



DATE: May 31, 2023

AGENDA ITEM # 4

TO: Complete Streets Commission

FROM: Marisa Lee, Transportation Services Manager

SUBJECT: Objective Standards

ATTACHMENTS: None

RECOMMENDATION:

Receive Update on Objective Standards Process

INTRODUCTION

The recently adopted 6th Cycle Housing Element 2023-2031 includes Program 3K - Standardize Multimodal Transportation Requirements - which requires streamlining the Development Review process for multi-family housing projects by adoption of development standards for multimodal transportation such as bicycle, pedestrian, parking traffic and public transportation issues. The Complete Streets Commission (CSC) will no longer be reviewing each project, and objective standards, developed by the CSC, will instead be used in the evaluation and approval of development projects.

Program 3.K: Standardize multimodal transportation requirements.

An application for City Council design review is subject to a multimodal transportation review by the Complete Streets Commission as part of the approval process in order to assess potential project impacts to various modes of transportation. The City will streamline the Development Review process for multi-family housing projects by adoption of Development Standards for multimodal transportation such as bicycle, pedestrian, parking traffic and public transportation issues. The development of standards will no longer require housing development projects to be reviewed by the Complete Streets Commission. The City Council will utilize previous recommendations and approvals as a basis for the creation of the development standards in consultation with the appointed Complete Streets Commission. A recommendation by the Complete Streets Commission on Bicycle Stall, Storage and Charging shall be made timely and considered at no more than two hearings; final recommendation to the City Council shall be made no later than May 2023.

Responsible Body: Development Services Department, Complete Streets Commission, City Council

Funding Source: General Fund

Time Frame: December 2023

Objective: See Program 3.H.

DISCUSSION

Bicycle parking and storage objective standards have already been finalized and adopted after joint review by the CSC and the Planning Commission (PC). It is now up to the Transportation Division and the CSC to generate additional transportation-related objective standards, as allowable by nexus and proportionality. Any standards completed by December 2023 will be integrated into the Zoning Code and enforced by the Zoning Administrator and Planning Commission after they are adopted. Objective standards may be added or edited at any future time with an ordinance.

Best practice for developing objective standards is to use evidence-based, reputable, published standards wherever possible, and the City plans to take this approach. City staff requests that Commissioners research objective transportation standards from other cities to develop a baseline knowledge and as a precedent study for commenting on and reviewing proposed standards for Los Altos throughout the review period.

In collaboration with the City's planning and legal team, and based on the previous compilation of frequently asked questions by the CSC during the last several years of development review meetings, Transportation Division staff has identified the following areas for potential Objective Standard development. City Staff will conduct precedent study research on each topic approved by the CSC, and will bring back few topic areas for discussion.

Potential items for objective standards:

- Access to the site, including:
 - Garage access
 - Recycling, compost, and garbage access
 - Emergency vehicle access
 - Pedestrian and bicycle access
 - Etc
- Garage standards:
 - Lifts
 - Lighting
 - Pedestrian access
 - Etc
- Driveway vehicle ingress/egress:
 - Site distance for driveway exits
 - Audio-visual signs for cars exiting driveway
- Building frontage:
 - Loading zone length
 - Curb management
 - Pedestrian scale lighting at building frontage
 - Curb cuts

Items covered by Standard details (rather than objective standards)

- Bus shelters (in collaboration with VTA)
- Sidewalk widths/design

Items brought up in previous design review but covered by other standards, and for which the city will therefore not be developing objective standards:

- Elevator size. Covered by ADA requirements and State Fire and life safety laws which provide adequate size for bicycle transport (24x84")
- Garbage pickup procedures. Covered by Mission Trails and it's will-serve letter
- Red Curbing. Likely deferred to County Fire

A proposed timeline for reviews, subject to change at staff availability and discretion, is listed below.

CSC Meeting Discussion	Topic
June 2023	Building Frontage
August 2023	Site Access
September 2023	Garage Standards
October 2023	Driveway Vehicle Ingress/Egress
November 2023	Standard Details

Staff asks Commissioners and the public to keep in mind that this is a first pass at developing objective standards, and that standards may be added or edited at a future time. This first pass does not need to be an exhaustive approach to developing standards, and Staff encourages the Commission to think of it as a first sweep of topics that will be 1. the most impactful and/or 2. Items that can be implemented easily at this time.

RECOMMENDATION:

1. Review the list of topics and propose additional requests for consideration, keeping in mind the previous presentation on nexus and proportionality. Staff will consult with legal and planning on additional requested topics.
2. Review the timeline and provide any comments.
3. Schedule your study sessions for personal precedent research on best practice and established objective transportation standards. Staff will provide suggested resources.