

CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS

State law requires that the Housing Element contain a statement of “the means by which consistency will be achieved with other general plan elements and community goals” (California Government Code Section 65583[c][6][B]). There are two aspects of this analysis: (1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and (2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements. As shown below, the 2002–2020 General Plan contains several elements with policies related to housing, none of which conflict with the Housing Element. The City will review and revise, as necessary, the Housing Element for consistency when amendments are made to the General Plan.

General Plan Element	Policy	Description
Community Design and Historic Resources	1.4	Promote pride in community and excellence in design in conjunction with attention to and compatibility with existing residential and commercial environments.
	1.5	Continue to protect the privacy of neighbors and minimize the appearance of bulk in new homes and additions to existing homes.
	1.6	Continue to provide for site planning and architectural design review within the city, with a focus on mass, scale, character, and materials.
	1.7	Enhance neighborhood character by promoting architectural design of new homes, additions to existing homes, and residential developments that is compatible in the context of surrounding neighborhoods.
	1.8	Consider neighborhood desires regarding the character of future development through the establishment of development or design regulations.
	3.3	Encourage pedestrian- and bicycle-oriented design in the Downtown.
	3.8	Encourage the development of affordable housing above the ground floor throughout the Downtown.
	4.3	Evaluate development applications to ensure compatibility with residential neighborhoods south of the corridor.
	6.1	Ensure that the integrity of historic structures and the parcels on which they are located are preserved through the implementation of applicable design, building, and fire codes.
	6.2	The City shall regard demolition of Landmark structures, and historically significant resources, which have HRI rankings of 60 to 100 as a last resort. Demolition would be permitted only after the City determines that the resource retains no reasonable economic use, that demolition is necessary to protect health, safety and welfare or that demolition is necessary to proceed with a new project where the benefits of the new project outweigh the loss of the historic resource.
6.3	Work with property owners to preserve historic resources within the community, including the orchard, or representative portion thereof,	

GOALS, POLICIES, PROGRAMS & QUANTIFIED OBJECTIVES

PRESERVATION – CONSERVATION – REHABILITATION

Goal 1 Preserve the natural beauty, rural-suburban atmosphere, and high quality of residential neighborhoods to attract families with children to Los Altos.

Policy 1.1: *The City will encourage the preservation and improvement of the existing housing stock to minimum housing standards, including existing nonconforming housing uses.*

Program 1.1.1 – Implement voluntary code inspection program.

Continue the voluntary code inspection program encompassing code compliance, rehabilitation, energy conservation, and minimum fire safety standards.

Responsible Body: Community Development Department

Funding Source: Permit Fees

Time Frame: Ongoing

Program 1.1.2 – Help secure funding for housing assistance programs.

Continue to assist in the provision of housing assistance in Los Altos for low-income households with other public agencies and private nonprofit organizations that offer rental assistance, home repairs, and first-time homebuyer assistance. To minimize overlap or duplication of services, Los Altos will undertake the following actions:

The City will support County and nonprofit housing rehabilitation programs by providing program information to interested individuals through handouts available at City Hall, the Los Altos Senior Center, the Los Altos Library, and the Woodland Branch Library.

The City will contact previous rehabilitation applicants when new funding becomes available and post a legal notice in the newspaper when housing rehabilitation funds become available. The City will continue to transfer their Community Development Block Grant (CDBG) funds to the County to support housing programs each year.

Responsible Body: Community Development Department, City Council

Funding Source: CDBG funds; other funds, as identified and secured

Time Frame: Ongoing

Policy 1.2: The City will maintain and enhance the existing pleasant, attractive, moderate-density multifamily zoning districts, typically located between commercial and single-family residential areas.

Program 1.2.1 – Support rezoning from office to medium-density multifamily.

Support case-by-case review of property owner–initiated rezoning from Office to Medium-Density Multifamily in the Fremont-Giffin Office District.

Responsible Body: Community Development Department

Funding Source: Permit fees

Time Frame: Ongoing

Policy 1.3: If transitional land use zoning is not possible or inadequate to buffer, multifamily and senior housing will be encouraged between single-family neighborhoods and commercial and public/quasi-public uses. Setbacks, sound walls, protective vegetation, and on-site landscaping will be required as a buffer when transitional land use zoning is not possible.

Program 1.3.1 – Enforce neighborhood residential buffering.

Enforce minimum standards for buffers between residential properties and commercial uses and public/quasi-public uses. Enforcement will occur through the development permit review process as provided in the Zoning Ordinance. Buffering will include a combination of landscaping, minimum setback, or yard requirements and stepped-back building heights.

