

ORDINANCE NO. 2011-368

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
AMENDING TITLE 14 OF THE LOS ALTOS MUNICIPAL CODE
RELATED TO THE VARIANCE REVIEW PROCESS
AND THE REVOCATION OF USE PERMITS

The City Council of the City of Los Altos hereby ordains as follows:

SECTION 1. AMENDMENT OF CODE: Chapter 14.76 of the Los Altos Municipal Code entitled “Design Review—Single-Family Districts” is hereby amended per the following:

14.76.050 Requirement for planning commission design review

Notwithstanding the provisions of Section 14.78.040 of this chapter, the Planning Commission shall be the approving authority for Architecture and Site Review Committee design review applications that require a variance. All other applicable provisions of this chapter shall remain in effect.

SECTION 2. AMENDMENT OF CODE: Chapter 14.82 of the Los Altos Municipal Code entitled “Variances” is hereby amended per the following:

14.82.045 Hearings—Procedures for Applications with Architecture and Site Review Committee Review

Notwithstanding the provisions of Sections 14.82.040 and 14.82.050 of this chapter, the Planning Commission shall be the decision-making body for variance applications that require Architecture and Site Review Committee review. All other applicable provisions of this chapter shall remain in effect.

SECTION 3. AMENDMENT OF CODE: Chapter 14.80 of the Los Altos Municipal Code entitled “Use Permits” is hereby amended per the following:

14.80.080 - Revocation

A use permit may be revoked by the city planner, planning commission and/or city council, whichever body initially approved the permit, based upon a determination by the city planner that the holder of the permit has failed to comply with any condition thereof or has violated any applicable provision of this chapter. The revocation procedure shall be the same as prescribed in this chapter for the initial use permit.

SECTION 4. ENVIRONMENTAL ANALYSIS. The amended ordinance regulations set forth herein have been reviewed and considered by the City Council in accordance with the provisions of the California Environmental Quality Act of 1970, as amended, and the guidelines promulgated thereunder, and Council finds that it can be seen with certainty that there is no possibility that these amendments may have a significant effect on the environment and said amendments are therefore exempt from the requirements of the CEQA pursuant to the provisions of Section 15061(b)(3) of Division 6 of Title 14 of the California Code of Regulations.

SECTION 5. 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 6. PUBLICATION. This ordinance shall be published as provided in Government Code section 36933.

SECTION 7. 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 regularly introduced at a meeting of the City Council of the City of Los Altos on June 28, 2011 and was thereafter, at a regular meeting held on July 26, 2011 passed and adopted by the following vote:

AYES: CARPENTER, CASAS, FISHPAW, SATTERLEE, PACKARD
NOES: NONE
ABSTAIN: NONE
ABSENT: NONE



Ronald D. Packard, MAYOR

Attest:



Lee Price, MMC, CITY CLERK

Date: 8/25/11