



**ZONE 9 NEIGHBORHOOD COMMUNITY ENGAGEMENT MEETING SUMMARY
THURSDAY, JANUARY 9th – 7:00pm – 8:30pm**

Almond Elementary
550 Almond Ave.

Questions

Is there any coordination among all the road projects so that they aren't all happening at the same time?

- The City does try to coordinate our pavement projects to prevent an unnecessary amount of construction projects all at once. Unfortunately, development construction and other agency's work are outside of our control.

Is there anything that the City can do to prevent an increase of street parking on side streets near developments?

- Due to state laws, developers can get exemptions to have fewer parking spots available to tenants than the City would otherwise require. The City of Los Altos cannot forbid residents living in multi-family housing from parking on side streets, unless we create a permitting system.

Does the City have a plan for the increase in traffic from the new proposed developments on First St?

- Because there are several multi-family developments recently approved or being proposed on First Street, the City is planning to conduct a traffic study to assess the combined impact and determine what can be done to improve traffic flow. But due to the press for building more housing, there will probably be more such projects in this area.

Are these Below Market Rate (BMR) units actually affordable for public servants, such as a teacher or police officer, or are they more in the million or 1.5-million-dollar range?

- There are three classes of BMR units: Very low income, low income, and moderate income. Very low-income units are limited to those making from 35%-50% of the average median income. Low income units are for those making from 50% to 80% of the average median income. Moderate income units are for those making from 80% to 120% of the average median income. City policy assigns the highest priority to teachers, fire fighters, and other public servants who are currently working in Los Altos.

How can we ensure that the appropriate people are living in these BMR units?

- We have a contract with Palo Alto Housing, whose job it is to screen and select applicants who meet the relevant BMR requirements and then ensure that the people living there actually qualify for a BMR unit.

Would it be possible to schedule the pavement work on Almond Avenue to be done during the summertime?

- Due to the shorter summers, there might be some overlap. We haven't scheduled that project yet, but we are in the process of prioritizing construction projects. The Engineering staff is striving to get as much of the work done during summer as possible.

What is happening on Distel Dr.? [note spelling change]

- The City requires that developers of multi-family projects pay a park in-lieu fee, unless the project is large enough to provide land for a park. The developer of 5150 El Camino Real has purchased a nearby parcel on Distel Dr. Part of the City Council's approval of the project includes considering having the developer create a park on the Distel property to fulfill part of their in-lieu obligation. There is no final decision on this yet.
- Second, Midpeninsula Regional Open Space is selling their office on Distel Circle and, in accordance with State law, has offered it for sale to other public agencies. The City Council has sent a letter of interest about acquiring that parcel. We have not committed to purchasing the parcel, nor has Council determined what we would use it for. Other public agencies may also want to buy the parcel.

Will the A/V improvements in the Council Chamber be enough for residents to engage?

Will the improvements be enough to have residents covered for the next decade?

- The current systems need to be improved. The plan that will be discussed on Tuesday is how to replace the entire system. Council will discuss how the new system would meet community needs and may explore different avenues to improve community engagement, such as correspondence from residents at home.

Issues

A resident talked about how new developments on First Street are changing the character of downtown.

- The City rezoned parts of El Camino and First St in 2010 to allow housing in response to an increased pressure for more housing throughout California. State law is pushing us to have more density in order to meet that demand. The City Council did reduce the height limits in 2016, but Density Bonus Law gives developers some options to build taller than the zoning code otherwise allows.

A resident wanted to know more about SB 50

- SB50 has been revised and reintroduced. The changes do not alter the adverse effects on Los Altos. If you would like to learn more about SB50 or strategies to influence state legislation, email Anita (aenander@losaltosca.gov) for materials.
- [oops – I think you meant to put a bolded statement here because the sentence that follows is not about SB 50]Our police representative gave her his contact information and recommended that residents view <https://crimereports.com/> to see any trends or hotspots.

A resident brought up the natural gas prohibition on new homes.

- The Council directed staff to come back with proposed “Reach” codes which would ban natural gas from being installed in new residential homes.

A resident brought up past efforts to try and put in speed bumps on University Ave. to address cut-through traffic.

- Staff will talk to the traffic services director about continuing the project.

A resident brought up their concern about outside or specific interests using park land for their specific uses for free or getting preference.

A resident brought up a concern about putting multi-family housing on the Egan Middle School property.

Impossible to turn right on Distel Dr.?

- That intersection is currently on the list of areas to be evaluated in a new study. The city wants to look at how people are using El Camino and nearby streets to get to the schools or cut through neighborhoods to avoid other traffic.