Responsible Body: Community Development Department, Planning and Transportation Commission

Funding Source: Permit fees

Time Frame: Ongoing

Program 1.3.2 – Restrict commercial uses in residential neighborhoods.

Continue to restrict commercial uses in residential neighborhoods.

Responsible Body: Community Development Department

Funding Source: Permit fees

Time Frame: Ongoing

Policy 1.4: Design, construction, and remodeling permits for all residential development will be reviewed for quality, safety, privacy, and the capacity to maintain the character of existing neighborhoods.

Program 1.4.1 – Implement zoning and design standards.

Continue to implement residential zoning, development standards, and design review to ensure compatibility of housing with neighborhood character, minimum open yard space, and streets that are safe.

Responsible Body: Community Development Department, Planning and Transportation Commission, City Council

Funding Source: Permit fees

Time Frame: Ongoing

Program 1.4.2 – Evaluate design review process.

Regularly review and adjust, if appropriate, criteria, objectives, and procedures for design review of residential construction to be compatible in terms of bulk and mass, lot coverage, and proportion with houses in the immediate vicinity. This program will set criteria under which development must be reviewed by City staff, the Design Review Commission, or the Planning and Transportation Commission.

Responsible Body: Community Development Department, Design Review Commission, Planning and Transportation Commission, City Council

Funding Source: Permit fees

Time Frame: ~~Ongoing~~ ~~December 2016~~ Annually

Program 1.4.3 – Facilitate alternate modes of transportation in residential neighborhoods.

Continue to implement zoning and development standards to facilitate walkable neighborhoods and the safe use of alternate modes of transportation such as bicycles.

Responsible Body: Community Development Department, Planning and Transportation Commission, City Council

Funding Source: Permit fees

Time Frame: Ongoing

Program 1.4.4 – Accommodate the needs of children through design review and land use regulations, including open space, parks and recreation facilities, pathways, play yards, etc.

Responsible Body: Community Development Department

Funding Source: Parkland dedication fees

Time Frame: Ongoing

Policy 1.5: The City will ensure that the level of development permitted in the creation of land divisions results in an orderly and compatible development pattern, within the subdivision and in relation to its surroundings; provides for quality site planning and design; and provides for quality structural design.

Program 1.5.1 – Review compatibility of land divisions as part of the permit review and approval process.

Responsible Body: Community Development Department, Planning and Transportation Commission, City Council

Funding Source: Permit fees

Time Frame: Ongoing

NEW CONSTRUCTION

Goal 2 **Strive to maintain a variety of housing opportunities by location and housing type.**

Policy 2.1: The City will maintain zoning that provides for a range of housing sizes and residential densities.

Program 2.1.1 – Encourage diversity of housing.

Require diversity in the size of units for projects in mixed-use or multifamily zones to accommodate the varied housing needs of families, couples, and individuals. Affordable housing units proposed within projects shall reflect the mix of community housing needs.

Responsible Body: Community Development Department, Planning and Transportation Commission, City Council

Funding Source: Permit fees

Time Frame: Ongoing

Program 2.1.2 – Implement multifamily district development standards.

Continue to implement the multifamily district development standards to ensure that the maximum densities established can be achieved and that the maximum number of units is required to be built. (See **Table B-41** in Appendix B for a summary of multifamily zoning requirements.)

Responsible Body: Community Development Department, Planning and Transportation Commission, City Council

Funding Source: Permit fees

Time Frame: Ongoing

Program 2.1.3 – Allow employee housing

The City shall amend the Zoning Ordinance to specifically allow employee housing for six or fewer residents as a permitted use in residential zoning districts, in compliance with Health and Safety Code Section 17021.5 and 17021.6.

Responsible Body: Community Development Department, City Council

Funding Source: Permit fees

Time Frame: Ongoing January 2016

Policy 2.2: The City will encourage mixed-use development in designated zones.**Program 2.2.1 – Provide development incentives for mixed-use projects in commercial districts.**

Continue to implement the affordable housing mixed-use policies developed for El Camino Real, and expand the application of these policies development incentives to other commercial districts in the city, including CN (Commercial Neighborhood), CS (Commercial Service), CD (Commercial Downtown), CD/R-3 (Commercial Downtown/ Multiple Family), and CRS (Commercial Retail Service). Development incentives will be included for these districts that will encourage the development of affordable housing in these identified commercial areas.

Responsible Body: Community Development Department, Planning and Transportation Commission, City Council

Funding Source: Permit fees

Time Frame: Ongoing December 2016

Policy 2.3: The City will encourage the development of new rental units in the existing multifamily districts.**Program 2.3.1 – Implement density bonuses.**

Continue to implement density bonuses and other incentives as provided by state law and the City’s Zoning Ordinance.

