

DATE: 4/9/2024

TO: COUNCILMEMBERS

FROM: CITY MANAGER'S OFFICE

SUBJECT: COUNCIL Q&A FOR APRIL 9, 2024 CITY COUNCIL REGULAR MEETING

Study Session (Downtown Park):

- The concept of under-grounding parking and having a park above at ground level was included in the Downtown Vision, correct?
Answer: The concepts of underground parking and plaza/park space are mentioned multiple times in the Downtown Vision.
- Next steps identified in the last slide of the presentation include Community Outreach and Design but financial feasibility is crucial for this proposal (as identified in the staff report). Can we get a general range of costs before we spend money on a design?
Answer: Financial feasibility will be explored as part of the design process. It is difficult to determine the financial feasibility without a design that is more in-depth rather than conceptual.
- Can you provide a guesstimate as to the cost of this project?
Answer: Staff's rough estimate of project cost is around \$25,000,000, but this may fluctuate depending upon many factors.
- How much staff time will this project require?
Answer: This depends upon the direction of City Council and whether staff will be conducting outreach or working with a consultant. If Council wishes to proceed with the project it will be one of the primary priorities of staff, including requiring use of staff time, during the planning and execution of the project.
- Who did the renderings, how much did it cost and who paid for them?
Answer: The renderings were completed by an architectural design firm. They cost \$13,000 paid for by the City.
- Why do the "amenity" buildings appear to be so big?
Answer: The amenity buildings will include trash receptacles, public restrooms, and elevators to the underground parking.
- How will deliveries to businesses along Main Street be done?
Answer: Deliveries will still be conducted on the back of buildings along the proposed alleyway paseo behind the buildings.

- If deliveries will have to be on Main Street, isn't that counterproductive for businesses that have their storage in the back?
Answer: Deliveries will not be done on Main Street.
- If there is a delivery corridor maintained, how will that impact safety for people in the park?
Answer: The park will be designed to ensure that the park is protected through decorative design elements that will secure the area for park patrons.
- How many of the current spaces could be retained in the underground configuration?
Answer: City staff does not currently have the exact number of parking spaces without a formal design, but anticipates that all parking will be retained in the underground configuration.
- How many fewer spaces will we have than we have currently?
Answer: City staff is planning a design that will provide the same number of spaces.
- Questions on page 4:
 - fourth paragraph says, "...keep these vehicles out of the main parking corridors...." What does that mean?
 - What are the "main parking corridors"? How will having cars parking underground – that would otherwise park in the parking plazas above ground – keep them "out of" anything?
Answer: This paragraph references the possibility of moving employee parking to the underground parking which would move these vehicles that may currently be in the main parking corridors to the underground parking.
- p. 4, bullet 2: How is circulation improved?
Answer: Circulation will be improved by redesigning the existing parking plazas to make them safer for vehicles and pedestrians.
- p. 4 bullet 4 (Housing)
 - Are some of these spaces intended for housing?
 - How many?
 - How do we know that is what we would need?
Answer: This bullet point references that the public park facilities would integrate well with the built and proposed nearby housing identified in the Housing Element.

Agenda 6 (ADU):

- In the third Whereas of the ordinance, the 2nd public hearing will be on April 30 not April 23.
Answer: Noted, this will be changed in the final ordinance.
- Since we adopted ADU regulations, a detached ADU is defined to be a maximum of "1,200 sq. ft. (including basement area)." but we don't include basement area in other single family home
Answer: This is an existing policy decision that was previously made, the City can allow basements with ADUs and not factor that into the overall size if desired.

- Regarding 14.14.080 A. Eaves. - Can we check with the fire department to assure that this would ensure clear access.

Answer: Multiple ADUs within the City have been approved and built with this allowed encroachment, this is only memorializing the standard practice.
- Public Notice: Doesn't GC § 65852.2(a)(6) only apply if the city forces the applicant to bear the cost of notification? If the City bears the cost and simply sends notice as a matter of its own policy, then wouldn't GC § 65852.2(a)(6) be inapplicable?

