

Tuesday, December 9, 2025, at 6:00 P.M.
Council Chambers, 26379 Fremont Road, Los Altos Hills, California

Present: Mayor Kavita Tankha, Vice Mayor Rajiv Bhateja, Council Member Stanley Mok,
Council Member Linda Swan, Council Member George Tyson
Absent: None
Staff: Acting City Manager Cody Einfalt, Public Works Director WooJae Kim,
Community Development Director Jay Bradford, Management Analyst Joram
Parcutilo, and City Clerk Arika Birdsong-Miller

CALL TO ORDER (6:00 P.M.)

Mayor Tankha called the meeting to order at 6:05 P.M.

ROLL CALL

Mayor Kavita Tankha, Vice Mayor Rajiv Bhateja, Council Member Stanley Mok, Council Member Linda Swan, and Council Member Tyson were present.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

1. AGENDA REVIEW

The agenda was approved as presented.

2. PRESENTATIONS AND APPOINTMENTS – None

3. PRESENTATIONS FROM THE FLOOR

1. **Ann Duwe** encouraged the Council to prepare a letter addressing the Metropolitan Transportation Commission (MTC), ABAG, Plan Bay Area 2050, and the Draft Environmental Impact Report. She expressed concerns about inaccuracies in population projections, housing assumptions, environmental impacts, and overall costs outlined in the plan. She noted that Plan Bay Area forecasts 24% population growth over 50 years, while the State Department of Finance projects approximately 6% growth for the same period, emphasizing that both cannot be correct and that accurate population forecasting is essential. She urged the Council to review Plan Bay Area 2050 and submit formal comments.

Attorney Steve Mattas stated that the Town will be addressing matters related to Plan Bay Area 2050 and the Draft EIR during the Director's Reports later in the meeting. He explained that many communities have already submitted comments on the Draft EIR, and several of the concerns identified by the Town align with comments submitted by other agencies—meaning ABAG will be required to respond regardless of whether the Town submits its own comments. He noted that staff has the ability to submit comments prior to the deadline and that, for EIRs, staff typically prepares and submits those comments. The Council may form a committee to review comments if desired, but it is common for staff to submit them directly. He also clarified that responses to letters received by the Town would be provided during the Consent Calendar discussion later in the meeting.

4. CONSENT CALENDAR

Vice Mayor Bhateja made a motion to approve the Consent Calendar **ITEM A, ITEM B, ITEM C, ITEM D, ITEM E, ITEM F, and ITEM I. Council Member Tyson** seconded the motion.

APPROVED, VOTE 5-0

MOTION PASSED: 5-0

AYES: Tankha, Bhateja, Mok, Swan, Tyson

NOES: None

RECUSE: None

ABSTAIN: None

ABSENT: None

Vice Mayor Bhateja made a motion to approve the Consent Calendar **ITEM G and ITEM H. Council Member Tyson** seconded the motion. **APPROVED, VOTE 4-0-1**

MOTION PASSED: 4-0-1

AYES: Tankha, Bhateja, Swan, Tyson

NOES: None

RECUSE: None

ABSTAIN: Mok

ABSENT: None

- A. Resolution Accepting the El Monte Fire Station Utility Undergrounding (Rule 20A) Project Performed by Phoenix Electric Company as Complete; Authorizing the Release of Final Retention to the Contractor; and Directing the City Clerk to File a Notice of Completion

APPROVED, VOTE 5-0

- B. Resolution Accepting the Matadero Creek Restoration and Bank Stabilization Project Performed by B And D Excavation and Construction as Complete; Authorizing the Release of Final Retention to the Contractor; and Directing the City Clerk to File a Notice of Completion

APPROVED, VOTE 5-0

- C. Resolution Accepting the Corporation Yard Locker Room Phase 1 Project Performed by Argos Construction as Complete; Authorizing the Release of Final Retention to the Contractor; and Directing the City Clerk to File a Notice of Completion **APPROVED, VOTE 5-0**

- D. Resolution Appropriating \$10,000 of the Los Altos Hills Historical Society Donation in Special Revenue Donation Fund for the Purchase of a Conference Room Table and Chairs for Heritage House **APPROVED, VOTE 5-0**

