession or incentive requested by the applicant unless the city, county, or city and county makes a written finding, based upon substantial evidence, of any of the following:

- (A) The concession or incentive does not result in identifiable and actual cost reductions, consistent with subdivision (k), to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for the targeted units to be set as specified in subdivision (c).*
- (B) The concession or incentive would have a specific, adverse impact, as defined in paragraph (2) of subdivision (d) of Section 65589.5, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact without rendering the development unaffordable to low-income and moderate-income households.*
- (C) The concession or incentive would be contrary to state or federal law.*

The pending density bonus ordinance and zoning amendments provide a unique opportunity to address the housing needs of the community. The City can take a crucial step forward and contribute to the state, regional and local housing needs. In addition, taking action consistent with the housing element and state law has other benefits such as:

Sustainable Communities Strategy Consistency and Funding Incentives: Promoting affordable infill development is consistent the Sustainable Communities Strategy (Plan Bay Area) and can reduce greenhouse gases and meet requirements for funding programs. For example, the One Bay Area Grants utilize scoring criteria related to meeting housing objectives through the housing element and approving housing for all income levels.

Regional Housing Need Allocation (RHNA) Progress: Taking the appropriate action will result in much needed housing and would be considered progress toward the regional housing need. This progress can be reported as RHNA credit in the annual report on implementation of the general plan, pursuant to Government Code Section 65400.

Implementation Credit: Taking the appropriate action will implement programs in the housing element and would be looked at favorably when evaluated as part of the next housing element update. Housing element law requires a review of programs (e.g., implementation actions), including progress, evaluation of effectiveness, and revisions to future programs as appropriate. Approving projects or taking actions that implement programs assist in demonstrating the success of programs.

The Department fully respects the challenges and many factors the City is considering in these important land use decisions and appreciates the opportunity to provide comments and assist Los Gatos. The Department welcomes the opportunity to provide further assistance and is glad to meet with the City to discuss options. If you have any questions, please contact Paul McDougall, of our staff, at (916) 263-7420.

Sincerely,



Paul McDougall
Housing Policy Manager

cc: Chris Jordan, City Manager
Jon Biggs, Community Development Director