Responsible Body: Community Development Department

Funding Source: Permit fees

Time Frame: Ongoing

SPECIAL NEEDS HOUSING

Goal 3 Create housing opportunities for people with special needs.

Policy 3.1: The City will support the efforts of Santa Clara County and local social service providers to increase their capacity to operate facilities serving the homeless.

Program 3.1.1 – Support efforts to fund homeless services.

Consider pursuing funding from available sources for homeless services. The City will also assist community groups that provide homeless services and assist such groups in applying for funding from other agencies. The City will consider applying for grants where appropriate or will encourage/partner with local and regional nonprofit organizations that wish to apply for such grants.

Responsible Body: Community Development Department

Funding Source: Permit fees

Time Frame: Ongoing

Program 3.1.2 – Continue to participate in local and regional forums for homelessness, supportive, and transitional housing.

Continue to participate in regional efforts as coordinated with other adjacent cities to address homeless and emergency and transitional housing issues and potential solutions.

Responsible Body: Community Development Department, City Council, Community Services Agency

Funding Source: General Fund, CDBG funds

Time Frame: Ongoing

Policy 3.2: The City will comply with all state legal requirements, including SB 2, pertaining to zoning provisions for homeless shelters, transitional housing, and supportive housing.

Program 3.2.1 – Amend the City’s Zoning Ordinance to accommodate emergency shelters.

Amend the City’s Zoning Ordinance concurrently with the adoption of this Housing Element to allow emergency shelters as a permitted use by right in the Commercial Thoroughfare (CT) district without a conditional use permit or other discretionary review and only subject to the development requirements in this zone. This district is well suited for the development of emergency shelters with its full access to public transit and underdeveloped parcels that allow higher-density housing opportunities. The public transit opportunities include Caltrain, the VTA Bus, and the VTA transit hub on Showers Drive in Mountain View. The CT district has almost 11 acres of underdeveloped parcels that will accommodate

residential housing such as emergency shelters. Four key opportunity sites make up the approximately 11 acres of development potential that could generate as much as 378 housing units, not including density bonuses for affordable housing. The City will also evaluate adopting standards consistent with Government Code Section 65583(a) (4) that addresses operational and design criteria that may include:

- Lighting
- On-site management
- Maximum number of beds or persons to be served nightly by the facility
- Off-street parking based on demonstrated need
- ~~Professional~~ Security during hours that the emergency shelter is in operation
- ~~Allowing~~ Supportive services ~~provided~~ on-site at a level commensurate with the number of beds

Responsible Body: Community Development Department

Funding Source: Permit fees

Time Frame: December 2014

Program 3.2.2 – Recognize the statutory requirements for transitional and supportive housing.

Recognize the requirement of SB 2 to explicitly allow both supportive and transitional housing types in all zones that allow residential. The definitions of transitional and supportive housing as defined in Health and Safety Code Sections 50675.2 and 50675.14. Transitional and supportive housing will be allowed as a permitted use, subject only to the same restrictions on residential uses contained in the same types of structure.

Responsible Body: Community Development Department

Funding Source: Permit fees

Time Frame: Ongoing

Program 3.2.3 – Provide incentives and amend the City’s Zoning Ordinance for compliance with statutory requirements for single-room occupancy residences to address the needs of extremely low-income households.

AB 2634 requires cities to identify zoning to encourage and facilitate supportive housing in single-room occupancy units. The City will amend the Zoning Ordinance concurrently with the adoption of this Housing Element to define single-room occupancy units (SROs) and to allow SROs

with a conditional use permit in ~~appropriately defined commercial thoroughfare~~ districts in the city.

In addition, the City will review its affordable housing ordinance and other available development incentives to determine what measures can be taken to encourage the development of housing for people with extremely low incomes.

Responsible Body: Community Development Department

Funding Source: Permit fees

Time Frame: December 2014; ongoing

AFFORDABILITY

Goal 4 Allow a variety of housing densities and types in appropriate locations to accommodate housing needs at all income categories.

Policy 4.1: *The City will encourage the conservation of existing affordable housing, including the present rental stock represented by units in the city's existing multifamily districts, particularly rental housing affordable to low- or moderate-income households.*

Program 4.1.1 – Monitor condominium conversion.

Continue to implement the Condominium Conversion Ordinance to protect against the conversion or demolition of rental units. It shall require buildings in multifamily zoning districts initially built as rental units which have not been converted to condominiums to be reconstructed as rental units unless there is greater than a 5 percent vacancy rate.

