

## ORDINANCE 615

### AN ORDINANCE OF THE TOWN OF LOS ALTOS HILLS AMENDING TITLE 10 (ZONING AND SITE DEVELOPMENT) OF THE LOS ALTOS HILLS MUNICIPAL CODE TO ADOPT REGULATIONS RELATING TO EMPLOYEE HOUSING, FARMWORKER HOUSING, RESIDENTIAL CARE FACILITIES, SINGLE ROOM OCCUPANCY (SRO), SUPPORTIVE HOUSING, AND TRANSITIONAL HOUSING AS PERMITTED LAND USES IN THE R-A ZONING DISTRICT IN ACCORDANCE WITH PROGRAMS E-4, 5, 8 AND 9 OF THE LOS ALTOS HILLS 2023-2031 HOUSING ELEMENT

**WHEREAS**, a severe housing crisis exists in the State of California with the demand for housing outstripping supply; and

**WHEREAS**, the State Legislature has enacted a number of laws relating to streamline approvals of housing development projects and to promote housing supply, growth and mobility; and

**WHEREAS**, the adopted and state-certified 2023-2031 Housing Element (“Housing Element”) of the Town of Los Altos Hills (“Town”) contains numerous goals, policies and programs to streamline residential development projects and promote housing opportunities and mobility, which covers, among other things, the streamlining of approval timeframes, the preparation and use of objective standards, and updating project review processes to promote housing development opportunities and in accordance with state law; and

**WHEREAS**, specifically, the Housing Element contains Programs E-4, 5, 8 and 9 that relate to implementing certain supportive housing and related housing uses required by state law. These programs require the Town to amend its Zoning Code to allow or continue to allow and encourage such uses. These programs require the following:

- **E-4: Transitional and Supportive Housing.** *Pursuant to AB 2162 and AB 2988, supportive housing meeting certain criteria must be permitted by-right where residential uses are permitted. Permit transitional and supportive housing as a residential use in all zones allowing residential uses and only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. Review AB 2162 and amend Zoning Ordinance to ensure compliance. The Town will ensure compliance with all state law regarding transitional and supportive housing. This includes ensuring transitional and supportive housing is allowed as a residential use in all zones allowing residential uses and is only subject to those restrictions that apply to other residential dwellings of the same type in the same zone. To establish additional zoning opportunities for a variety of housing types, transitional and supportive housing will be allowed, as required by state law, in the multifamily overlay zone and any future zones that will be created through Program A-1 (the multi-family rezoning program).*
- **E-5: Residential Care.** *The Town will update its code to expressly permit the development of residential care facilities (6 or fewer residents) in residential zones. Adopt objective standards for residential care homes with 7 or more individuals in residential zones.*

- **E-8: Farmworker and Employee Housing.** *Pursuant to Health and Safety Code sections 17021.5, 17021.6, and 17021.8, define and permit employee housing in compliance with the Employee Housing Act. Revise zoning to allow farmworker housing in all agricultural zones throughout the Town.*
- **E-9: Single Room Occupancy (SROs).** *Continue to allow SROs on public and institutional land uses. Implement a code amendment to create objective standards and further encourage the development of SROs in the Town. To establish additional zoning opportunities for a variety of housing types, SROs will be allowed as an accessory use in the multifamily overlay zones, multifamily zones, and any future zones that will be created through Program A-1 [rezoning of inventory sites].*

**WHEREAS**, to accomplish Programs E-4, 5, 8 and 9, the Town has prepared a set of amendments to LAHMC Title 10, Chapter 2 to incorporate the legislative changes identified above and as set forth in the Housing Element (collectively, the “Zoning Text Amendments”); and

**WHEREAS**, on January 15, 2025, and February 3, 2025, the Planning Commission held duly noticed public hearings to consider the proposed Zoning Text Amendments, at which time all interested parties were provided an opportunity to give input and participate in the public process, and on February 3, 2025, pursuant to the public hearing the Planning Commission recommended that the City Council adopt the proposed Zoning Text Amendments; and

**WHEREAS**, on February 20, 2025, the City Council held a duly noticed public hearing to consider the proposed Zoning Text Amendments, at which time all interested parties were provided an opportunity to give input and participate in the public process; and

**WHEREAS**, the proposed Zoning Text Amendments are consistent with and support the Town of Los Altos Hills’ General Plan by helping to ensure the implementation of housing goals, programs and strategies in the 2023-2031 Housing Element, including but not limited to those with respect facilitating and encouraging supportive housing and related residential and accessory uses identified above in Programs E-4, 5, 8 and 9; and