Answer: GC § 65852.2(a)(6): An existing ordinance governing the creation of an accessory dwelling unit by a local agency or an accessory dwelling ordinance adopted by a local agency shall provide an approval process that includes only ministerial provisions for the approval of accessory dwelling units and shall not include any discretionary processes, provisions, or requirements for those units, except as otherwise provided in this subdivision. If a local agency has an existing accessory dwelling unit ordinance that fails to meet the requirements of this subdivision, that ordinance shall be null and void and that agency shall thereafter apply the standards established in this subdivision for the approval of accessory dwelling units, unless and until the agency adopts an ordinance that complies with this section.
- Is public notice given in Los Altos about any development applications that are subject to ministerial approval? What about in other jurisdictions within California?

Answer: No. Los Altos only provides public notification on applications that are discretionary such as Design Review Permits, etc.
- Thank you for re-drafting Proposed § 14.14.050.B. It is still confusing to read. What does staff think about this proposed language instead:

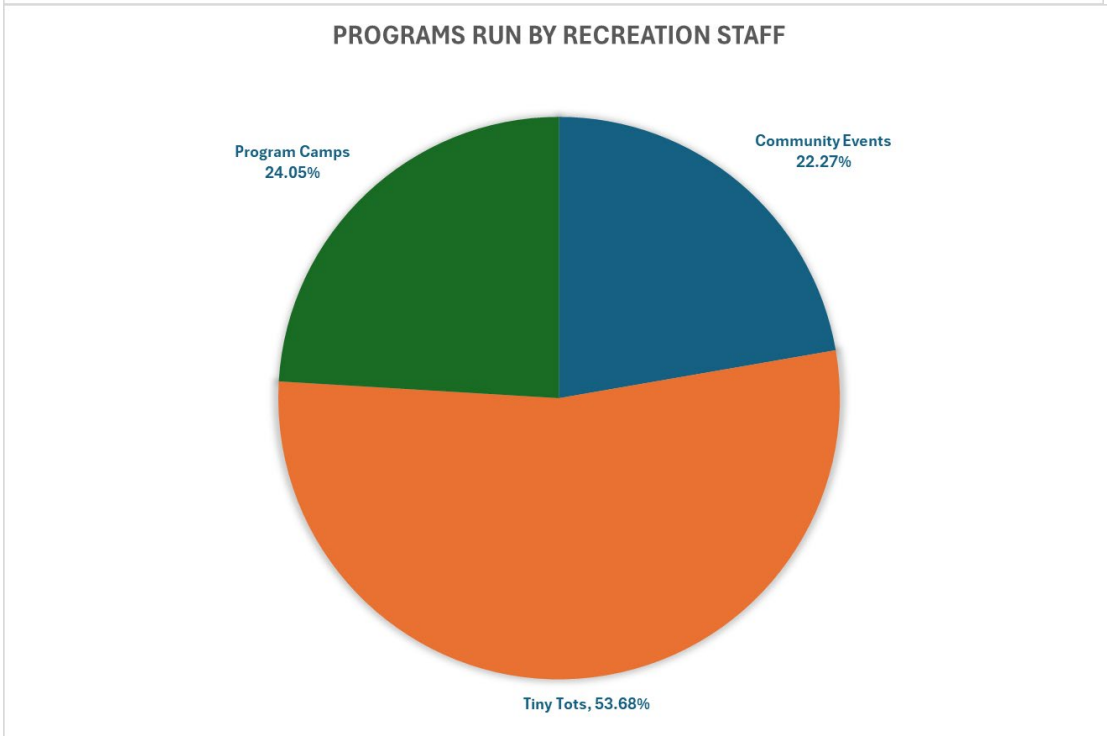
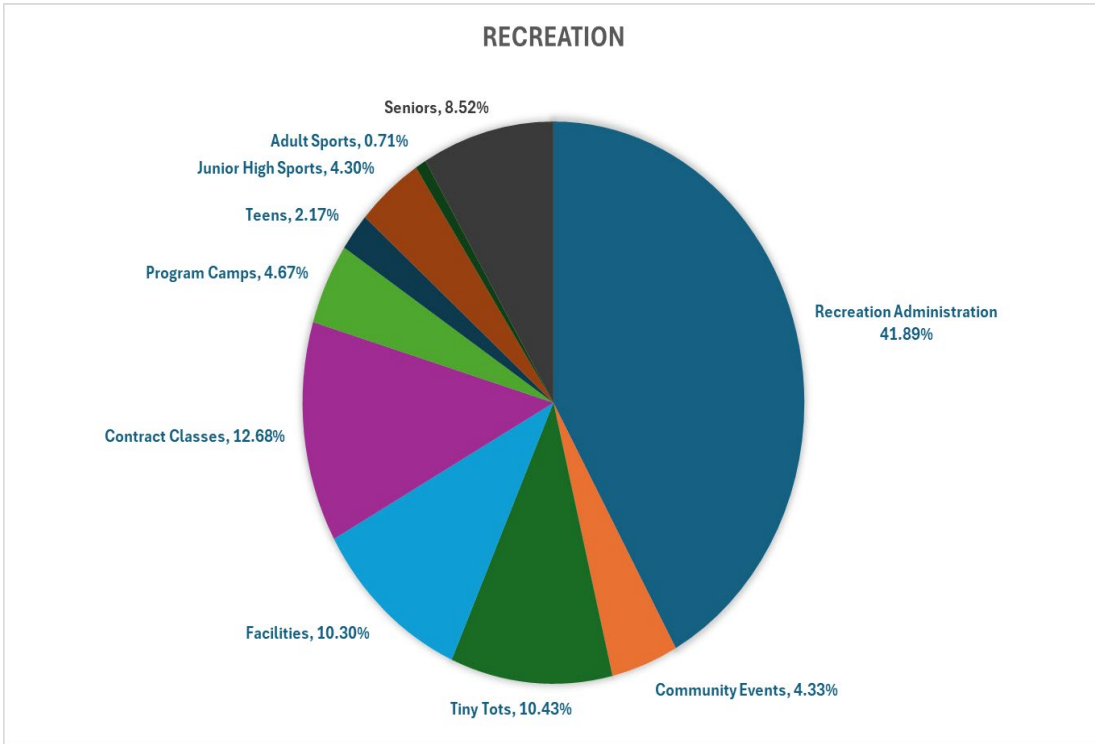
 - (1) *For multi-family developments with two to seven total dwelling units, one accessory dwelling unit is allowed.*
 - (2) *For multi-family dwelling units with eight or more units, the total number of accessory dwelling units that can be erected on the property is twenty-five percent (25%) of the total number of primary dwelling units in the development; fractions thereof shall be rounded down to the nearest whole number.*
 - (3) *Multiple accessory dwelling units are allowed only within those portions of existing multi-family dwelling structures that are not used as livable space, including, but not limited to, storage rooms, boiler rooms, passageways, attics, basements, or garages.*

