



ENVIRONMENTAL COMMISSION MEETING AGENDA

6:00 PM - Wednesday, October 09, 2024

Via Video Conference and In Person

IN-PERSON PARTICIPATION: Members of the public may participate in-person at the Los Altos Community Center in the Sequoia Room located at 97 Hillview Ave., Los Altos, CA.

REMOTE MEETING PARTICIPATION: Members of the public may attend the meeting virtually via the link below, but will not be permitted to provide public comment via Zoom or telephone.

<https://losaltosca-gov.zoom.us/j/81672879521?pwd=qD1zGXbDdkYaXQ7nntFUb1hLNAdroE.1>

Telephone: 1-669-444-9171 / Meeting ID: 816 7287 9521 / Passcode: 479222

PUBLIC COMMENT: Public comments can be made verbally, in-person at the public hearing or submitted in writing prior to the meeting. Written comments can be mailed or delivered in person to the Development Services Department or emailed to ECPublicComment@losaltosca.gov.

Correspondence must be received by 2:00 p.m. on the day of the meeting to ensure distribution prior to the meeting. Comments provided after 2:00 p.m. will be distributed the following day and included with public comment in the Environmental Commission packet.

Public comment cannot be taken via Zoom or telephone.

AGENDA

ESTABLISH QUORUM

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Commission's attention any item that is not on the agenda. The Commission Chair will announce the time speakers will be granted before comments begin. Please be advised that, by law, the Planning Commission is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "The Brown Act") items must first be noted on the agenda before any discussion or action.

ITEMS FOR CONSIDERATION/ACTION

1. **Election of Chair and Vice Chair:** The commission will elect and vote for a new Chair and Vice Chair to serve through September 2025.
2. **Meeting Minutes:** Approve minutes of the regular meeting of September 11, 2024.

INFORMATIONAL ITEMS

3. **General Outreach:** Chair Hecht to provide an update.

DISCUSSION ITEMS

4. **CAAP Implementation Roadmap & 2024/2025 Workplan:** Commission will close-out the 2024 Workplan and begin discussions on the 2025 Workplan.
5. **Dark Skies/Bird Safety Ordinances:** Review and discuss the proposed Bird Safe and Lighting requirements.

COMMISSIONERS' REPORTS AND COMMENTS

6. **Council Meetings:** Report out on topics discussed at Los Altos Council Meetings relevant to the Environmental Commission.
7. **Ad Hoc Subcommittee Reports**
 - a. Building Electrification
 - b. Dark Skies/Bird Safety

STAFF UPDATES

POTENTIAL FUTURE AGENDA ITEMS

1. SVCE Update (FALL)
2. CAL Water Update (FALL)

ADJOURNMENT

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act and California Law, it is the policy of the City of Los Altos to offer its programs, services and meetings in a manner that is readily accessible to everyone, including individuals with disabilities. If you are a person with a disability and require information or materials in an appropriate alternative format; or if you require any other accommodation, please contact department staff. Advance notification within this guideline will enable the City to make reasonable arrangements to ensure accessibility.

Agendas, Staff Reports and some associated documents for the Environmental Commission items may be viewed on the Internet at <http://losaltosca.gov/meetings>.

MINUTES OF THE MEETING OF THE ENVIRONMENTAL COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, SEPTEMBER 11, 2024, AT 6:00 P.M. IN PERSON AND TELECONFERENCE

ESTABLISHING QUORUM

PRESENT: Chair Hecht, Vice Chair Humayun (Virtual), Commissioner van Reis, Commissioner Teksler, Commissioner Lu, Commissioner Weiden

ABSENT: Commissioner Delagneau

ATTENDEES: Tania Katbi (Sustainability Management Analyst)
Nick Zornes (Director of Development Services)
Jonathan Weinberg (Mayor)

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Gary Hedden and Alice Mansell provided public comment.

ITEMS FOR CONSIDERATION/ACTION

1. Environmental Commission Minutes

Approved minutes of the August 14, 2024, meeting.

Action: Upon a motion by Chair Hecht, seconded by Commissioner Lu, the Environmental Commission approved the meeting minutes with edits.

The motion was approved (6-0) by the following vote:

AYES: Hecht, Humayun, Teksler, van Reis, Lu, Weiden

NOES: None

ABSENT: Delagneau

INFORMATIONAL ITEMS

2. Staff Presentation

Management Analyst II, Tania Katbi, provided updates on various Sustainability projects.

DISCUSSION ITEMS

3. 2025 EV Fair

Commissioner van Reis informed the commission there is no update and that we may have more input from GreenTown in October.

2. Single-use Plastic Foodware Ordinance

Action: Upon a motion by Chair Hecht, seconded by Commissioner Weiden, the Environmental Commission approved the Disposable Foodware Ordinance, with minor edits.

The motion was approved (6-0) by the following vote:

AYES: Hecht, Humayun, Teksler, van Reis, Lu, Weiden

NOES: None

ABSENT: Delagneau

3. **Community Outreach**

The Commission discussed various methods of community outreach on various CAAP topics. Hecht to come up with ideas and bring back in October.

COMMISSIONERS' REPORTS AND COMMENTS

1. **Council Meetings**

Commissioners and City staff provided updates from the August and September City Council meetings. Mayor Weinberg encouraged commissioners to review the 9/10 meeting and form a subcommittee based on the feedback from City Council.

2. **Ad Hoc Committee Reports**

a. **Dark Skies/Bird Safe Ordinance**

The subcommittee provided updates on status of the ordinance.

b. **Building Electrification**

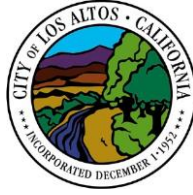
The subcommittee provided updates from the 9/10 City Council meeting.

POTENTIAL FUTURE AGENDA ITEMS

1. SVCE Update (FALL)
2. CAL Water Update (FALL)
3. Community Outreach (October)
4. 2025 Workplan

ADJOURNMENT

Chair Hecht adjourned the meeting at 7:50 pm.



Meeting Date: October 9, 2024

Subject: CAAP Implementation Roadmap & 2024/2025 Workplan

Prepared by: Tania Katbi, Management Analyst II

Attachment(s):

1. Council Adopted 2024 Workplan
2. CAAP Implementation Status Worksheet

Summary

This agenda item aims to wrap up the 2024 workplan, assess the progress of the subcommittees, and begin planning for the 2025 workplan. Staff will also delve into the CAAP Implementation Roadmap, which is outlined in attachment #2.