- E. Waive Second Reading and Adopt an Ordinance Amending Title 4, Chapter 1 "Emergency Organization and Function", Title 2, Chapter 4 "Purchasing System", and Title 6, Chapter 5 "Nuisance Abatement" of the Los Altos Hills Municipal Code to add new Management Positions, Revise, and Remove Outdated Provisions, and Establish New Authority and Procedures for Emergency Response **APPROVED, VOTE 5-0**

F. Consideration of a Resolution Granting Extensions for Various Building Permits
APPROVED, VOTE 5-0

G. Consideration of a Resolution Adopting an Amendment to the General Plan Land Use Element

CEQA Review: Consideration of Exemption Pursuant to Public Resources Code section 21080.085 and California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3). **APPROVED, VOTE 4-0-1**

H. Waive Reading and Adoption of an Ordinance making Amendments to Chapter 1 (Zoning) of Title 10 (Zoning and Site Development) of the Los Altos Hills Municipal Code to Rezone Certain Parcels Identified in the 2023-2031 Housing Element from Residential-Agricultural (R-A) to Multi-Family (MF), Multi-Family Overlay (MFO), and Floating Multi-Family Overlay (FMFO) Zones and to Establish Multi-family Development Standards.

CEQA Review: Consideration of Exemption Pursuant to Public Resources Code section 21080.085 and California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3). **APPROVED, VOTE 4-0-1**

I. Notice of the Fast Track conditional approval of a 1,745 square foot addition to the existing single-family residence at 11623 Dawson Drive, File#SD25-0045, Lands of Premkumar **APPROVED, VOTE 5-0**

J. Approve an Amendment to the Agreement with BMI Imaging Systems, Inc. to Increase the Not-to-Exceed amount by \$19,625.10 from \$59,999 to \$79,624.10 to Expand the Scope of their File Scanning Services to the Town of Los Altos Hills **APPROVED, VOTE 5-0**

Assistant City Attorney Claire Lai provided additional clarification regarding public comments from CalHDF and Brian O'Neill. In response to the CalHDF comments, she explained that the Town's proposed Multi-Family (MF) Overlay Zones are consistent with state law and the Redondo Beach decision. The overlay zones provide the required minimum density of 20 dwelling units per acre, supersede the underlying R-A zoning uses within their boundaries, and include a 50 percent residential requirement for conditional uses. She noted that the proposed overlay zones differ from the Redondo Beach decision because they do not allow non-residential uses within the district boundaries, whereas the Redondo Beach overlay would have permitted non-residential uses, resulting in the potential for no housing development. She clarified that the MF Overlay Zones do not prevent Foothill or St. Nicholas from expanding or altering existing facilities and do not render any existing uses nonconforming. The overlay zones apply only to vacant properties without current institutional facilities, and while the R-A district uses would be superseded within the overlay boundaries, the remainder of the sites will continue to allow R-A uses. School uses are already conditional uses under current zoning and would remain so under the MF zoning ordinance. Expansion or alteration of existing facilities, or construction of new ones outside the overlay areas, will continue to follow the R-A regulations and processes. She stated that the comments mischaracterize the rezoning proposal and its

implications. She also confirmed that the Community Development Director discussed these overlay implications with Foothill and St. Nicholas during conversations about the proposed rezoning, and that suggestions the schools were not informed or that the Town acted in bad faith are incorrect.

Addressing additional comments regarding rezoning generally, she noted that these issues were raised in another letter about the housing element amendment, consistent with prior correspondence responded to in Supplement 1 for Item 6A. One new assertion claimed that the floating overlay zone is not a true rezoning because it requires future legislative action. Claire clarified that the floating MF Overlay Zone is a rezoning action because it establishes a zoning district permitting multi-family housing and related development standards. While the boundaries will be mapped at a later date, that mapping is an adjudicative act, not a legislative one. Therefore, adoption of the floating overlay zone constitutes rezoning.