Responsible Body: Community Development Department

Funding Source: Permit fees

Time Frame: Ongoing

Program 4.1.2: Conserve small houses in areas of small lot sizes.

Continue to conserve the stock of small houses in areas of small lot sizes.

Responsible Body: Community Development Department

Funding Source: Permit fees

Time Frame: Ongoing

Policy 4.2: The City will encourage the development of affordable second dwelling units that conform to zoning regulations.

Program 4.2.1 – Facilitate new construction of second dwelling units.

Chapter 14.14 (Second Living Units in R1 Districts) of the Municipal Code allows a detached second dwelling unit to be permitted on a lot or parcel within a single-family residential district that has a minimum of the greater of 150 percent of the lot area required in the residential zoning district in which the second living unit is proposed to be located, or 15,000 square feet of lot area. A lesser lot size is required if a second unit is attached to the main residence. Findings for approval include that a public benefit will result because the proposed second living unit will be maintained as affordable for very low- and low-income households. A second living unit may be established through the conversion of existing floor space in a single-family structure, the addition to a single-family structure, conversion of a conforming accessory structure, or the construction of a new accessory structure.

The City will continue to implement the following actions annually:

- Continue to implement second dwelling unit regulations to provide increased opportunities for the development of affordable second units.
- Promote awareness of regulations which allow the construction of new second units consistent with City regulations through public information at the Community Development Department public counter and inclusion on the City’s website.
- Annually review the number of second dwelling unit permits issued.
- Continue to require a verification and quantification procedure regarding rent and occupancy as a condition of the permit.

Responsible Body: Community Development Department

Funding Source: Permit fees

Time Frame: Ongoing

Program 4.2.2 – Consider reducing minimum lot sizes for second dwelling units.

Study the feasibility and ~~consider~~ amend as appropriate, ing the Zoning Ordinance to a reduce in the minimum lot size for second dwelling units.

Responsible Body: Community Development Department, City Council

Funding Source: General fund

Time Frame: January 2016

Policy 4.3: The City will facilitate the development of new units of affordable housing.

Program 4.3.1 – Assist in the development of affordable housing.

If necessary for the development of affordable housing projects, and when requested by the project sponsor, consider assisting in securing funding for low- and moderate-income housing developments through one or more of the following actions:

- Transfer the City’s annual CDBG allocation to the County for projects that serve the Los Altos community.
- Provide funding to participate in a multi-jurisdictional housing finance program (such as a Mortgage Revenue Bond or Mortgage Credit Certification Program).
- Apply for state and federal funding on behalf of a nonprofit, under a specific program to construct affordable housing including persons with disabilities or developmental disabilities.

Responsible Body: Community Development Department, City Council

Funding Source: CDBG funds, state or federal grant funds

Time Frame: Ongoing

Program 4.3.2 – Implement Chapter 14.28 of the Municipal Code, which defines the number of required below-market-rate (BMR) units by development size and type, and requires on larger projects (greater than 10 market-rate units) that the BMR units generally reflect the size and number of bedrooms of the market-rate units.

Continue to implement the City’s Multi-Family Affordable Housing Ordinance (Chapter 14, Section 28), which includes a series of unit thresholds at which affordable housing units will be required. The ordinance establishes the following thresholds and requirements:

- 1–4 units: Affordable housing units are not required.
- 5–9 units: Affordable housing units are required. In the event that the developer can demonstrate to the satisfaction of the City Council that providing affordable housing units in a project will be financially infeasible, the City Council may waive the requirement to provide affordable housing units.
- 10 or more units: Affordable housing units are required as follows:
 - For rental units – 15 percent low income or 10 percent very low-income housing
 - For owner units – 10 percent moderate-income housing

Chapter 14.28 also notes that unless otherwise approved by the City Council, all affordable units in a project shall be constructed concurrently

with market-rate units, shall be dispersed throughout the project, and shall not be significantly distinguishable by design, construction, or materials.

Responsible Body: Community Development Department

Funding Source: Permit fees

Time Frame: Ongoing

Program 4.3.3 – Consider reduced parking requirements for certain housing types and affordable housing units.

For affordable housing units and small housing units including senior housing, studios and SROs, the City will consider allowing just one parking space per unit.

The City will continue to monitor the underground parking requirement to ensure this requirement is not a constraint to the production of housing or a constraint to meeting maximum densities.

Responsible Body: Community Development Department

Funding Source: Permit fees

Time Frame: Ongoing

Program 4.3.4 – Continue to encourage maximum densities.