Below are the Powers and Duties of the Environmental Commission as designated by City Council in Chapter 2 of the Los Altos Municipal Code.

The commission shall:

- A. Submit an annual report to council providing an update on the implementation of the Climate Action and Adaptation Plan (CAAP) as well as updates on any relevant environmental policy or programs;
- B. Review and provide recommendations for the implementation of the CAAP, including prioritization of CAAP action items. Make annual recommendations for changes or updates to the plan;
- C. Annually provide recommendations to the council that affect the natural and built environment to inform policy, budget, and CIP prioritization;
- D. Serve as a forum for community input and engagement; and
- E. Perform other tasks and duties as assigned by the council.

Environmental Commission 2024 Work Plan

Project	Goal	Tasks	Target Date	Assignments	Status
Dark Skies/Bird Safety (CAAP Item 2.1)	Increase residential and commercial building energy efficiency, reduce light pollution, and protect wildlife.	Provide staff with guidance on lighting and bird safety guidelines/ordinance.	Mid 2024	Hecht, Lu	In Progress
Single Use Plastics Ordinance (CAAP Item 3.1B)	Reduce waste and increase landfill diversion by eliminating non-essential single-use plastics.	Provide staff with guidance on policy recommendations for the ordinance and assist with community outreach.	Mid 2024	TBD	In Progress
Accelerate Building Electrification (CAAP Item 2.1)	Reduce GHG emissions coming from residential and commercial buildings.	Work with staff to research and develop decarb programs. Assist staff with outreach/education.	Ongoing	TBD	Not Started
EV Fair (CAAP Item 1.4A)	Reduce air pollution through education and awareness of EV resources and incentive programs.	Attend planning meetings, table at event, provide feedback, and assist with public outreach.	March 2024 (Yearly Event)	TBD	In Progress
Adaptation/Resilience (CAAP Item 7.1, 7.2, 8.1)	Integrate adaptation into emergency preparedness and response to ensure public safety during extreme weather events.	Develop a plan to address community climate adaptation and safety.	Pending completion of projects #1-3	TBD	On Hold

Action #	Action	Description	Est. Cost	GHG Reductions Impact
Strategy: Reduce City-Wide Vehicle Miles Traveled by 25% by 2035				
Goal: Create a Walkable and Bikeable City				
1.1 C	Develop and implement a new Parking Management Plan that supports strategic VMT reduction	Develop and implement a community-wide Parking Management Plan that reduces minimum requirements and sets upper limits on parking spaces for new development. Ensure the strategy is based on three principles: increasing dedicated EV and handicapped parking spaces in key commercial areas, reducing the parking footprint (turn into green space), and add specific drop-off and pick up zones at strategic locations. Plan for street and parking lot changes to accommodate conversion to passenger pick-up and drop-off stops at commercial and other public land use locations.	\$ 400,000	1,785
1.1 D	Pilot shared bike, ebike, and scooter programs, and partner with adjacent cities to improve first/last mile options	Develop pilot bike, ebike and scooter sharing programs by 2025. Expand programs by 2030 based on lessons learned. Explore regulations to promote the safe and responsible operation of ebikes and scooters including issuing permits to private companies and designating dedicated parking spaces at key locations. Partner with adjacent cities to enable first/last mile travel shuttles to train stations/commuter hubs, including regional networks of ebike, scooter, shuttle, and TNC routes.	\$ 135,000	255
1.1 B	Create a pedestrian-friendly Downtown and other community and commercial spaces throughout the city	Establish Car-Free zones and one-way traffic Downtown and in other commercial and community areas to encourage non-vehicular travel. Expand sidewalk space and dedicate specific streets for pedestrian and cycling use only. Create safe, sheltered, outdoor areas for pedestrians and increase the number of bicycle racks for cyclists. Base development on 15-minute city principles.	\$ 215,000	supportive of 1.1 A
1.1 A	Fully implement the 2022 Complete Streets Master Plan by 2035 and make adjustments as needed to comply with VMT reduction objectives	Work closely with Complete Streets commission to fully implement the 2022 Complete Streets Master Plan by 2035, with a focus on specific measures to reduce VMT. Reassess the development of specific citywide protected bike corridors. Maintain and expand access to businesses while promoting slow streets with biking and walking access. Improve the safety and attractiveness of walking downtown through traffic calming, dedicated pedestrian trails and streets, accelerating the development of green downtown plazas, and other strategies. Fully implement all Safe Routes to School programs in the CSMP. Consider an ordinance to reduce speed limits.	\$ 447,778,000	2,682
Goal: Promote Smart Growth Strategies				
1.2 A	Support Transit-Oriented Development	Require increased residential and commercial density and diversity along main corridors and commercial areas, including affordable multi-family housing and mixed-use developments. Encourage Transit-Oriented Development along major bus routes within and outside of the City to attract new employers and better serve the daily needs of residents and employees. Set a target of at least a 15% increase in the percent of the city's population living in high-density Transit-Oriented Development by 2035. Integration with the City's Housing Element (ensure meeting RHNA commitments encourages high-density & affordable housing in transit-accessible/walkable areas).	\$ 300,000	1,278
1.2 B	Encourage Live Near Work incentives	Work with Los Altos employers and schools to develop a plan to provide affordable housing or rent assistance for employees to live close to work. Ensure new low-income and multiuse development is high density housing located no more than a 10-minute walk or bike ride from transit stops.	\$ 380,000	Supportive
1.2 C	Promote Work From Home policies and infrastructure	Require new multifamily residential developments with 10 or more units to provide Work From Home spaces. Support future conversion of commercial developments to residential uses as appropriate. Work with local Wi-Fi providers to expand coverage and speed.	\$ 110,000	786
Goal: Support Shared Mobility				
1.3 A	Develop an electric shuttle program as an alternative to SOV travel	Work with local public and private organizations to develop an electric shuttle program for cross-town traffic, including "short hops" along main streets and key commercial areas. Explore autonomous options when the program is mature and expand as needed.	\$ 250,000	supportive (grouped strategy)
1.3 B	Expand transit service, connectivity, and transit stop amenities	Engage with transportation partners like VTA to expand zero emission transit service in City limits. Explore the creation of shaded and green commuter amenities and increased bicycle parking in order to help promote a public transit culture. Develop a green mobility app that allow users to check on EV shuttle routes and arrival times, see where available bikes and scooters are and potentially reserve directly on the app. Include VTA transit routes and schedule, location of EV chargers and whether they're free. Provide City funding or seek other funding sources to support these efforts.	\$ 140,000	1,559
1.3 C	Require commercial Transportation Demand Management programs	Implement, mandate, enforce, actively promote, and use Transportation Demand Management strategies (TDM is defined as a set of strategies aimed at maximizing traveler choices). Require new nonresidential developments greater than 10,000 square feet or anticipated to include businesses with more than 50 employees to reduce VMT through TDM programs.	\$ 650,000	1,191