In response to comments from Brian O'Neill, Claire stated that comments about the Feasibility Study assumptions were addressed in Attachment 4 to Item 6A, and that staff continues to conclude the feasibility findings are appropriate. She noted that these comments should be considered in the context of a series of submittals in which the property owner has repeatedly offered varying levels of development interest to the Town. Although the Twin Oaks project applications are not on the agenda, she explained that the property owner submitted preliminary applications that the Town determined to be incomplete under Government Code section 65941.1, meaning they are not considered submitted. The applicant has not corrected the deficiencies. She added that AB 130, which establishes a new infill exemption for qualifying housing developments, requires the Town to request tribal consultation within 14 days only after an applicant notifies the Town that a project is eligible for an exemption and has submitted a complete preliminary application. Because the applicant's preliminary applications are incomplete and not deemed submitted, the tribal consultation requirements have not been triggered.

5. ONGOING BUSINESS

A. Ongoing Discussion with Santa Clara County Office of the Sheriff Regarding Traffic Enforcement and Possible Action to Address Speeding

Acting City Manager Cody Einfalt provided an overview of the ongoing discussion regarding speeding in Town. He noted the presence of Lieutenant Sean Flores and Captain Valenzuela, who joined to assist with the conversation. Cody explained that the Town has been collecting data using a mobile speed feedback sign, which records vehicle speeds and traffic volume. Since July, the device has been rotated to approximately 12–13 locations, with some of the collected data showing concerning levels of speeding. He stated that the Sheriff's Office was invited to address specific questions, particularly because many high-speed incidents occur late at night or early in the morning, outside the typical hours of the traffic enforcement deputies. Cody explained that the Town is seeking clarification on operational restrictions and recommendations from the Sheriff's Office on how best to address these speeding issues.

Public Comments:

1. **Eric Bredo**, a Los Altos Hills resident, spoke about speeding and reckless driving on Page Mill Road, noting that he is familiar with the roadway and its hazards from personal experience. He expressed concern about high-speed vehicles and motorcycles traveling well above safe speeds, stating that such behavior poses a serious safety risk to drivers, pedestrians, and others using the road.
2. **Page Alloo**, a Los Altos Hills resident, spoke about ongoing speeding issues on Elena Road and other narrow local streets, describing safety concerns for pedestrians, bicyclists, children, and animals. She shared personal experiences with aggressive driving and emphasized that lack of enforcement contributes to continued speeding, urging the Town to focus enforcement efforts on the most dangerous, high-speed violators rather than minor speed infractions.
3. **John O'Connell**, a Los Altos Hills resident, spoke in support of prior speakers regarding late-night and early-morning speeding, noting that high-performance vehicles can be heard traveling at excessive speeds on local roads. He suggested exploring low-cost technological solutions used in the UK and Europe to identify speeding vehicles, and recommended that the Technology Committee evaluate such options as a potential deterrent, even if not used for issuing citations under current California law.
4. **Sarita Skidmore**, a Los Altos Hills resident, spoke about persistent speeding in her neighborhood and described multiple incidents in which vehicles have entered her property, causing damage. She expressed concern for the safety of residents, children, and bicyclists, and urged increased enforcement, including ticketing and sheriff presence, to address the ongoing traffic safety issues.
5. **Geoff Skidmore**, a Los Altos Hills resident, described daily safety concerns related to speeding, noting the difficulty and stress of crossing the road near a curve to retrieve his mail. He referenced a prior incident in which a speeding vehicle crashed into a utility pole near his property and expressed concern that continued speeding could result in serious injury or loss of life, encouraging the Town to explore technological enforcement tools as a potentially more effective alternative to full-time police enforcement.
6. **Mei Huang**, a Los Altos Hills resident, described repeated incidents in which vehicles have crashed into her property, causing significant damage, including two separate fence impacts in recent years. She expressed fear for pedestrian safety due to speeding, lack of sidewalks, and aggressive driving, and urged the Town to prioritize safety over cost considerations and take concrete action to address traffic conditions in her neighborhood.
7. **Will Hermann**, a Los Altos Hills resident, commented on the traffic speed data presented, noting that the graphs reflect aggregated data over a week-long period and may therefore overstate the frequency of extreme speeding events. He stated that Los Altos Hills generally has a low rate of crashes and injuries and suggested that the most excessive speeding may be limited to a small number of drivers.
8. **Jim Waschura**, a Los Altos Hills resident, commented on the interpretation of the traffic speed data, cautioning against relying on maximum speed figures and emphasizing the importance of the 85th percentile as a more meaningful metric. He supported targeted solutions for chronic speeding areas near Foothill College and advocated for lower-cost measures such as speed

feedback signs, camera-based warnings, and public education, rather than extensive expenditures on police enforcement.