Answer: Staff would need for the Council to further explain the provision as redrafted to fully understand the potential modification.

Agenda 7 (Tiny Tots):

- What percentage of the total Parks and Recreation Program Budget is used for the Tiny Tots operation? (Please provide a pie chart also)

Answer:



- How much of the \$283,719 loss is attributed to Kinder Prep, and how much of it is attributed to Playschool?
Answer: Approximately \$161,538 of the loss is attributed to Playschool and \$122,181 is attributed to Kinder Prep. The variance is attributed to the difference in facility maintenance cost between San Antonio Club and the Acorn Room at the Los Altos Community Center, and the difference in revenue driven by the number of participants.
- What is the cost of the required Fire Safety and ADA improvements needed at the San Antonio Club?
Answer: Staff is still working to estimate these costs. Fire safety improvements would potentially include an improved fire suppression system as well as improved access/egress points. ADA improvements would require changes to doorways and interior spaces. If the City would like to operate or contract for a licensed program, additional structural changes will be required.
- Does the Los Altos Unified School District offer Transitional Kindergarten?
Answer: Yes, the Los Altos School District offers transitional kindergarten.
- Could the Tiny Tots program continue without subsidies? Or with partial subsidies?
Answer: It is unlikely the Tiny Tots program could continue without subsidies, especially after the school expansion of Transitional Kindergarten is complete. However, the City Council can determine if a subsidy is appropriate for this type of program, and if so, can set the subsidy percentage rate.

Agenda 8 (Art in Public Spaces):

- I'm not clear on what we're being asked to consider, whether to suggest revising the terms of the ordinance or to revise the criteria for art in public places?
Answer: The City Council asked that this item be placed on the agenda for discussion, but did not provide specific parameters around the discussion. Staff is identifying two areas that may be in conflict with regards to the definition of public art.
- In the 2018 Ordinance, section "3.52.030 – Contribution Requirements" requires that the ordinance applies to projects with "total construction costs in excess of one million dollars and subject to design review approval" within various districts, but do we still have "design review approval" as required in the ordinance and is that consistent with our certified HEU?
Answer: Design Review Permits, are still in effect within the City of Los Altos.