

ORDINANCE NO. 2012-389

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
AMENDING CHAPTER 14.40 OF THE LOS ALTOS MUNICIPAL CODE
PERTAINING TO ALLOWING GROUND FLOOR OFFICE USES IN THE
COMMERCIAL NEIGHBORHOOD (CN) DISTRICT WITHIN THE
WOODLAND PLAZA COMMERCIAL AREA

WHEREAS, the owner of the property at 2057 Grant Road initiated an application (12-CA-04) to amend the Zoning Ordinance to allow ground floor office uses in the Commercial Neighborhood (CN) District within the Woodland Plaza commercial area, referred herein as the "CA"; and

WHEREAS, said CA has been reviewed and considered by the City Council in accordance with the provisions of the California Environmental Quality Act of 1970 (CEQA), as amended, and the guidelines promulgated thereunder, and Council finds that it can be seen with certainty that there are no significant environmental impacts on the environment resulting from this amendment and that said amendment is therefore exempt from the requirements of the CEQA; and

WHEREAS, required public notices and public hearings were duly given and duly held according to law; and

WHEREAS, the Planning and Transportation Commission held a duly noticed public hearing on the CA on November 1, 2012 and the City Council held a duly noticed public hearing on the CA on December 11, 2012; and

WHEREAS, the CA was processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

WHEREAS, the location and custodian of the documents or other materials which constitute the record of proceedings upon the City Council's decision is based in the Office of the City Clerk.

NOW THEREFORE, the City Council of the City of Los Altos does hereby ordain as follows:

SECTION 1. AMENDMENT OF CODE: A portion of Section 14.40.030 of Chapter 14.40 of the Los Altos Municipal Code entitled "Permitted uses (CN)" is hereby replaced to read as follows:

- B. Office uses located on the ground floor on Sherwood Avenue within the Sherwood Gateway specific plan area, and in existing commercial buildings constructed before February 22, 2013 on Grant Road between Newcastle Drive and Farndon Avenue within the Woodland Plaza area, provided that any site with over five thousand (5,000) square feet of existing retail or restaurant space on the ground floor shall

retain an equal or greater amount of its existing retail and/or restaurant space on the ground floor;

SECTION 2. AMENDMENT OF CODE: Section 14.40.040 of Chapter 14.40 of the Los Altos Municipal Code entitled "Conditional uses (CN)" is hereby amended to include the following subsection:

B. Office uses located on the ground floor as part of a new development constructed after February 22, 2013 on Grant Road between Newcastle Drive and Farndon Avenue within the Woodland Plaza area.

SECTION 3. FINDINGS. The City Council finds in accordance with Chapter 14.86 of the Los Altos Municipal Code that the amendment is in the best interest of the City for the protection and/or promotion of the public health, safety, comfort, convenience, prosperity, and welfare; and that the amendment is in conformance with the City of Los Altos General Plan.

SECTION 4. CONSTITUTIONALITY. If any section, subsection, sentence, clause or phrase of this code is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

SECTION 5. PUBLICATION. This ordinance shall be published as provided in Government Code section 36933.

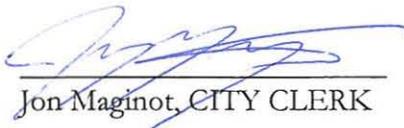
SECTION 6. EFFECTIVE DATE. This ordinance shall be effective upon the commencement of the thirty-first day following the adoption date.

The foregoing ordinance was duly and properly introduced at a regular meeting of the City Council of the City of Los Altos held on December 11, 2012, was reintroduced at a regular meeting held on January 8, 2013 and was thereafter, at a regular meeting held on January 22, 2013 passed and adopted by the following vote:

AYES:	BRUINS, CARPENTER, PEPPER, SATTERLEE, FISHPAW
NOES:	NONE
ABSENT:	NONE
ABSTAIN:	NONE

Attest:


Jarrett Fishpaw, MAYOR


Jon Maginot, CITY CLERK