1.3 D	Work with Los Altos School Districts to reduce VMT	Support a rotating car-free day program at local schools and as part of other local events to raise awareness about school commute alternatives. Encourage partnerships with private schools to develop and implement school bus programs that reduce school-related SOV commutes. Work with School Districts in Los Altos and surrounding cities (Mountain View, Palo Alto, Cupertino, Los Altos Hills) to encourage EV shuttle service for students living >1mile from their neighborhood schools.	\$ 200,000	223
1.3 E	Develop and promote community carshare and carpool programs	Explore opportunities with carsharing companies to add or expand service in Los Altos. Develop a target number of shared cars available to individuals. Mandate that all shared vehicles be EV. Follow progress of shared autonomous vehicle testing regionally and consider developing ordinances and policies to guide shared AV use in City limits.	\$ 5,000	119
Strategy: Electrify Transportation				
Goal: Reach 80% Community-Wide Electric Vehicle Adoption by 2035				
1.4 A	Increase education & awareness of available EV resources and incentive programs	Develop a yearly EV fair with participation from local dealerships and owners. Develop a map of the city charging network and available dedicated parking spaces. Create a webinar series on EV ownership	\$ 15,000	supportive of 1.4 B
1.4 B	Actively promote EV adoption and require EV-only parking	Negotiate a discount program with local car dealerships to offer rebates or other incentives to car buyers purchasing new or used EVs. Require businesses to set aside a percentage of parking spaces for EVs.	\$ 160,000	6,854
Goal: Accelerate Community-Wide Electric Vehicle Supply Equipment Sufficient to Support 80% EVs				
1.5 A	Increase the number of available Level 2 EV charging stations in workplace, commercial and multifamily areas	Increase the number of available Level 2 EV charging stations at businesses with >50 employees, multifamily homes of >10 units, and in commercial areas.	\$ 140,000	supportive of 1.4 B
1.5 B	Create a citywide network of DC Fast Charging (DCFC) stations	Create a network of DC Fast Charging (DCFC) stations Downtown and in other commercial areas, as well as along major vehicle corridors. Set a 1-mile target for DCFC stations. Engage local gas stations to explore conversion to DCFC centers.	\$ 1,350,000	supportive of 1.4 B
1.5 C	Double the current Electric Vehicle charging and pre-wiring requirements in future Reach Code updates	Continue the current requirements for EV pre-wiring and Level 2 charging in new single-family development and extend to include large remodels and additions, and double the requirements for new multi-family and commercial development as part of future Reach Code updates	\$ 10,000	supportive of 1.4 B
1.5 D	Identify grants and incentives to install residential EV charging including DCFC, solar EV charging, and paired EV charging + battery storage systems	Identify grants and incentives available through State, federal, or local agencies that may be used to support solar EV charging and battery storage. Work with SVCE to expand existing EV resources and programs.	\$ 50,000	supportive of 1.4 B
Strategy: Electrify Off-Road Mobile Sources				
Goal: Eliminate Off-Road Fossil Fuel Engines				
1.6 A	Phase out off-road fossil fuel engines such as landscaping and construction equipment	Accelerate phase out small off-road fossil fuel engines such as landscaping equipment through bans, replacement ordinances, and/or incentives for electric alternatives. Work to reduce construction-related GHG emissions.	\$ 150,000	3,338
Strategy: Reduce Emissions from Energy Consumption				
Goal: Encourage energy conservation measures in homes and businesses				
2.1 A	Support 3rd party residential and commercial energy audits	Provide resources to support energy audits including listing of approved providers, listing of incentives programs, and other resources. Work with approved providers to perform energy audits.	\$ 900,000	supportive

