

From: [Chris Jordan](#)
To: [Jon Maginot](#); [Christopher Diaz](#)
Subject: Fwd: CT Zoning-DBL
Date: Monday, September 04, 2017 9:32:30 AM

Sent from my iPhone

Begin forwarded message:

From: Jean Mordo <jmordo@losaltosca.gov>
Date: September 2, 2017 at 4:30:11 PM MST
To: City Council <council@losaltosca.gov>
Cc: Jon Biggs <jbiggs@losaltosca.gov>
Subject: CT Zoning-DBL

Dear Colleagues,

I will not be present for the discussion at the September 12 Council meeting, so I would like to share with you some of my thoughts.

- It seems difficult to roll back the 45' height limit. The PTC suggests a few minor adjustments which go in the opposite direction. While it may be politically difficult, they may make sense.
- The DBL ordinance is essentially a way to indicate to applicants options under the law that would allow them a fast track approval, i.e. "pre-approved solutions". But the ordinance in no way limits the options under the law, so it is not a way for Los Altos to eliminate the occurrence of undesirable outcomes.
- The application of the DBL for condo buildings is not desirable because in exchange for a small number of affordable units (which benefit a handful of "lottery winners"), it allows additional height and other concessions. So one way to discourage this in the future is to:
 - Eliminate the requirement for including a minimum percentage of BMR units.
 - Replace that by an impact fee for affordable housing. Note that I am proposing an **IMPACT fee, not an INLIEU fee**. That means that it is required whether or not the development includes BMRs. Also note that such an impact fee applies potentially to all developments, residential or commercial.
 - Having to pay the fee in any case, the developers do not have an incentive to include BMRs, so do not invoke the DBL.
- With the funds collected, we can build affordable units for rent, on our land or elsewhere, leveraging our funds with grants from the Feds, the State or the County. Several nonprofit companies do just that.

Sorry not to be present on the 12th, and I hope that you guys will not be split 2-2!

Best regards,

Jean (John) Mordo

Vice Mayor-City of Los Altos

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