Continue to ensure that the City is meeting maximum densities in the zones that allow multifamily housing. The City will monitor the lot coverage requirement and the height requirements. Most recently, the City removed the “stories requirement” from the commercial and multiple-family districts to allow more flexibility in development and to facilitate greater potential densities. The City also codified a maximum density development requirement, which notes that the maximum density permitted shall be constructed unless it is determined by the City Council that a less dense project would be in the best interests of the community. In addition, the City will monitor the underground parking requirements as stated in Program 4.3.3 to ensure that they do not cause a significant constraint to meeting the maximum densities required by all of Los Altos’ multiple-family zoning districts.

Responsible Body: Community Development Department

Funding Source: Permit fees

Time Frame: Annually

Program 4.3.5 – Initiate an affordable housing administration contract review and renewal.

Initiate a Request for Project for the contract administration of the City’s affordable housing programs including an emphasis on an appropriate contract duration, administration responsibilities, enforcement, outreach and marketing.

Responsible Body: Community Development Department, City Council

Funding Source: General fund

Time Frame: July 2015

Program 4.3.6 – Improve the City’s BMR program priority ranking process.

Review and amend, as necessary, the City’s BMR program application ranking process.

Responsible Body: Community Development Department, City Council

Funding Source: General fund

Time Frame: July 2015

Program 4.3.7 – Consider a commercial development linkage fee for affordable housing.

- Study and explore the option of a commercial development linkage fee for affordable housing. If appropriate, consider adopting a local fee.

Responsible Body: Community Development Department, City Council

Funding Source: General fund

Time Frame: January 2016

HOUSING NONDISCRIMINATION

Goal 5 **Strive to make housing in the city available to all regardless of age, sex, race, ethnic background, marital status, veteran status, religion, or physical disability.**

Policy 5.1: The City supports nondiscrimination in housing.

Program 5.1.1 – Assist residents with housing discrimination and landlord-tenant complaints.

Continue to provide a service to refer individuals to organizations or agencies who handle complaints about discrimination, landlord-tenant relations, etc. Complaints regarding discrimination will be referred to the Mid-Peninsula Citizens for Fair Housing, Santa Clara County, and other appropriate fair housing agencies. Complaints regarding landlord-tenant problems will be referred to the Los Altos Mediation Program, the County of Santa Clara Office of Consumer Affairs, or other appropriate local agencies.

Responsible Body: Community Development Department

Funding Source: General Fund, CDBG funds

Time Frame: Ongoing

Policy 5.2: *Consistent with the requirements of SB 520, the City will remove constraints and allow for “reasonable accommodations” for the disabled in housing development standards.*

Individuals with disabilities may request exceptions to zoning, subdivision, or building standards in order to receive reasonable accommodation to achieve accessibility.

Applicants may request an administrative permit to continue or expand a nonconforming residential use or to construct accessibility improvements within a yard or setback area. There will be a minimal fee or no fee to apply for a reasonable accommodation.

The administrative permit review process will include application of the following decision-making criteria:

- *The request for reasonable accommodation will be used by an individual with a disability protected under fair housing laws.*
- *The requested accommodation is necessary to make housing available to an individual with a disability protected under fair housing laws.*
- *The requested accommodation would not impose an undue financial or administrative burden on the City.*
- *The requested accommodation would not require a fundamental alteration in the nature of the City's land-use and zoning program.*
- ~~*The requested accommodation would reduce barriers and increase visitability on the site.*~~
- *The City publishes information on its permit procedures in the form of brochures that are available at the permit counter in the Community Development Department and on the City's website. City staff is available at the permit counter to answer questions about procedures for special accommodations under the City's Zoning Ordinance.*

A decision on the administrative permit for a reasonable accommodation may be appealed to the Planning Commission.

SENIOR HOUSING

Goal 6 Increase housing opportunities for Los Altos' senior population.

Policy 6.1: *The City will promote services and education to help seniors maintain their independence and remain in their own homes as long as possible.*

Program 6.1.1 – Discourage senior-only housing from converting to other uses.

Discourage projects developed as senior-only projects from converting to other uses.

Responsible Body: Community Development Department

Funding: Permit fees

Time Frame: Ongoing

Program 6.1.2 – Assist seniors to maintain and rehabilitate their homes.

Seek, maintain, and publicize a list of resources or service providers to help seniors maintain and/or rehabilitate their homes.

Responsible Body: Community Development Department

Funding: Permit fees

Time Frame: Ongoing

Program 6.1.3 – Encourage conforming and contextual senior housing near transportation and services.

Ensure that senior housing conforms and harmonizes with surrounding neighborhoods and encourage that it be located near transportation and services.