**WHEREAS**, under the California Environmental Quality Act (“CEQA”) Guidelines Section 15061(b)(3), CEQA applies only to projects which have the potential for causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA; and

**WHEREAS**, in this case the proposed Zoning Text Amendments do not have a potential for creating a significant environmental effect as they do not create any zoning land uses, approve any development projects, or issue any entitlements, but are regulatory actions taken by the Town to implement procedural requirements only; and

**WHEREAS**, the proposed Zoning Text Amendments are intended to improve the Town’s application review process and codify existing practices, and to implement policies and programs consistent with State Housing Element Law, in a way that protects and promotes public safety, community welfare, and the Town’s character and aesthetic quality.

**NOW, THEREFORE**, the City Council of the Town of Los Altos Hills hereby ordains as follows:

## **SECTION I. FINDINGS.**

Based on the entirety of the record as described above, the City Council for the Town of Los Altos Hills hereby makes the following findings:

1. All of the facts and recitals above are true, correct, incorporated herein, and made a part hereof.
2. Based on the entirety of the record before it, the City Council hereby finds that this Ordinance is exempt from review under the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3). Under CEQA Guidelines Section 15061(b)(3), CEQA applies only to projects that have the potential for causing a significant effect on the environment, and where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. In this case, the proposed Zoning Text Amendments do not have a potential for creating a significant environmental effect as they do not create any zoning land uses, approve any development projects, or issue any entitlements, but are regulatory actions taken by the Town to implement procedural requirements only.
3. This Ordinance was prepared, introduced, and adopted in accordance with the requirements of Planning and Zoning Law (Government Code, sections 65853-65860) and meets all of the requirements thereunder.
4. This Ordinance is consistent with and supports the Town of Los Altos Hills' General Plan by implementing housing goals, programs, and strategies in the 2023-2031 Housing Element, improving the Town's application review process and codifying existing practices, and furthering housing development project entitlements and opportunities. The amendments proposed in the Ordinance would accomplish the program goals identified in the Housing Element and continue to implement the Town's housing strategies in compliance with state law.

## **SECTION II. AMENDMENT.**

Chapter 2, Title 10, of the Town of Los Altos Hills' Municipal Code, is hereby amended to read as set forth in **Exhibit A** to this Ordinance, which is hereby incorporated as though set forth in full herein.

## **SECTION III. SEVERABILITY.**

If any provision of this Ordinance or the application thereof to any person or circumstance is held invalid or unconstitutional the remainder of this Ordinance, including the application of such part or provision to other persons or circumstances shall not be affected thereby and shall continue in full force and effect. To this end, provisions of this Ordinance are severable. The City Council of the Town of Los Altos Hills hereby declares that it would have passed each section, subsection, subdivision, paragraph, sentence, clause, or phrase hereof irrespective of the fact that any one or more sections, subsections, subdivisions, paragraphs, sentences, clauses, or phrases be held unconstitutional, invalid, or unenforceable.

**SECTION IV. EFFECTIVE DATE AND PUBLICATION.**

Pursuant to the provisions of Government Code Section 36933, a summary of this Ordinance shall be prepared by the City Attorney. At least five (5) days prior to the Council meeting at which this Ordinance is scheduled to be adopted, the City Clerk shall (1) publish the Summary, and (2) post in the City Clerk's Office a certified copy of this Ordinance. Within fifteen (15) days after the adoption of this Ordinance, the City Clerk shall (1) publish the summary, and (2) post in the City Clerk's Office a certified copy of the full text of this Ordinance along with the names of those City Council members voting for and against this Ordinance or otherwise voting. This Ordinance shall become effective thirty (30) days from and after its adoption.

INTRODUCED: FEBRUARY 20, 2025

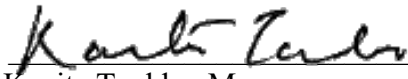
PASSED: MARCH 20, 2025

AYES: MOK, SCHMIDT, SWAN, TANKHA, TYSON

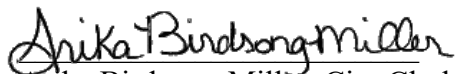
NOES: NONE

ABSTENTIONS: NONE

ABSENT: NONE

BY:   
Kavita Tankha, Mayor

ATTEST:

  
Arika Birdsong-Miller, City Clerk