



January 31, 2023

State Department of Housing and Community Development (HCD)  
C/O Land Use and Planning Unit  
2020 W. El Camino Ave., Suite 500  
Sacramento, CA 95833

RE: Town of Los Altos 2023-2031 Adopted Housing Element Update

Dear HCD:

We are pleased to submit the adopted Housing Element Update for the planning period 2023-2031 for the Town of Los Altos Hills. Please note that the redline pages incorporate changes made in response to HCD's January 25, 2023, findings/comment letter and other edits for consistency.

**Overview:**

The Town made revisions to the Draft Housing Element to incorporate comments/edits in response to the comments the Town received as part of our call with HCD staff on December 22, 2022, and HCD's comment letter dated January 25, 2023. The Planning Commission held a public hearing to consider the updated Housing Element on January 27, 2023 and adopted Resolution No. 01-23 recommending that the City Council adopt the Housing Element of the General Plan for the period of 2023- 2031 and a determination that the adoption of said element is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3) and 15283.

Subsequently, the City Council held a public hearing and approved Resolution No. 09-23 adopting a General Plan Amendment to update the Housing Element of the General Plan for the period of 2023 -2031, making findings that the Housing Element substantially complies with State Housing Element laws and affirmatively furthers fair housing, that the Town has considered findings from the California Housing and Development Department and that the Town made revisions to the Housing Element to address and respond to those findings and making a determination that adoption of the Housing Element of the General Plan for the period of 2023-2031 is exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Sections 15061(b)(3) and 15283.

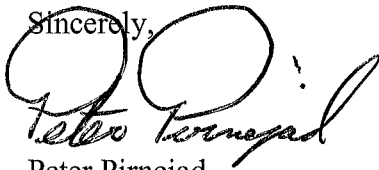
The adopted Housing Element for the planning period 2023-2031 includes the goals, policies, and implementing programs to address housing needs in the community.

The Town has historically been exclusively zoned single-family. For this 6<sup>th</sup> Cycle Housing Element, the Town is now introducing multi-family zones to accommodate density at a minimum of 20 dwelling units per acre on one site and 30 dwelling units per acre on two other sites. These new multi-family overlay zones are additional sites within existing single family zones where new development will occur including through accessory dwelling units and Senate Bill 9 residential developments. The Town also affirmatively furthers fair housing by creating low-income housing opportunities in high-resource areas and establishing a new inclusive zoning and land use pattern.

The Town has conducted public outreach and hosted public review period in compliance with Assembly Bill 215. The Town initiated its public outreach efforts for the Housing Element update in January 2022. Town staff held numerous meetings, including five (5) public workshops; administered a citywide survey (received 535 responses); facilitated numerous focus groups, individual interviews, pop-up events, and updates at regular Planning Commission meetings; and presented key components of the draft Housing Element at noticed public meetings with the Planning Commission and the City Council. For the adoption of the Housing Element, the Town conducted two (2) noticed public hearings: Planning Commission on January 27, 2023, and City council on January 30, 2023. Public comments were received during the meetings and considered by the respective bodies. All the revisions to the Draft Housing Element prior to the adoption of the Housing Element were posted on the Housing Element webpage: <https://www.losaltoshills.ca.gov/564/Public-Review-Draft>. Consistent with Senate Bill 6, an electronic site inventory is also provided with the submittal of this adopted Housing Element.

On behalf of the Town of Los Altos Hills, thank you for your guidance and support regarding the adopted Housing Element. Should you have questions during the review, please do not hesitate to reach out and contact Peter Pirnejad, City Manager, at [ppirnejad@losaltoshills.ca.gov](mailto:ppirnejad@losaltoshills.ca.gov) or 650-947-2514.

Sincerely,



Peter Pirnejad  
City Manager

Attachments:

1. Resolution for the adoption of the Housing Element, including:  
Exhibit A - Findings of Substantial Compliance  
Exhibit B - HCD Completeness Checklist,  
Exhibit C - Adopted Housing Element 2023-2031\_redline version.
2. Adopted Housing Element 2023-2031\_clean version.
3. HCD Comments and Responses Matrix.
4. Electronic Sites Inventory.