Responsible Body: Community Development Department

Funding: Permit fees

Time Frame: Ongoing

Policy 6.2: The City will encourage a variety of senior housing opportunities, including building type, degree of care, and form of ownership.

Program 6.2.1 – Provide senior housing density bonuses and development incentives.

Provide density bonus increases in the Cuesta-Lassen multifamily district of up to 38 dwelling units per acre for projects that are senior-only. Provide expanded development incentives for senior-only projects in this district. Consider increased densities and development incentives for senior and affordable housing projects in all multifamily districts.

Responsible Body: Community Development Department

Funding Source: Permit fees

Time Frame: Ongoing

Program 6.2.2 – Designate and encourage senior housing on specific well-suited sites.

Identify and consider additional parcels well suited for senior housing. All PUD/SC sites were developed during the previous planning period.

Responsible Body: Community Development Department

Funding: Permit fees

Time Frame: Ongoing

Program 6.2.3 – Mixed-use development, including developments that contain senior and institutional housing, will be encouraged in public and quasi-public land use areas that are zoned PCF.

Responsible Body: Community Development Department

Funding: Permit fees

Time Frame: Ongoing

Program 6.2.4 – Senior housing with extended care facilities will be allowed in multifamily and mixed-use zoning districts.

Continue to explore opportunities to promote senior housing with extended care facilities in other multifamily and mixed-use districts. This type of housing is currently allowed as a conditional use in the PCF district.

Responsible Body: Community Development Department

Funding: Permit fees

Time Frame: Ongoing

ENERGY EFFICIENCY

Goal 7 Maximize Los Altos' sustainability through energy efficiency, water conservation, and greenhouse gas reductions.

Policy 7.1: *The City will encourage energy and water conservation measures to reduce energy and water consumption in residential, governmental, and commercial buildings.*

Program 7.1.1 – Promote energy and water conservation through education and financial incentives.

Continue to promote residential energy and water conservation, consistent with the City's adopted Climate Action Plan, through consumer information on financial assistance and rebates for energy-efficient home improvements published by governmental agencies, nonprofit organizations, and utility companies. The City will make information available at the public counter of the Community Development Department, at the Los Altos Senior Center, through the public libraries, and through the City's newsletters. The information will also be available on the City's website, and a link to energy programs will be placed on the Los Altos Environmental Commission's website.

Responsible Body: Community Development Department

Funding Source: General Fund, CDBG funds

Time Frame: Ongoing

Program 7.1.2 – Participate in a Property Assessed Clean Energy (PACE) financing program.

Los Altos has adopted resolutions supporting the CalFIRST Property Assessed Clean Energy (PACE) Program. By doing this, Los Altos residents may be eligible to finance any energy improvements to their homes—solar panels, water-efficient landscapes, etc.—on their property tax assessment. This allows the financing to be extended over multiple years and also allows a home to be sold with that assessment assigned to the new owner. Although CalFIRST has encountered legal challenges to providing these loans for residential purposes, other opportunities exist. The City will vet the applicability of Cal FIRST alternatives and will participate as appropriate.

Responsible Body: Community Development Department

Funding Source: General Fund

Time Frame: Ongoing

Program 7.1.3 – Promote the use of solar energy.

This program focuses on promoting solar energy as a means to increase energy efficiency and promote green energy alternatives. As part of this program, the City will leverage and promote other state and commercial initiatives to encourage solar energy, such as grants, tax credits, and rebates, as they are implemented. (No design review of solar panels is allowed by law. Setbacks, height restrictions, etc., are already covered by the Zoning Ordinance.)

Responsible Body: Community Development Department

Funding Source: General Fund, other funds as identified

Time Frame: Ongoing

Policy 7.2: The City will continue to implement building and zoning standards to encourage energy and water efficiency.***Program 7.2.1 – Implement energy-efficient regulations.***

Continue to implement building code and zoning standards that promote energy efficiency in residential design, layout, construction, and landscaping. The City enforces energy efficiency standards of Title 24 of the California Code of Regulations (California Building Code Standards), which uses zoning requirements for lot size, building separation, yards, setbacks, landscaping, and design review to promote energy conservation in new development.

Responsible Body: Community Development Department

Funding Source: Permit fees

Time Frame: Ongoing

Program 7.2.2 – Monitor and implement thresholds and statutory requirements of climate change legislation.

Monitor the implementation measures of the Global Warming Solutions Act of 2006 (AB 32) and SB 375, which requires planning organizations to promote sustainable communities as part of their regional transportation plans. The City will implement the measures as guidance for thresholds and compliance methods are released by the State.