9. Sue Welch, a Los Altos Hills resident, expressed support for exploring technological devices to address speeding and recommended that the Technology Committee evaluate such options. She also cautioned that some extreme speeding may be intentional and recreational in nature, noting that data or tracking tools could unintentionally encourage risky behavior if not implemented carefully.

10. Kjell Karlsson, a Los Altos Hills resident, recalled the Town's prior multi-year experiment with a full-time traffic deputy, stating that it resulted in high cost without a measurable reduction in accidents or speeding. He emphasized that past traffic safety efforts such as guardrails and mailbox relocations were more effective and urged the Council to review historical data and clearly communicate with residents before reallocating law enforcement resources away from burglary prevention toward traffic enforcement.

11. Anand Ranganathan, a Los Altos Hills resident, reiterated comments made at a prior meeting, emphasizing that traffic data should be evaluated using the 85th percentile rather than maximum speed figures, which may reflect isolated incidents. He stated that the available data does not indicate a widespread speeding problem and suggested that, if funds are to be spent, the Town should prioritize roadway design improvements at known problem locations rather than costly enforcement measures.

12. Nick Cline, a Los Altos Hills resident, stated that his personal experience aligns with the traffic data presented and that speeding occurs frequently on Elena and nearby streets, creating serious safety concerns for pedestrians and residents. He cited property damage, injury to pets, and near-miss incidents, and urged the Council to take action to address what he described as an ongoing public safety issue, including increased enforcement as part of a broader solution.

13. Cheryl Evans, a Los Altos Hills resident, echoed concerns regarding traffic safety on Elena Road near Foothill College, noting that vehicles frequently fail to stop at the intersection. She identified the area as a recurring problem location and expressed support for addressing the safety issues raised by other speakers.

14. Vivian Lee, a Los Altos Hills resident, spoke about frequent speeding and aggressive driving on Elena Road near Foothill College based on her and her neighbors' daily experiences, including repeated property damage and unsafe conditions for pedestrians. She cautioned against minimizing the issue based solely on selective data analysis and urged the Council to consider residents' lived experiences and take the safety concerns seriously.

The City Council directed staff to work with the Sheriff's Office to increase traffic enforcement through January 15, 2026, and to report back at the January Council meeting on the results. Staff was also directed to refer the issue to the Technology Committee to evaluate potential traffic-calming solutions, including stop signs and other measures. Additionally, staff should continue developing the Town-wide traffic safety plan scheduled for next year, with a focus on problem areas such as Elena Road.

6. PUBLIC HEARING

- A. Consideration of a Resolution Making Findings and Approving an Amendment to the General Plan 2023-2031 Housing Element with an Effective Date Contingent on Formal Certification by the State Department of Housing and Community Development (Staff: J. Bradford)

CEQA Review: Consideration of Exemption Pursuant to Public Resources Code section 21080.085 and California Environmental Quality Act (CEQA) Guidelines Section 15061(b)(3).

Council Member Stanley Mok abstained from this item and left the dais.

Community Development Director Jay Bradford presented the Housing Element Amendment (HEA) and recommended that the City Council conduct a public hearing and adopt the amendment, with the adoption becoming effective upon certification by the State Department of Housing and Community Development (HCD). He provided background on the year-long process to refine the Housing Element in response to community input, Planning Commission direction, HCD comments, feasibility analysis, and property owner engagement. The amendment clarifies maximum densities of 24 units per acre on all multi-family rezoning sites, identifies 19 acres for rezoning across Twin Oaks, St. Nicholas, and Foothill College, incorporates demonstrated property owner interest, and reflects market feasibility for both market-rate and affordable housing. The Planning Commission reviewed the amendment and recommended approval on December 4, 2025.

Director Bradford summarized public comments received, primarily from Brian O'Neill on behalf of the Twin Oaks property owner and from CalHDF, and staff's responses. He noted that the Town has complied with procedural requirements for Housing Element amendments, that the feasibility study supports development potential on all three sites, that property owner interest is documented, and that the proposed overlay zones are consistent with state law and the Redondo Beach decision. He clarified that claims of bad faith or insufficient AFFH compliance are unfounded and that the HEA maintains the Town's certified housing strategy without increasing reliance on accessory dwelling units. He added that alternative site analysis, such as consideration of the Sea Landing property, can continue separately through the Council's ad hoc process and does not prevent adoption of the HEA.

