

Town of Los Altos Hills
Planning Commission Special Meeting
January 27, 2023 Minutes

Zoom Meeting, Los Altos Hills, California

1. ROLL CALL AND PLEDGE OF ALLEGIANCE

Via teleconference according to the Government Code Section 54953(e), **Chair Waschura** called the January 27, 2023 Planning Commission Special meeting to order at 5:00 p.m.

Present: Commissioner Patel, Commissioner Couperus, Commissioner Indaco, Vice-Chair Bredo, Chair Waschura, City Attorney Lai

Staff: Planning Director Mangalam, Senior Planner Ling, City Attorney Lai, Administrative Clerk/Technician Brunner

2. PRESENTATIONS FROM THE FLOOR

Chair Waschura opened PRESENTATIONS FROM THE FLOOR.

Nicole Baker, a resident of Los Altos Hills, requested to speak on Item 4.1 at this time.

Chair Waschura closed PRESENTATIONS FROM THE FLOOR.

3. CONSENT CALENDAR

3.1 Motion of the Planning Commission of the Town of Los Altos Hills to continue meeting virtually through teleconference meetings and making related findings pursuant to AB 361.

MOTION MADE AND SECONDED: Chair Waschura moved to APPROVE the Planning Commission of the Town of Los Altos Hills to continue meeting virtually through teleconference meetings and making related findings pursuant to AB 361.

The motion was seconded by **Commissioner Indaco**.

MOTION PASSED: 5-0-0-0-0

AYES: Commissioner Patel, Commissioner Couperus, Commissioner Indaco, Vice-Chair Bredo, Chair Waschura

NOES: None

ABSTAIN: None

RECUSE: None

ABSENT: None

4. PUBLIC HEARINGS

4.1 Consideration of a resolution recommending to the City Council adoption of the Housing Element of the General Plan for the period of 2023-2031 and determination that adoption of said element is exempt from the California Environmental Quality Act pursuant to CEQA Guidelines per Section 15361(b)(3).

Project Planner: Sofia Mangalam

Project Description - A Housing Element is one of the seven mandatory elements of the General Plan that describes how local jurisdictions plan to meet the housing needs allocated to their communities. Every eight (8) years, local jurisdictions are required to review and adopt a Housing Element that is in substantial compliance with state housing element law. The 6th Cycle Housing Element update covers the planning period of 2023- 2031 and will replace the 5th Cycle Housing Element for the planning period of 2015-2023. The 2023-2031 Housing Element includes the following chapters: Review of Past Accomplishments; Housing Needs Assessment;

Affirmatively Furthering Fair Housing, Constraints On Housing; Housing Resources; Site Descriptions; Ability to Meet RHNA; and Housing Goals, Policies and Programs. The Housing Element identifies three sites where a multi-family overlay zone designation would be proposed: portions of the Foothill College site, portions of the St. Nicholas School site, and the Twin Oaks Court parcels (at Arastradero Road/Twin Oaks Court, Los Altos Hills). Once adopted in substantial compliance with state housing element law, the 2023-2031 Housing Element will serve as the housing program and policy document governing the 2023-2031 planning period.

Planning Director Mangalam presented a detailed staff report on the Housing Element Update.

Chair Waschura opened the PUBLIC HEARING.

City Attorney Lai noted the last-minute addition of a supplement that was posted to the public and emailed to the Commissioners for review.

Chair Waschura invited the Commissioners to ask staff questions. No questions asked.

Public Comment

Ann and John O’Connell, residents of Los Altos Hills, offered comments against elements of the Housing Element Update and cited their concerns.

Nicole Baker, a resident of Los Altos Hills, cited her concerns regarding the Housing Element Update and asked for clarifications.

Chair Waschura addressed Ms. Baker’s concerns regarding her request for clarification.

Jaime Vasquez, a local carpenter in the Bay Area and speaking on behalf of local labor, offered comments focused on the possibility of the Housing Element to provide housing for local laborers.

Sasha Zbrozek, a resident of Los Altos Hills, cited his concerns regarding some elements of the Housing Element Update.

Jim Steinmetz, a resident of Los Altos Hills, posed a “what if” question regarding not reaching a quota.

Hari Sankar, a resident of Los Altos Hills, offered comments regarding the placement of multi-housing units in a certain location.

A question-and-answer between the Commissioners and staff ensued.

Dan Wery, representing consulting firm Michael Baker International, offered a clarifying comment to Director Mangalam’s question.

Chair Waschura closed the PUBLIC HEARING.

Commission Discussion

Commissioner Patel thanked staff and consultants for the fast turnaround of the Housing Element Updates document and indicated he supported forwarding the document to the City Council.

Commissioner Indaco thanked staff, the City Attorney, and Consultants for creating this document for their consideration in just twenty-five hours. She noted the staff's consideration in identifying the best locations for high-density housing.

Commissioner Couperus offered clarifying comments regarding understanding the purpose of the Housing Element Update and noted he was in favor of moving it forward to the City Council.

Vice-Chair Bredo offered supporting comments regarding forwarding the current proposal to the City Council.

Chair Waschura offered comments on the current proposal. He noted that this document required full-time staff effort. He noted he was in support of moving this forward to the City Council.

After the vote was recorded, **City Manager Pirnejad** offered his congratulations and thanks to staff, City Attorney, and Michael Bake, the Town's consultant in this effort. He noted that he looked forward its inclusion on Monday's City Council meeting.

Chair Waschura noted the Planning Director Mangalam's upcoming departure from the Town to another municipality and noted her accomplishments and offered thanks.

Commissioner Indaco also offered thanks and congratulations to Planning Director Mangalam.

MOTION MADE AND SECONDED: **Commissioner Indaco** moved to ADOPT a Resolution determining that the proposed Housing Element Update is exempt from CEQA under 15361(b)(3) and recommending to the City Council adoption of the Housing Element of the General Plan for the period of 2023-2031, inclusive of the changes of the errata sheets.

The motion was seconded by **Commissioner Patel**.

MOTION PASSED: 5-0-0-0-0

AYES:	Commissioner Patel, Commissioner Couperus, Commissioner Indaco, Vice-Chair Bredo, Chair Waschura
NOES:	None
ABSTAIN:	None
RECUSE:	None
ABSENT:	None

8. ADJOURNMENT

Meeting was adjourned at 6:32 PM by **Chair Waschura**.

Respectfully submitted,

Keren Brunner
Administrative Clerk/Technician