Responsible Body: Community Development Department

Funding Source: Permit fees

Time Frame: Ongoing

STATUTORY COMPLIANCE AND REPORTING

Goal 8 Support regional efforts to advance responsible housing policy and planning, and strive for timely compliance with all statutory reporting requirements.

Policy 8.1: The City will comply with all HCD and other statutory reporting requirements for housing programs and plans.

Program 8.1.1 – Develop annual housing status report.

Provide an annual status report to the City Council and California Department of Housing and Community Development (HCD) on the status of the General Plan housing programs and their implementation as required by state law.

Responsible Body: Community Development Department

Funding Source: Permit fees

Time Frame: Annually

Policy 8.2: The City will support local and regional efforts to develop and implement proven and effective housing policies and plans.

Program 8.2.1 – Participate in the regional housing needs determination.

Continue the regional conversation about meeting the housing needs. Actively participate in the ABAG Regional Housing Needs Determination. The City will meet with ABAG staff to provide land use, housing, employment, and other information related to the RHNA formula to ensure that the allocation accurately represents Los Altos' fair share of the region's housing needs.

Responsible Body: Community Development Department

Funding Source: Permit fees

Time Frame: Ongoing, as requested

QUANTIFIED OBJECTIVES

Table 1 represents the number of housing units the City has the capacity to build or entitle between January 2015 and January 2023, when the Housing Element period ends. Between January 2014 and August 2014, a total of 36 housing units were entitled or constructed in Los Altos. Moving forward, the City estimates that an additional 787 housing units could be built across all income categories. These estimates are based on a number of factors, including historical production, current market forces, pending Zoning Ordinance amendments, City housing programs, and state laws and guidelines for density bonuses.

Second units in Los Altos are deed-restricted and limited to low and very low incomes. Between 2009 and 2014, 11 second units were constructed (a rate of just under 2 per year). Based on the number of applications received in the past, the City expects to increase the number of second units produced from approximately 2.25 units per year to 4 units per year during the current planning period. The City will increase efforts to educate residents about second units through Program 4.2.1.

Table 1

Quantified Objectives (January 31, 2015–January 31, 2023)

	Extremely Low	Very Low	Low	Moderate	Above Moderate	Total
Permits Issued January 2014–August 2014						
Single-Family	0	0	0	0	16	16
Multifamily	0	0	1	1	18	20
Second Units	0	0	0	0	0	0
Density Bonus	0	0	0	0	0	0
Total	1			1	34	36
Estimated Units January 2015–January 2023						
Single-Family	<u>0</u>	<u>00</u>	<u>0</u>	0	190	190
Multifamily	<u>15268</u>	<u>126</u>	<u>127</u>	142	142	552
Second Units	<u>032</u>	<u>12</u>	<u>20</u>	0	0	32
Total	<u>15300</u>	<u>138</u>	<u>147</u>	142	332	774
Rehabilitation*	0			0	0	0
Conservation/Preservation**	0			0	0	0
Grand Total	301			143	366	810

Source: City of Los Altos 2014

*The City has no funding and does not plan to seek any funding for rehabilitations. ** There are currently no units at risk of converting.



Developmental Disabilities

Senate Bill (SB) 812 requires the City to include the needs of individuals with a developmental disability within the community in the special housing needs analysis. According to Section 4512 of the Welfare and Institutions Code, a “developmental disability” means a disability that originates before an individual attains age 18 years, continues, or can be expected to continue, indefinitely, and constitutes a substantial disability for that individual which includes mental retardation, cerebral palsy, epilepsy, and autism.

Many developmentally disabled persons can live and work independently in a conventional housing environment. More severely disabled individuals require a group living environment where supervision is provided. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person’s living situation as a child to an appropriate level of independence as an adult.

The California Department of Developmental Services (DDS) currently provides community-based services to approximately 243,000 persons with developmental disabilities and their families through a statewide system of 21 regional centers, four developmental centers, and two community-based facilities. The San Andreas Regional Center is one of 21 regional centers in California that provides point of entry to services for people with developmental disabilities. The center is a private, nonprofit community agency that contracts with local businesses to offer a wide range of services to individuals with developmental disabilities and their families. **Table B-20** provides information about Los Altos’ population of developmentally disabled persons; **Table B-21** provides information about those persons’ place of residence.

