



**1 North San Antonio Road
Los Altos, California 94022**

M E M O R A N D U M

DATE: November 5, 2019
TO: City Council
FROM: Jon Biggs, Community Development Director
SUBJECT: City Council & Planning Commission Joint Meeting

Below is a summary of the Planning Commission's accomplishments between November 1, 2018 and October 16, 2019. The last joint meeting with the City Council was held on October 23, 2018 and since this date, the Planning Commission has held a total of 16 meetings at which a range of projects and topics were considered and acted on. Following are some of the key efforts the Planning Commission has undertaken this past year:

Project Reviews for:

- 376 First Street
- 389 First Street
- 425 First Street
- 444-450 First Street
- 4350 El Camino Real
- 4898 El Camino Real
- 5150 El Camino Real
- 999 Fremont Avenue

Zoning, General Plan, and Policy Considerations:

- Cannabis Prohibition Regulations
- Amendment to Density Bonus Regulations
- Story-Pole Policy
- General Plan and Zoning Amendments to City Owned Open Space and Parklands
- R3-4.5 Multiple-Family District Site Development Standards
- Review of FAR's in the Downtown
- Planning Process Amendments
- Uses in the CRS Zone District

Discussion Topics

In preparation for its Joint Meeting with the City Council the Commission developed the following list of discussion topics:

1. Is there an interest in having the Planning Commission evaluate and develop recommendations on the site development and use standards for all the zone districts in the City? Among the variety of standards to be analyzed, this would include a review and development of recommendations on:

- Floor area ratios,
- 0' setback requirements
- Height limits
- Ground floor commercial
- Roof top decks

2. What is the City Council's tolerance for increasing density to encourage affordability by design in the multiple-family or mixed-use zones? What steps can be taken to achieve more affordable units?

3. Where does the City Council see the adopted Downtown Vision headed? What is the next course of action to realize implementation of the Downtown Vision?

4. How can an effective exchange of information and recommendations between the Planning Commission and the City Council best be achieved?

5. Does the City Council want to dedicate resources, both Commission, staff, and funding, to evaluate and determine which are the appropriate portions of the Hillview Community Center and Civic Center Sites to be designated as Parks on the General Plan Land Use Map?