2.1 B	Increase residential and commercial energy efficiency	Develop a program to increase energy efficiency in existing residential buildings including wall and ceiling insulation, roof replacements, new ducting and windows, lighting upgrades, and outdoor amenities upgrades. Identify outside funding and provide City funding to perform upgrades identified in energy audits performed under action 2.1 A, and ensure eligible residents and businesses take advantage of all available energy efficiency incentive programs.	\$ 63,000	7,254
Goal: Require All-Electric New Buildings and Major Retrofits				
2.2 A	Adopt evolving Reach Codes and expand to include large additions and major remodels	Adopt Reach Codes that go beyond Title 24 standards during every code cycle, including Zero Net Energy (ZNE) requirements. Expand new building codes to include large remodels and Accessory Dwelling Units (ADUs).	\$ 10,000	10,751
Goal: Reduce or Eliminate of Methane Gas Use in Existing Buildings by Increasing Fuel Switching				
2.3 A	Accelerate residential HVAC replacements	Develop a program to replace methane gas HVAC (heating, ventilation, and air conditioning) units in existing residential buildings with electric alternatives. Require permits and enforce compliance for HVAC replacements. Develop a "Replace upon Burnout" and "Replace upon Sale/Remodel" ordinance for HVAC units. Adopt an ordinance making it mandatory to replace all methane gas HVAC units with electric alternatives by 2035, with exemptions for low-income residents and Seniors. Provide education and outreach to residents and property owners.	\$ 305,000	9,118
2.3 B	Accelerate residential water heater replacements	Develop a program to replace methane gas hot water heaters in existing residential buildings with electric alternatives. Require permits and enforce compliance for water heater replacements. Develop a "Replace upon Burnout" and "Replace upon Sale/Remodel" ordinance for water heaters. Adopt an ordinance making it mandatory to replace all methane gas water heaters with electric alternatives by 2035, with exemptions for low-income residents and Seniors. Provide education and outreach to residents and property owners.	\$ 305,000	7,766
2.3 C	Accelerate commercial HVAC replacements	Develop a program to replace methane gas HVAC units in existing commercial buildings with electric alternatives. Require permits and enforce compliance for HVAC replacements. Waive permit fees for electric HVAC units. Consider a "Replace upon Burnout" and "Replace upon Sale/Remodel" ordinance for HVAC units. Adopt an ordinance making it mandatory to replace methane gas HVAC units with electric alternatives by 2035	\$ 305,000	3,476
2.3 D	Accelerate commercial water heater replacements	Develop a program to replace methane gas hot water heaters in existing commercial buildings with electric alternatives. Require permits and enforce compliance for water heater replacements. Waive permit fees for electric water heaters. Consider a "Replace upon Burnout" and "Replace upon Sale/Remodel" ordinance for water heaters. Adopt an ordinance making it mandatory to replace methane gas water heaters with electric alternatives by 2035	\$ 305,000 Provide	3,305
Goal: Disincentivize Methane Gas				
2.4 A	Establish a fee or penalty on the use of methane gas	Work with PG&E and community partners to develop or expand a fee on the use of methane gas within City limits. Set up a City-led Task Force in 2022 to lead this effort. Funds collected will be used to fund incentives for electric appliances adoption. Potential estimated funds available each year of at least \$500k.	\$ 130,000	supportive
Strategy: Increase Solar Energy Production				
Goal: Expand Community Solar and Battery Storage				
2.5 A	Increase community solar capacity	Increase solar panel requirements in new construction from 4 W to 6 W minimum, and add solar panel requirement for large additions and remodels (>4 W). Ensure residents and businesses are aware of and take advantage of incentive programs for solar panels.	\$ 65,000	1
2.5 B	Adopt Net Zero Building requirements for new construction by 2030	2030 Adopt Net Zero Building requirements following New Building Institute guidelines by 2030. Add solar requirements sufficient to power Net Zero homes to future Reach Code updates. Encourage battery storage systems of 10 kWh or more through promotion of incentive or rebate programs, educational campaigns, and/or pilot programs. Encourage participation in demand response programs to improve grid resiliency.	\$ 65,000	2
Strategy: Reduce Consumption and Waste				
Goal: Decrease Landfill Waste 15% and Eliminate Single-Use Plastics and Construction Waste by 2035				

3.1 A	Increase the landfill diversion rate	Increase landfill diversion rate to 90% by 2030 and 95% by 2035, negotiated in the next Franchise Agreement. Launch an education and awareness campaign for residents and businesses to help promote best practices.	\$ 20,000	2,435
3.1 B	Eliminate non-essential single-use plastics	Adopt a new ordinance to eliminate non-essential single-use plastics and prioritize reusable foodware and utensils. Ensure all new single-use foodware and utensils are compostable per guidelines from the Franchise Waste Hauler.	\$ 10,000	supportive
3.1 C	Reduce waste from demolition, construction and building materials	Develop an ordinance requiring the deconstruction of old buildings instead of demolition and the recycling/re-use of materials. Provide incentives to builders for the use of environmentally friendly construction materials.	\$ 63,000	supportive
Goal: Reduce Water Use At Least 15% by 2030				
3.2 A	Increase communitywide water efficiency	Increase education and awareness of water efficiency programs through Calwater and other organizations. Continue to support implementation of the 2015 UWMP through enforcement of the 2015 Model Water Efficient Landscape Ordinance. Develop an ordinance requiring conversion of grass lawns to low-water landscaping. Consider an update to the building code prohibiting new grass lawns.	\$ 100,000	78
Goal: Promote a Circular Economy				
3.3 A	Promote sustainable food choices	Expand consumer education and awareness of sustainable and plant-based food choices through City media channels, speaker series, and other methods. Work with the current vendor to expand the farmers market into a year-round event. Work with local restaurants to increase organic, vegetarian, and farm-to-table menu options and reduce food waste.	\$ 130,000	supportive
3.3 B	Encourage responsible goods & services consumption	Increase education & awareness of circular economy concepts, including responsible purchasing habits and the promotion of a Repair, Reuse, Recovery, and Refurbishment economy. Provide support and resources to help local businesses participate in green business programs.	\$ 130,000	supportive
Strategy: Operate Sustainable Municipal Buildings				
4.1 A	Audit appropriate City facilities and conduct comprehensive energy efficiency upgrades	Audit appropriate City facilities and conduct comprehensive energy efficiency upgrades focusing on energy-efficient lighting, motion sensors, appliances, and HVAC systems. Develop a 10-year phase-out program in which all existing methane gas appliances are replaced with comparable electric alternatives.	\$ 600,000	118
Goal: Install Solar + Battery Storage at City facilities				
4.2 A	Build new City buildings to Net Zero standards	Ensure all new buildings are Net Zero with solar panels, battery storage and electric efficient appliances. Align with CA Public Utilities Commission Zero Net Energy goals and definitions.	\$ 10,000	supportive
4.2 B	Develop battery storage options and evaluate microgrids for cost savings and resilience	Install ground- or roof-mounted solar panels at select City buildings and facilities. Explore options for microgrids capable of going into "island mode" and serving as resilience hubs during power outages.	\$ 2,200,000	supportive
Strategy: Reduce Municipal VMT				
Goal: Convert 100% of the City's Fleet to Electric Vehicles by 2030				
4.3 A	Develop a phase-out schedule to replace all City-owned fleet vehicles with electric vehicles	Develop a phase-out schedule to replace all City-owned fleet vehicles with comparable electric versions by 2030. Conduct a feasibility study to determine the optimal number and location of municipal and public chargers at City facilities and properties, and install sufficient Level 2 charging to charge EV fleet and staff-owned EVs.	\$ 700,000	142
Goal: Develop Guidelines for Sustainable Employee Commute and Business Travel				
4.4 A	Improve City staff use of commute alternatives to single-occupant vehicles	Increase options for commute alternatives, including information and materials that identify available transit and alternative transportation routes. Encourage staff to buy and use EVs through incentives, free charging at City facilities, and incentives for EV purchases.	\$ 75,000	9
4.4 B	Expand Work From Home and flexible schedule policies	Expand the current policy to facilitate alternative work schedule or telecommuting options for City staff to reduce daily commute trips. Evaluate flexible employee schedules that allow for at least 50% remote work while maintaining City hours of operation.	\$ 5,000	9
Strategy: Promote Green Municipal Practices				
Goal: Promote Green Municipal Practices				