There are a number of housing types appropriate for people living with a development disability: rent subsidized homes, licensed and unlicensed single-family homes, inclusionary housing, Section 8 vouchers, special programs for home purchase, HUD housing, and SB 962 homes. The design of housing-accessibility modifications, the proximity to services and transit, and the availability of group living opportunities represent some of the types of considerations that are important in serving this need group. Incorporating ‘barrier-free’ design in all, new multifamily housing (as required by California and Federal Fair Housing laws) is especially important to provide the widest range of choices for disabled residents. Special consideration should also be given to the affordability of housing, as people with disabilities may be living on a fixed income.

Policy 5.2 in this Housing Element provides reasonable accommodation process for people with disabilities. The City has included **Policy 5.2 Program 4.3.1** in this Housing Element to help facilitate the development of housing accessibility for persons with developmental disabilities.

Table B-20

Developmentally Disabled Resident by Residence Type

Zip Code	0–17 Years	18+ Years	Total
94022	26	16	42
94024	27	27	54
Total	53	43	96

Source: HCD 2014

Table B-43

Allowed Residential Uses by Zone

Housing Type	R1-H	R1-10	R1-20	R1-40	R3-4.5	R3-5	R3-3	R3-1.8	R3-1	CN	CT	CRS	CD	CD/R3	CRS/OAD
Single-family residence	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Second living units	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Small family day care	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Large family day care	C	C	C	C	-	-	-	-	-	-	-	-	-	-	-
Two-family dwelling unit	-	-	-	-	P	-	-	-	-	-	-	-	-	-	-
Apartment (two units or more per building)	-	-	-	-	-	P	P	-	-	-	-	-	-	-	-
Multi-family residential dwelling units	-	-	-	-	-	-	-	P	P	-	C	-	-	-	-
Housing located above the ground floor	-	-	-	-	-	-	-	-	-	C	-	C	C	-	C
Mixed use projects	-	-	-	-	-	-	-	-	-	C	C	-	-	-	-
Housing	-	-	-	-	-	-	-	-	-	-	-	-	-	P	-
Emergency shelter	-	-	-	-	-	-	-	-	-	-	- P ¹	-	-	-	-
Transitional housing ²	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Supportive housing ²	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Mobile home	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Manufactured home (consistent with design review)	P	P	P	P	-	-	-	-	-	-	-	-	-	-	-
Single room occupancy (SRO) facilities ³															
Small residential care facility (6 or fewer)	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>										
Large residential care facility (7 or more) ⁴	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>	<u>C</u>										

Source: City of Los Altos Municipal Code, retrieved June 2014

“P” – Permitted by right

“C” – Permitted with a Conditional Use Permit

“-” - Not permitted

1 Pending adoption.

2 Per SB2 transitional and supportive housing is allowing in all zones that allow for residential uses and adhere to requirement of that zone.

3 Pending adoption.

~~4 Large residential care facilities are not allowed in residential district. They are allowed conditionally in the Public and Community Facilities (PCF) District.~~



<u>4388 El Camino Real (78 units)</u>		<u>420-426 Tyndall Street (8 units)</u>	
Planning:	\$15,000	Planning:	\$10,500
Building:	\$285,590	Building:	\$28,586
Engineering & Impact Fees:	\$957,158	Engineering & Impact Fees:	\$88,237
TOTAL FEES	\$1,257,748	TOTAL FEES	\$127,323

In addition to planning, building, ~~and~~ engineering, **and impact** fees, developers must also pay school impact fees and transportation impact fees prior to construction.

School Fees

The Los Altos School District also charges impact fees on new residential construction as provided for under state law. The school impact fee is approximately \$2.24 per square foot for residential development. An average 3,500-square-foot home would pay approximately \$7,840 in school impact fees.

Transportation Impact Fees

The City established a comprehensive neighborhood traffic management program in November 1999 that specifies a process for implementing traffic calming measures designed to reduce or manage volumes and travel speeds on local streets, as well as a process for residents to petition the City for improvements. Traffic calming measures include changes in street alignment, street width reductions, installation of barriers or other physical devices, and enforcement to reduce traffic speeds and/or cut-through volumes, in the interest of street safety, livability, and other public purposes. As congestion increases, the potential for diversion of traffic to local streets increases.

The City applies a Traffic Impact Fee to all new and redeveloped sites as follows (Chapter 3.48, LAMC):

Traffic Impact Fee -	
Single Family Residential Unit	\$5,142.00
Multiple Family Residential Unit	\$3,156.00
Senior Residential Unit	\$1,323.00
Commercial (Per 1,000 Sq. Ft.)	\$9,418.00
Office (Per 1,000 Sq. Ft.)	\$7,585.00

While the Traffic Impact Fee does create additional costs, it is not significant as a percentage of land and construction costs in Los Altos. The fees are also comparable to those in neighboring communities.