

ORDINANCE NO. 08- 321

**AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF LOS ALTOS AMENDING CHAPTER 14.44
OF THE LOS ALTOS MUNICIPAL CODE
PERTAINING TO ALLOWABLE BUILDING STORIES AND HEIGHTS**

The City Council of the City of Los Altos does hereby ordain as follows:

SECTION 1. AMENDMENT OF CODE: Section 14.44.130 of Chapter 14.44 of the Los Altos Municipal Code entitled "Height of structures (CD)" is hereby replaced with the following:

- A. For those properties with First Street frontage, no structure shall exceed two stories or a maximum height of thirty (30) feet. The first story shall have a minimum interior ceiling height of twelve (12) feet to accommodate retail use, and the floor level of the first story shall be no more than one foot above sidewalk level.
- B. For all other properties, no structure shall exceed three stories or a maximum of forty (40) feet. The first story shall have a minimum interior ceiling height of twelve (12) feet to accommodate retail use, and the floor level of the first story shall be no more than one foot above sidewalk level.

SECTION 2. AMENDMENT OF CODE: Section 14.48.130 of Chapter 14.48 of the Los Altos Municipal Code entitled "Height of structures (CRS)" is hereby replaced with the following:

- A. No structure shall exceed two stories or a maximum height of thirty (30) feet. The first story shall have a minimum interior ceiling height of twelve (12) feet to accommodate retail use, and the floor level of the first story shall be no more than one foot above sidewalk level.
- B. For those properties located to the south of the South Parking Plaza and adjacent to the CD district, no structure shall exceed three stories or a maximum height of forty (40) feet. The first story shall have a minimum interior ceiling height of twelve (12) feet to accommodate retail use, and the floor level of the first story shall be no more than one foot above sidewalk level.

SECTION 3. ENVIRONMENTAL ANALYSIS. The amended zoning 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 are no significant environmental impacts on the environment resulting from these amendments and a Negative Declaration has therefore been adopted.

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.

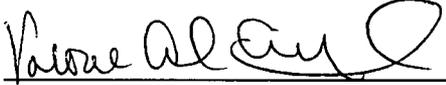
The foregoing ordinance was duly and regularly introduced at a meeting of the City Council of the City of Los Altos on March 25, 2008 and was thereafter, at a regular meeting held on April 8, 2008 passed and adopted by the following vote:

Ayes: SATTERLEE, BECKER, CARPENTER

Noes: NONE

Abstain: PACKARD

Absent: CASAS



Valorie Cook Carpenter, MAYOR

Attest:



Susan Kitchens, CITY CLERK

Date: April 10, 2008