4.5 A	Adopt a zero-waste policy for City facilities and City-sponsored events	Adopt a policy that requires City-owned buildings and facilities to be zero waste. Develop an action plan to eliminate waste through diversion and recycling. Work with event vendors and participants to eliminate waste at City-sponsored events.	\$ 5,000	172
4.5 B	Continue to allow virtual participation in public meetings	Decrease community Vehicle Miles Traveled by continuing to allow virtual participation at all public meetings. Allow for public comment by virtual participants.	Low	supportive
Strategy: Integrate Climate Action and Adaptation into City Functions				
Goal: Incorporate Climate Action and Adaptation into City Policy, Budget, Planning, & Internal Standards				
4.6 A	Account for climate change in all new City projects	Establish an interdepartmental working group to integrate climate preparedness in planning, maintenance, and capital improvements through the development of work plans, screening of capital improvements, and cross-sector collaboration. Establish protocols for mitigating public health impacts from heat and air quality with regional agencies and partners.	Low	n/a
4.6 B	Incorporate climate preparedness into City programs, operations, and maintenance protocols	Ensure that maintenance reflects expected future climate conditions and variability and not historical climate data for all City buildings, facilities, structures, and infrastructure.	Low	n/a
4.6 C	Integrate CAAP goals into City projects as an order of business	Integrate annual CAAP goals during the budget review process at the direction of the City Manager. Plan to inventory City GHG emissions every two years using ClearPath and track against targets.	Low	n/a
Strategy: Develop Nature-Based Solutions				
Goal: Expand Green Infrastructure & Improve Water Resilience				
5.1 A	Create water-efficient buildings and landscapes	Update building code to incentivize rainwater harvesting and greywater recycling. Install systems at municipal facilities. Develop resources to help residents purchase water-saving equipment, and encourage rainwater harvesting strategies. Adopt mandatory guidelines requiring a set of stormwater and greywater management features in new construction. Utilize reissuance of City's National Pollution Discharge Elimination System (NPDES) permit starting July 2022 to lower threshold for regulation. Partner with local and global organizations to identify space and resources to enhance the natural environment and rural feel of the city.	\$ 65,000	supportive
5.1 B	Develop a partnership with the Regional Water Quality Control Plant to use recycled water from the plant	Work with the Wastewater Treatment Plant to implement upgrades to provide a drought resilient, local water supply to increase the amount of recycled water production.	Medium	n/a
Goal: Sequester A Remaining Carbon by 2035				
5.2 A	Increase urban tree canopy	Set a goal of at least 10,000 new City trees by 2035.	\$ 3,650,000	11
5.2 B	Expand parks and natural wooded spaces	Work with community partners to expand the number and size of parks and wooded spaces within City limits.	High	supportive
5.2 C	Pilot carbon farming opportunities	Identify land to plant intensive urban forests following the Miyawaki Method. Explore opportunities to develop carbon farming pilots for carbon sequestration. Partner with local organizations with available greenspace.	\$ 100,000	supportive
5.2 D	Eliminate the use of non-organic pesticides and herbicides	Ban the use of non-organic pesticides and herbicides throughout City green spaces. Develop education and incentivization programs for residents about use of alternatives to synthetic pesticides and herbicides.	\$ 5,000	supportive
Strategy: Understand and Reduce Physical Risk				
Goal: Reduce Flood Risk				

6.1 A	Update city wide flood risk assessment and capital and policy recommendations	The hydraulic analyses that form FEMA's FIRM (Flood Insurance Rate Map) are decades old. Hire a company to perform hydraulic analyses of existing creek crossings and culverts to determine how many, if any, are undersized based on changing precipitation patterns (climate is typically based on 30-year data cycles). Replace/rebuild undersized culverts and creek crossings as needed. Work with FEMA to update the FIRMs.	\$50,000- \$500,000.	n/a
6.1 B	Develop and implement comprehensive riparian ecosystem restoration plan and relevant floodplain management policies	Work with Valley Water to revitalize and restore creeks, learning from case studies like Adobe Creek Reach 5 Restoration. Restore the riparian ecosystem of creeks flowing through Los Altos, add managed ponds and dams to slow the flow of water, and increase percolation to the ground. Increase natural floodplain management through policies and education to establish "Buffer Zones" and limit new construction.	Medium	n/a
6.1 C	Expand green infrastructure program to reduce impermeable surface areas and capture runoff from paved areas	Implement porous paving in sidewalks, parking lots and driveways, and other water percolation methods like bioswales to reduce stormwater runoff to streets.	\$1.5M to construct systems to manage 5 acres of runoff	n/a
Goal: Reduce Heat Risk				
6.2 A	Conduct heat study/mapping to identify areas of Urban Heat Island	Conduct heat study/mapping to identify areas of Urban Heat Island with capital and policy recommendations.	Low	n/a
6.2 B	Enact reflectivity standards for asphalt and ground level surfaces; enact reflectivity/green roof standards for roofs	Require light-colored roofs and/or a minimum specified reflectance for commercial roofs when new or at replacement. Explore and implement guidelines to resurface streets and sidewalks with heat reflective surfaces.	Low	n/a
6.2 C	Promote alternative building cooling strategies; enact standards	Promote alternative cooling strategies like shade trees, green roofs, and building awnings. Determine and enact standards for new buildings	Low	n/a
Strategy: Integrate Adaptation into Emergency Preparedness, Response				
Goal: Ensure Safety During Extreme Heat				
7.1 A	Develop temperature/heat safety protocols for outdoor work. Determine education and enforcement mechanisms.	Adjust construction policies to allow extended work hours (earlier or later than usual) to avoid peak daytime heat. Adjust/extend construction hours in Ordinance 6.16 Noise Control, Section 70 Prohibited Acts during heat waves to avoid peak daytime heat. Work with community groups and residents to determine best methods of outreach and communication with outdoor workers. Educate employers and workers about existing worker rights and protections and ways to protect outdoor workers from the effects of extreme heat	Medium	n/a
7.1 B	Adjust/extend park and public facility hours during heat waves	Adjust park facility hours to discourage active recreation during peak periods and extend open hours to early morning/late evening. Develop community cooling centers at City and non-City sites. Ensure temporary shade structures are provided for community events.	Low	n/a
7.1 C	Expand public drinking fountains/refillable water stations	Locate at bus stops, Downtown shopping areas, trailheads, community centers, and sport courts/fields.	Medium	n/a
Goal: Ensure Safety During Wildfires & Unhealthy Air Events				
7.2 A	Update wildfire warning and evacuation protocols	Ensure existing alert systems and safety measures are updated to address increasing climate risk and vulnerable, not easily mobile populations.	Medium	n/a
7.2 B	Develop an early warning system for air quality alerts	Partner with regional agencies to make wildfire and air quality prediction data widely used and accessible to all, including through an early warning system. If not feasible, develop Los Altos-specific warning system based on available and accessible data.	Medium	n/a