Director Bradford concluded by requesting Council consideration of the Housing Element Amendment and noted that related agenda items, including the Land Use Element Amendment and the Multi-Family Rezoning Ordinance, do not require changes in connection with this action. Adoption of the HEA will only take effect upon State certification.

Consultant Dan Wery presented an overview of the proposed Housing Element Amendment (HEA). He explained that the purpose of the amendment is to adopt clarifications regarding permissible units, ensure consistency with the Zoning and Land Use Elements, and address comments received from the State Department of Housing and Community Development (HCD). He summarized the key components of the amendment, including the Planning Commission's recommendation, confirmation of the Town's commitment to rezone for 377 multifamily units, and clarification of maximum densities, site boundaries, and rezoning parameters for Twin Oaks, St. Nicholas, and Foothill College.

Mr. Wery outlined the procedural steps taken since the last Council review, noting prior Planning Commission review, submittal of the draft to HCD for the 60-day review, receipt of HCD's October 10 comment letter, and follow-up meetings with HCD on October 22 and

November 14. He highlighted three main issues raised by HCD, including the reduction in allowable density from 30 to 24 units per acre, whether property owners remain interested in redevelopment, and the financial feasibility of development on all non-vacant sites. He reported that all three property owners continue to express interest and that the feasibility study confirms that market-rate and below-market-rate housing remain viable at 24 du/ac. He also summarized public comments received between December 2 and December 9 and noted that responses to those comments were included in the supplemental agenda materials. He concluded the presentation by reviewing the required Council actions, which include conducting the public hearing, determining that the amendment is exempt from CEQA under the common sense exemption, and considering adoption of the Housing Element Amendment with an effective date contingent upon HCD certification.

PUBLIC COMMENTS:

- 1. Christina Waling**, President of Foothill College, addressed the Council regarding correspondence received from the California Housing Defense Fund CalHDF which was included in Supplemental Item 4A of the meeting packet. She stated that Foothill College met independently with its legal counsel earlier that day and that counsel confirmed the legal analysis previously provided by Redwood Public Law. Dr. Whalen explained that the assertion in the CalHDF letter that Foothill College would be severely restricted in its ability to fulfill its instructional mission was determined to be inaccurate. She further stated that Foothill College remains sincerely interested in being part of broader solutions to housing affordability, noting that the College has purchased housing units in Cupertino, Mountain View, and Palo Alto; however, demand for faculty and staff housing significantly exceeds the limited number of units available. She requested that Foothill College's continued interest in collaborative housing solutions be entered into the record and thanked the Town for its partnership.
- 2. John O'Connell**, a Los Altos Hills resident, expressed support for the resolution to adopt the amended Housing Element and to complete the required rezonings by January 31, 2026, stating that many residents support meeting the statutory deadline. He disputed claims that the Town is avoiding multifamily or affordable housing and noted that projected housing yields under current density bonus law would address only a portion of the Town's remaining lower income RHNA obligations. He concluded by noting interest among residents in forming a committee to help guide implementation following January 31, 2026.
- 3. Anne Paulson**, addressed the feasibility study, stating that the Town's municipal code includes garages in gross floor area and asserted that this reduces the effective livable space of proposed units, making the projected rental assumptions unrealistic. She further stated that, based on the Town's own calculations for the Twin Oaks site, buildable land would be limited to approximately 2.5 acres, resulting in densities significantly higher than typical townhouse developments, and concluded that a different feasibility study using an alternative development prototype would be necessary to demonstrate financial feasibility.
- 4. Sasha Zbrozek**, a Los Altos Hills resident, commented on the statement from Foothill College, expressing appreciation for the College's support of housing efforts while noting that the statement did not indicate an intent to construct housing within Los Altos Hills. He cautioned against characterizing the statement as a commitment to build housing in the Town and urged accuracy in representations made to the State.

