

ORDINANCE NO. 08- 323

AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF LOS ALTOS AMENDING CHAPTERS 14.50 AND 14.76
OF THE LOS ALTOS MUNICIPAL CODE PERTAINING TO ALLOWABLE BUILDING HEIGHT IN THE
CT DISTRICT AND ARCHITECTURE AND SITE REVIEW COMMITTEE APPEALS

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

SECTION 1. AMENDMENT OF CODE: Section 14.50.140 of Chapter 14.50 of the Los Altos Municipal Code entitled "Height of structures (CT)" is hereby replaced with the following:

14.50.140 Height of structures (CT).

A structure shall not exceed two stories or thirty (30) feet in height, except as follows:

- A. For exclusively housing projects, a structure shall not exceed three stories or thirty-five (35) feet in height;
- B. For mixed-use projects that include a minimum of forty (40) percent of the gross floor area for housing, and provide a ground floor with a minimum interior ceiling height of twelve (12) feet, a structure shall not exceed three stories or forty feet (40) feet in height.

SECTION 2. AMENDMENT OF CODE: Section 14.76.090 of Chapter 14.76 of the Los Altos Municipal Code entitled "Appeals" is hereby replaced with the following:

14.76.090 Appeals.

- A. Within fifteen (15) days of any denial of an administrative design review request, the decision may be appealed to the architecture and site review committee.
- B. Within fifteen (15) days of any approval or denial of an architecture and site review committee design review request, the decision may be appealed to the planning commission.
- C. Within fifteen (15) days of any approval or denial of a planning commission appeal request, the decision may be further appealed to the city council.

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 said amendments are therefore exempt from the requirements of the CEQA.

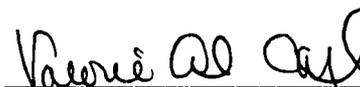
SECTION 4. CONSTITUTIONALITY. If any section, subsection, sentence, clause or phrase of this code is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

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 May 13, 2008 and was thereafter, at a regular meeting held on May 27, 2008 passed and adopted by the following vote:

Ayes: PACKARD, SATTERLEE, CASAS, BECKER, CARPENTER
Noes: NONE
Absent: NONE


Valorie Cook Carpenter, MAYOR

Attest: 
Susan Kitchens, CITY CLERK

Date: June 11, 2008