7.2 C	Ensure high-air-quality indoor spaces and purchase and distribute N-95 masks to vulnerable outdoor populations	Two-pronged strategy to retrofit and/or install air filtration systems on resilience hubs, schools, and other facilities. Separately, provide face masks to filter air for outdoor workers and other vulnerable populations who need to be outdoors before and during bad-air-quality days.	Medium	n/a
Strategy: Educate and Protect Residents				
Goal: Establish Resilience Hubs				
8.1 A	Identify, fund, and prepare existing and new public facilities to serve as resilience hubs	Conduct interviews with facility staff to determine their resilience to extreme heat, power outages, floods, and poor air quality. Compile and analyze to help prioritize investments and coordination. Identify suitable locations for/upgrade evacuation centers to serve as resilience hubs, safe zones, cooling centers, etc., depending on the event, with the capabilities to provide disaster assistance.	Medium	n/a
Goal: Identify and Protect Vulnerable Community Members				
8.2 A	Develop outreach to and comprehensive care strategy for vulnerable populations.	Conduct survey of and outreach to vulnerable populations (e.g. isolated seniors, outdoor workers, long-term care residents) and the people and institutions that care for them. Collaborate with community-based organizations to develop an inventory of locations with isolated seniors and develop a plan for a social support network during heat waves, bad air quality days, and other emergencies. Plan should include orders of assistance, including temporarily moving vulnerable populations to and from resilience hubs.	Medium	n/a
Goal: Improve Climate Literacy & Risk Understanding				
8.3 A	Update Community Emergency Response Training (CERT) to include growing climate hazards	Form partnerships with neighborhood-based organizations and businesses to develop Neighborhood Resilience Hub programs and prepare residents and respond to climate change. Develop community outreach and engagement materials.	Low	n/a
8.3 B	Launch a Community Climate Action Grant	Establish an annual micro-grant program to support local citizen-led projects and programs that will reduce emissions, adapt to climate change and enhance equity.	Low	n/a

CHAPTER XX.XX BIRD SAFE DESIGN STANDARDS

XX.XX.XXX PURPOSE AND INTENT.

The purpose of the following design standards is to reduce bird collision on all new development within the City of Los Altos.

XX.XX.XXX DEFINITIONS.

“Glazing Treatment” means the application of fritting, netting, permanent stencils, frosted glass, exterior screens, physical grids placed on the exterior of glazing or ultraviolet patterns visible to birds. To qualify as Bird-Safe Glazing Treatment, vertical elements of the window patterns shall be at least ¼ inch wide at a maximum spacing of four inches or have horizontal elements at least 1/8 inch wide at a maximum spacing of two inches.

XX.XX.XXX APPLICABILITY.

These standards shall apply to the following new development within the City of Los Altos which require a Design Review Permit reviewed by the Zoning Administrator or Planning Commission:

- A.** Single Family, Mixed Use/Multi Family Development of 10 or more units, or Commercial Development; and
- B.** Buildings greater than 2 stories in height; and
- C.** Any buildings located within 300 feet of open space area within the City.

XX.XX.XXX GENERAL STANDARDS.

Bird-safe Design Requirements. All projects shall:

1. Avoid the funneling of flight paths along buildings or trees towards a building façade.
2. Avoid use of highly reflective glass or highly transparent glass.
3. Not include skyways or walkways, balconies, freestanding walls, or building corners made of untreated glass or other transparent materials, or any other design elements that are untreated and through which trees, landscape areas, water features or the sky are visible from the exterior or from one side of the transparent element to the other.

XX.XX.XXX GLASS STANDARDS.

- A.** Façades of all projects subject to bird-safe development requirements shall have:
 1. No more than 10% of the surface area of the façade be untreated glass between the ground and 60 feet above ground.
 2. No more than 5% of the surface area of the façade be untreated glass between 60 feet above ground and up.
- B.** Standard Compliance Treatments: The Development Services Department may maintain a list of acceptable bird-safe treatments that may be updated from time to time. The list may include, but not be limited to, permanent treatments such as

opaque glass, exterior insect screens, exterior netting, or special glass treatments such as fritting to provide visual cues and reduce the likelihood of bird collisions.

- C. Alternative Compliance Method: Property owners/applicants may propose an alternate compliance method recommended by a qualified biologist to meet the requirements and intent of this section. The alternate compliance method may be peer-reviewed by a third-party consultant, paid for by the applicant, and subject to the approval of the Zoning Administrator.

XX.XX.XXX EXEMPTIONS.

- A. The following shall be exempt from the provisions of this chapter:
 1. Any historic structure listed on the State or National Historical Registers.
 2. First floor retail storefronts, up to a height of 15’.

XX.XX.XXX NO CONFLICT WITH FEDERAL OR STATE LAW.

Nothing in this chapter is intended to or shall be interpreted as conflicting with any federal or state law or regulations.

XX.XX.XXX SEVERABILITY.

If any section, subsection, subdivision, paragraph, sentence, clause, phrase, or portion of this chapter is, for any reason, held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this chapter. The city council hereby declares that it would have adopted this chapter and each section, subsection, subdivision, paragraph, sentence, clause, phrase, and portion of this chapter irrespective of the fact that one or more, sections, subsections, subdivisions, paragraphs, sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional to this end, the provisions of this chapter are declared severable.

CHAPTER XX.XX LIGHTING PERFORMANCE STANDARDS

XX.XX.XXX PURPOSE.

The purpose of this chapter is to establish regulations and a process to review outdoor lighting to accomplish the following:

- A. Minimize direct glare and prevent excessive lighting, thereby minimizing light pollution caused by inappropriate or misaligned light fixtures, and promoting common courtesy among neighbors; and
- B. Provide sufficient lighting where it is needed to promote safety and security; and
- C. Provide standards for efficient and moderate use of lighting; and
- D. Encourage human health benefits and local wildlife safety.

XX.XX.XXX DEFINITIONS.

