



DISCUSSION ITEM

Agenda Item # 6

AGENDA REPORT SUMMARY

Meeting Date: November 9, 2021

Subject: City Council Resolution establishing objective residential site development and design standards pursuant to recent changes to state law.

Prepared by: Guido F. Persicone, Planning Services Manager, AICP
Jon Biggs, Community Development Director

Reviewed by: Gabriel Engeland, City Manager

Attachment(s):
None

Initiated by:
The City Council due to recent changes to state law.

Previous Council Consideration:
October 26, 2021

Fiscal Impact:
No fiscal impact. The initial effort will be undertaken by city staff. Additional single-family objective standards could require assistance of consultants, which will have an undetermined fiscal impact.

Environmental Review:
None

Summary:

- Recent changes to state law require immediate attention prior to January 1st, so that the City has in place appropriate site development and design standards new state legislation governing the review of land division and certain residential development proposals can be appropriately managed.

Staff Recommendation:

No recommendation currently as this is just an information memo to update the City Council on the Single-Family Objective Zoning Standards project.

Background

On September 16, 2021 Governor Newsom signed Senate Bills 8, 9 and 10 and several other housing related pieces of legislation. While all of the legislation will impact the development of property in Los Altos, SB 9 will have an immediate implication as it requires after January 1, 2021 that single family



Subject: Single Family Objective Site Development and Design Standards

residential development project be approved ministerially. Since more than 75% of Los Altos is zoned for single-family residential use, this will have an immediate impact on the review of design review applications by the Community Development Department. After adoption of the immediate standards by the City Council, a more detailed set of regulations can be prepared in 2022 to enhance the criteria Los Altos uses to review single family homes. The schedule to accomplish this is as follows:

Phase I Project Schedule

On November 3rd, the Deputy City Attorney (Erik Ramakrishna) gave an SB 8 and SB 9 presentation to the Design Review Commission (DRC). At this meeting city staff asked for a DRC Ad Hoc Subcommittee composed of two members be formed so input can be given on the design standards.

On November 10th, City staff will meet with the DRC Ad Hoc Subcommittee to discuss the draft single-family objective standards, and the results of this effort will be presented to the City Council at its meeting of November 30th for consideration.

Phase II Project Schedule

January-March 2022-City staff will contract with a consultant firm to prepare detailed graphics and charts to enhance the standards adopted in December.

March 2022-June 2023-City staff will engage community members and the City Council in a more detailed and thorough project review similar to what occurred for the Multi Family/Mixed Use Objective Standards Project.