5. Brian O’Neil, representing the owners of the Twin Oaks site, stated that the owners disagree with the Town’s conclusion that development of Lots 4 through 6 is financially feasible and asserted that the Town’s analysis contains significant flaws. He stated that the owners have no intention of developing only those lots and have not proposed any project consistent with the proposed amendment, noting that no development partners have been willing to pursue such a limited project. Mr. O’Neill further stated that the owners offered to substitute the adjacent Sea Landing property as a housing site but, if the Town proceeds with the amendment, the owners will seek approval of a 334 unit project on Lots 1 through 6 consistent with the existing Housing Element, and requested that the Council direct staff to process the pending application and associated approvals.

6. Cheryl Evans, a Los Altos Hills resident, thanked Town staff for their work on the Housing Element modifications and expressed support for providing lower cost housing in a manner that remains welcoming while preserving the character of Los Altos Hills. She encouraged the Council to establish a formal working group consisting of residents, staff, and Council members to allow for broader collaboration and idea sharing beyond the public comment time limits.

Assistant City Attorney Claire Lai provided additional clarification regarding public comments from CalHDF and Brian O’Neill. In response to the CalHDF comments, she explained that the Town’s proposed Multi-Family (MF) Overlay Zones are consistent with state law and the Redondo Beach decision. The overlay zones provide the required minimum density of 20 dwelling units per acre, supersede the underlying R-A zoning uses within their boundaries, and include a 50 percent residential requirement for conditional uses. She noted that the proposed overlay zones differ from the Redondo Beach decision because they do not allow non-residential uses within the district boundaries, whereas the Redondo Beach overlay would have permitted non-residential uses, resulting in the potential for no housing development. She clarified that the MF Overlay Zones do not prevent Foothill or St. Nicholas from expanding or altering existing facilities and do not render any existing uses nonconforming. The overlay zones apply only to vacant properties without current institutional facilities, and while the R-A district uses would be superseded within the overlay boundaries, the remainder of the sites will continue to allow R-A uses. School uses are already conditional uses under current zoning and would remain so under the MF zoning ordinance. Expansion or alteration of existing facilities, or construction of new ones outside the overlay areas, will continue to follow the R-A regulations and processes. She stated that the comments mischaracterize the rezoning proposal and its implications. She also confirmed that the Community Development Director discussed these overlay implications with Foothill and St. Nicholas during conversations about the proposed rezoning, and that suggestions the schools were not informed or that the Town acted in bad faith are incorrect.

Addressing additional comments regarding rezoning generally, she noted that these issues were raised in another letter about the housing element amendment, consistent with prior correspondence responded to in Supplement 1 for Item 6A. One new assertion claimed that the floating overlay zone is not a true rezoning because it requires future legislative action. Claire clarified that the floating MF Overlay Zone is a rezoning action because it establishes a zoning district permitting multi-family housing and related development standards. While the boundaries will be mapped at a later date, that mapping is an adjudicative act, not a legislative one. Therefore, adoption of the floating overlay zone constitutes rezoning.

In response to comments from Brian O’Neill, Claire stated that comments about the Feasibility Study assumptions were addressed in Attachment 4 to Item 6A, and that staff continues to conclude the feasibility findings are appropriate. She noted that these comments should be

considered in the context of a series of submittals in which the property owner has repeatedly offered varying levels of development interest to the Town. Although the Twin Oaks project applications are not on the agenda, she explained that the property owner submitted preliminary applications that the Town determined to be incomplete under Government Code section 65941.1, meaning they are not considered submitted. The applicant has not corrected the deficiencies. She added that AB 130, which establishes a new infill exemption for qualifying housing developments, requires the Town to request tribal consultation within 14 days only after an applicant notifies the Town that a project is eligible for an exemption and has submitted a complete preliminary application. Because the applicant's preliminary applications are incomplete and not deemed submitted, the tribal consultation requirements have not been triggered.

Council Member Tyson made a motion to approve the Resolution Making Findings and Approving an Amendment to the General Plan 2023-2031 Housing Element with an Effective Date Contingent on Formal Certification by the State Department of Housing and Community Development. **Council Member Swan** seconded the motion. **APPROVED, VOTE 4-0-1**

MOTION PASSED: 4-0-1

AYES: Tankha, Bhateja, Swan, Tyson

NOES: None

RECUSE: None

ABSTAIN: Mok

ABSENT: None

7. NEW BUSINESS

A. Resolution Authorizing the City Manager to Execute a Contract with Roger's Electric to Upgrade the Security Cameras at Town Hall and Accepting the Donation of Camera Hardware.