"Correlated color temperature" or color temperature is a specification of the color appearance of the light emitted by a light source, measured in Kelvin (K). Warmer color temperatures are a lower number, and cooler color temperatures are a higher number.

"Curfew" means the time of day when lighting restrictions are in effect.

"Directional lighting" means methods of directing light downward, rather than upward or outward, with the intention of directing light where it is needed.

"Fully shielded" means a light fixture constructed and installed in such a manner that all light emitted, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the fixture, is projected below the horizontal plane (from the bottom of the lamp).

"Glare" means light entering the eye directly from a light fixture or indirectly from reflective surfaces that causes visual discomfort or reduced visibility to a reasonable person.

"Light pollution" means the material adverse effect of artificial light, including, but not limited to, glare, light trespass, sky glow, energy waste, compromised safety and security, and impacts on the nocturnal environment, including light sources that are left on when they no longer serve a useful function.

"Light trespass" means a condition in which artificial light emitted from a luminaire on one property, not inclusive of light incidentally scattered or reflected from adjacent surfaces, is directed in such a manner that the light source is visible from any other property.

"Lumen" means the common unit of measure used to quantify the amount of visible light produced by a lamp or emitted from a light fixture (as distinct from "Watt," a measure of power consumption).

"Outdoor light fixtures" means outdoor illuminating devices, lamps and similar devices, including solar powered lights, and all parts used to distribute the light and/or protect the lamp, permanently installed or portable; synonymous with "luminaires."

"Seasonal lighting" means lighting installed and operated in connection with holidays or traditions.

"Security lighting" means lighting intended to detect intrusions or other criminal activity occurring on a property or site.

"Skyglow" means the brightening of the nighttime sky that results from scattering and reflection of artificial light by air molecules, moisture, and dust particles in the atmosphere, caused by light directed or reflected upwards or sideways and reduces one's ability to view the night sky.

"String lights" means light sources connected by free-strung wires or inside of tubing resulting in several or many points of light.

XX.XX.XXX APPLICABILITY.

- A.** All existing outdoor light fixtures installed prior to the effective date of the ordinance from which this chapter is derived shall conform to the provisions of this chapter according to the compliance schedule set forth in Section XX.XX.XXX.
- B.** All outdoor light fixtures installed or replaced after the effective date of the ordinance from which this chapter is derived shall comply with this chapter.
- C.** For any property subject to this chapter and regulated by permit conditions pertaining to outdoor lighting, the more restrictive provisions in terms of minimizing light pollution shall apply.
- D.** Nothing in this chapter shall prohibit a declaration of covenants, conditions, and restrictions for private enforcement from further restricting lighting so long as it meets the minimum standards detailed in this chapter.
- E.** The following lighting and activities are not regulated by this chapter:
 - Indoor lighting.
 - 1.** Construction or emergency lighting provided such lighting is temporary, necessary, and is discontinued immediately upon completion of the construction work or termination of the emergency; provided, however, construction or emergency lighting shall be deployed to comply with the ordinance to the greatest practical extent.
 - 2.** Building or premises address identification lighting that complies with the minimum applicable building or health and safety requirements, provided however, such lighting shall be deployed to comply with this chapter to the greatest practical extent, with the exception of curfew requirements.
 - 3.** Low-intensity landscape lighting which is directed downward and no greater than one hundred and fifty (150) lumens per fixture.

4. Short-term lighting associated with activities that are otherwise exempt from discretionary or ministerial permitting by the city; provided, however, such lighting shall be deployed to comply with this chapter to the greatest extent practical.
5. Public Schools Facilities which include athletic fields and parking lot lights.
6. Government Facilities owned by the City of Los Altos or Public Utility, provided however, such lighting shall be deployed to comply with this chapter to the greatest practical extent, except for curfew requirements.
7. Lighting at building entrances is subject to all requirements of this chapter except for the curfew requirements in subsection XX.XX.XXX of this chapter.

XX.XX.XXX GENERAL STANDARDS.

A. Shielding.

1. All outdoor light fixtures shall be fully shielded.
 - a. EXECEPTIONS to the full shielding requirement include:
 - i. String lights when used in occupied residential and commercial decks or patios. String lighting is limited to a maximum of 50% of usable outdoor area, and must be extinguished by 11:00pm, with a maximum of 42 lumens.
 - ii. Seasonal lighting during the period specified in this chapter.

B. Light Trespass. Light trespass is prohibited, except for fixtures exempted from this chapter.

C. Location. Location of Outdoor Lighting, the following limitations are imposed on the location of outdoor lighting:

1. Lighting within five (5) feet of the perimeter of a site is prohibited, except where it is controlled by motion sensor which extinguishes the light no later than ten (10) minutes after activation unless otherwise exempted within this chapter.

D. Lighting Color (Color Temperature). The correlated color temperature of all outdoor lighting shall be two thousand seven hundred (2,700) Kelvin or less except for seasonal lighting.

E. Curfew.

1. Residential Uses: All lighting subject to this chapter shall be extinguished no later than 11:00 p.m., except lighting at building entrances, parking areas and driveways, and lighting activated by motion sensor which extinguishes ten (10) minutes after activation.
2. Commercial Uses:
 - a. All lighting shall be extinguished no later than 12:00 a.m. or close of business, whichever occurs first, except lighting at the building entrances and driveway egress points, and lighting activated by motion sensor which extinguishes ten (10) minutes after activation.
 - b. Automated control systems, such as motion sensors and timers, shall be used to meet the curfew requirements for commercial

uses. Photocells or photocontrols shall be used to extinguish all outdoor lighting automatically when sufficient daylight is available. Automated controls shall be fully programmable and supported by battery or similar backup.

- F. Seasonal lighting shall be allowed from October 15 to January 15 only.
- G. All outdoor lighting shall comply with applicable regulations in the California Building Standards Code, as may be amended from time to time.

XX.XX.XXX SPECIALIZE STANDARDS.

A. Fuel Station Canopies.

1. Canopies shall not be transparent or translucent.
2. Lighting fixtures in the ceiling of canopies shall be fully recessed into the underside of the canopy. All lighting fixtures shall be located so as to shield direct rays from adjoining properties or public rights-of-way.
3. Lighting shall not be mounted to top of fascia of canopies.
4. The maximum light intensity under the canopy shall not exceed an average maintained foot-candle (horizontal) of 12.5, when measured at finished grade. Luminaires shall be of a low level, indirect diffused type.
5. No luminaire shall be higher than 15 feet above the finished grade.
6. The fascia of such canopies shall not be illuminated, except for approved signage.

B. Outdoor Security Lighting.

1. All security lighting shall be controlled by a programmable motion detecting device and shall be extinguished within 5minutes.
2. Security lighting shall be downward directed, fully shielded, and not be mounted at a height that exceeds 12 feet.
3. Floodlights are not permitted.
4. Lights intended to illuminate a perimeter are permitted only if such lights do not result in light trespass.
5. Motion-activated security lights shall not use luminaires that exceed a maximum of 1,600 lumens.

XX.XX.XXX MODIFICATION OF STANDARDS.

- A. Modification of Standards from the lighting standards provided in this chapter may be approved for private properties if approved by the Development Services Director or their designee.
- B. Applications to deviate from the lighting standards shall include the following information:
 1. A site plan depicting the location of proposed lighting on the site; and
 2. A lighting inventory that provides, at minimum:
 - a. The brightness (in lumens) and correlated color temperature (in Kelvin) of each luminaire; and
 - b. The height of each fixture; and

- c. The directional angle of each fixture; and
 - d. The character of shielding for each luminaire, if any; and
 - e. Identification of luminaires that diverge from the standards of this chapter and are subject to the deviation request; and
 - f. Detailed description of the circumstances which necessitate the deviation; and
- 3. Other data and information may be required by the Development Services Director.
- C. The deviation may be granted if the following findings are made:
 - 6. There are unique circumstances affecting the subject property or unique design and land use characteristics that make it infeasible or impractical to comply with strict application of the lighting standards detailed in this chapter.
 - 7. The proposed deviation will achieve the intent of this chapter to the maximum extent feasible.
 - 8. The proposed deviation is to provide necessary security and/or safety lighting of the subject property.
- D. Notice of the Development Service Director's decision to approve the requested deviation shall be posted by city staff or, at their discretion, the applicant, and it shall be legible and visible from the public right-of-way. Such notice shall state the decision on the application and shall provide information on the appeal process pursuant to this chapter.
- E. Appeal Procedures.
 - 1. An appeal of the Development Service Director's decision shall be in writing and filed with the city clerk within fourteen (14) days after the date of the notice of decision. The appeal shall be accompanied by a fee, as set by the city council, and shall clearly state the reason for the appeal.
 - 2. Upon receipt of such appeal, the city clerk shall notify the Development Service Director and the applicant and shall set a time for an administrative appeal hearing with the city manager as soon as practical but within thirty (30) days after the receipt of such appeal.
 - 3. Notice of the appeal hearing shall be published in a newspaper of general circulation, and state the decision being appealed, date, time, and location of the appeal hearing.
 - 4. The city manager shall conduct a de novo hearing of the application. At the close of the hearing, the city manager may affirm, reverse or modify the decision of the director, or refer the matter to the director for such further consideration as may be directed by the city manager. The city manager's decision following the appeal hearing will be final.

XX.XX.XXX APPLICATION OF CHAPTER TO EXISTING NONCONFORMING LIGHTING.

- A. Effective Date. The effective date of this chapter shall be XXX XX, XXXX.

- B.** The following requirements shall apply to existing outdoor light fixtures within one (1) year of the effective date of the ordinance from which this chapter is derived:
 1. Existing outdoor light fixtures with the ability to be redirected shall be directed downward to minimize sky glow, glare and in a manner to minimize light trespass onto adjacent properties.
 2. Outdoor light fixtures that have adjustable dimmers shall be dimmed to minimize glare and light trespass onto adjacent properties.
 3. Outdoor light fixtures that are motion sensor equipped shall be programmed to extinguish not more than ten (10) minutes after activation.
- C.** Compliance Period. Notwithstanding the provisions in section B of this section, a property owner shall comply with the remaining requirements of this chapter by the following compliance deadlines. Any nonconforming lighting still in place after the compliance deadline shall always remain extinguished.
 1. Existing outdoor lighting of non-residential development shall comply by XXX XX, XXXX [five (5) years from the effective date].
 2. Existing outdoor lighting of residential development shall comply by XXX XX, XXXX [ten (10) years from the effective date].
- D.** Extension. A private property owner may apply for an extension of these compliance deadlines by submitting a request to the Development Service Director ninety (90) days before the compliance deadline detailing why an extension is needed. Except for lighting provided for security purposes, any noncompliant lighting shall remain extinguished while the request is pending. Upon demonstration of good cause for providing a property owner additional time to comply with the requirements of this section, the Development Service Director may extend the property owner's time to comply and/or may require a plan for compliance that requires partial compliance in advance of full compliance. For purposes of this section, the term "good cause" shall mean a significant financial or other hardship which warrants an extension or conditional extension of the time limit for compliance established herein. In no instance shall the Development Service Director issue an extension of the compliance period more than one year's time. The Development Service Director decision shall be appealable pursuant to the provisions of this chapter.

XX.XX.XXX AUTHORITY AND ENFORCEMENT.

- A.** Authority and enforcement of this chapter shall be enforcement as prescribed in Title 1 of the Los Altos Municipal Code.
- B.** Each violation of this chapter shall be considered a separate offense.
 1. First Violation shall result in a written warning.
 2. Second Violation shall result in an infraction of one hundred dollars (\$100.00).
 3. Third Violation shall result in an infraction of two hundred dollars (\$200.00).

4. Fourth Violation and subsequent shall result in an infraction of five hundred dollars (\$500.00).

XX.XX.XXX NO CONFLICT WITH FEDERAL OR STATE LAW.

Nothing in this chapter is intended to or shall be interpreted as conflicting with any federal or state law or regulations.

XX.XX.XXX SEVERABILITY.

If any section, subsection, subdivision, paragraph, sentence, clause, phrase, or portion of this chapter is, for any reason, held to be invalid or unconstitutional by any court of competent jurisdiction, such decision shall not affect the validity or effectiveness of the remaining portions of this chapter. The city council hereby declares that it would have adopted this chapter and each section, subsection, subdivision, paragraph, sentence, clause, phrase, and portion of this chapter irrespective of the fact that one or more, sections, subsections, subdivisions, paragraphs, sentences, clauses, phrases, or portions thereof may be declared invalid or unconstitutional to this end, the provisions of this chapter are declared severable.