Management Analyst Joram Particulo presented a staff report recommending approval of a contract to upgrade the Town Hall security camera system as the first phase of a broader, multi-year effort to modernize and integrate security systems across Town facilities. He explained that the existing camera systems are outdated, fragmented, and no longer meet modern security, data retention, or compliance standards, limiting the Town's ability to effectively monitor facilities and ensure public and employee safety.

Mr. Particulo described the goal of transitioning toward a unified security platform that integrates cameras, access control, and alarm systems under a single vendor to improve efficiency, reduce long-term maintenance costs, and enhance system reliability. He outlined the collaborative process involving staff and the Technology Committee, including vendor evaluations and cost comparisons, which led to the recommendation to use the UniFi camera platform and Roger's Electric as the installation vendor. He also noted that the project cost was substantially reduced due to competitive pricing and the donation of camera equipment, and that the proposed action aligns with the City Council Work Plan priority of improving community safety while remaining fiscally responsible.

Vice Mayor Bhateja made a motion to approve the Resolution Authorizing the City Manager to Execute a Contract with Roger's Electric to Upgrade the Security Cameras at Town Hall and Accepting the Donation of Camera Hardware. **Council Member Mok** seconded the motion.

APPROVED, VOTE 5-0

B. Approval of the 2026 City Council Regular Meeting Schedule

Month	Meeting Date	Proposed Adjustment
January	January 15, 2026	No change
January	January 21, 2026	Special City Council Meeting Committee Goals
February	February 4, 2026	Special City Council Meeting Goal Setting Workshop
February	February 10, 2026	Changed from February 19, 2025
March	March 19, 2026	No change
April	April 16, 2026	No change
May	TBD	Joint Council and Finance & Investment (Budget) Meeting
May	May 21, 2026	No change
June	June 18, 2026	No change
July	July 16, 2026	Cancel
August	August 20, 2026	No change
September	September 17, 2026	No change
October	October 15, 2026	No change
November	November 12, 2026	Changed from November 19, 2026 for the NLC Conference
December	December 17, 2026	No change

Council Member Swan made a motion to approve the 2026 City Council Regular Meeting Schedule. **Vice Mayor Bhateja** seconded the motion. **APPROVED, VOTE 5-0**

C. Resolution Declaring the Town Hall Heating, Ventilation, and Air Conditioning System Repair/Replacement Project as an Emergency and Authorizing the City Manager to Execute a Construction Agreement not to exceed \$300,000 for the Project to be Funded from the Facilities Replacement Reserve

Public Works Director WooJae Kim presented a staff report recommending that the City Council declare the Town Hall Heating, Ventilation, and Air Conditioning repair and replacement project an emergency due to the failure of multiple original HVAC systems serving public and staff areas of Town Hall. He explained that the loss of heating and cooling impacts critical spaces, including public areas and offices, and that immediate action is necessary to ensure safe and functional conditions for Town operations and public use.

Mr. Kim outlined that declaring the project an emergency would allow the Town to proceed without the delays associated with a formal competitive bidding process, which could postpone repairs for several months. He further explained that staff are continuing to evaluate repair and replacement options, obtain quotes, and assess cost-effective and energy-efficient solutions, and recommended authorizing the City Manager to execute a construction agreement not to exceed \$300,000 using the Facilities Replacement Reserve, with ongoing reporting to the Council as required under state law.

Vice Mayor Bhateja moved to approve the Resolution that finds sufficient evidence exists to declare the Town Hall HVAC Repair and Replacement Project an emergency in order to prevent

delays to the work, and to authorize the City Manager to solicit quotes and execute a construction agreement not to exceed \$180,000 to repair and replace the failed Town Hall HVAC system for Zone 1, to be funded from the Facilities Replacement Reserve. He further moved that, if the cost to repair the gas/electric rooftop unit for Zone 2 is significant, at approximately over \$10,000, the City Manager be authorized to solicit quotes and execute a construction agreement not to exceed \$300,000 to repair and replace the HVAC system for Zones 1 and 2, also to be funded from the Facilities Replacement Reserve. **Council Member Swan** seconded the motion. **APPROVED, VOTE 5-0.**

MOTION PASSED: 5-0

AYES: Tankha, Bhateja, Mok, Swan, Tyson

NOES: None

RECUSE: None

ABSTAIN: None

ABSENT: None

8. REPORTS FROM COMMITTEES, SUBCOMMITTEES, AND COUNCILMEMBERS ON OUTSIDE AGENCIES

Council Member Swan reported that 2026 marks the nation's 250th anniversary and suggested the Town consider whether it wishes to commemorate the milestone, noting that activities were held during the bicentennial. She stated she will speak with the History Committee about potential ideas and also mentioned a suggestion to create a 70th anniversary pin for the Town as part of next year's historical recognitions.

Vice Mayor Bhateja reported that he attended the Santa Clara County Board of Supervisors meeting, where he delivered a eulogy for former Mayor John R. Putlian. He noted that Supervisor Margaret Abe-Koga also offered touching remarks in his honor. He further shared that the Technology Committee recently hosted another cybersecurity session, which this time included information on artificial intelligence. Approximately 15 people attended in person, with additional participants on Zoom. The recording will be posted on the Town's website and promoted in the newsletter to help raise awareness, as residents in Los Altos Hills lost more than \$2 million to cyber scams in the first quarter of the year. He emphasized the growing sophistication of such scams and the importance of community education.

9. STAFF REPORTS

A. City Attorney Steve Mattas had no report.

B. City Clerk Arika Miller invited the public to attend the City Council Reorganization Meeting on Thursday, December 18, noting that Chef Chu would be participating in the event. She encouraged community members watching the meeting to join in next week's celebration.

C. Community Development Director Jay Bradford reiterated the City Attorney's comments regarding Plan Bay Area 2050 and the circulating Draft EIR. He stated that staff remains open to receiving public input; however, most feedback received to date has

duplicated comments already submitted by other jurisdictions, so staff has not submitted additional comments. He noted that if the Town identifies technical, Town-specific information not already in the record, staff would provide comments before the December 18 deadline. In response to a question about follow-up from the Community Development Department listening session, he explained that several related items are included in the department's work plan and that staff will first bring the discussion to the Planning Commission, which he expects to occur in January, followed by a return to the City Council shortly thereafter.

D. Finance Director Thomas Leung had no report.

E. Public Works Director WooJae Kim Public Works Director WooJae Kim reported on the El Monte Fire Station Utility Undergrounding Rule 20A project, noting that although the project was approved as complete earlier in the meeting, one overhead Comcast line on Elena Road still needs to be cut over. All overhead lines along Moody Road have already been removed. Comcast is expected to complete the remaining cutover this week, after which AT&T will remove the poles to fully complete the project. Once this final work is finished, the Town will issue its final invoice to the utility companies for reimbursement of the remaining 10 percent of project costs. He added that staff hopes to celebrate the project's completion once all work is finalized.

Vice Mayor Bhateja thanked the Public Works Department, including WooJae Kim and Daniel Liang, for their efforts, noting that their redesign of the Matadero Creek project eliminated the need for a second retaining wall and resulted in approximately three hundred thousand dollars in savings for the Town. He expressed appreciation for their valuable work.

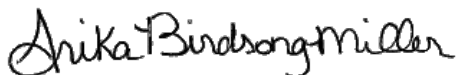
F. Acting City Manager Cody Einfalt provided two updates. First, he reported that the Sheriff's Office has transitioned to a new records management system, which has created temporary logistical issues affecting the generation of weekly activity reports. As a result, the Town will not receive Sheriff's data for approximately two weeks, and the City Manager's Weekly Report will reflect this gap. Second, he advised that the Town will conduct a test of its emergency notification systems, Nixle and AlertSCC, on December 13. He encouraged residents to sign up for both systems and asked Council to help spread the word so the Town can evaluate how many residents receive the test alert.

10. COUNCIL INITIATED ITEMS - None

11. ADJOURN

Mayor Tankha adjourned the meeting at 9:08 p.m.

Respectfully submitted,



Arika Birdsong-Miller