

RESOLUTION NO. 2017-41

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS  
UPDATING THE LOYOLA CORNERS NEIGHBORHOOD COMMERCIAL  
CENTER SPECIFIC PLAN**

**WHEREAS**, the State of California Government Code, Section 65453, provides for the amendment of a Specific Plan in the same manner as a General Plan;

**WHEREAS**, the California Government Code, Section 65454, requires an amendment to a Specific Plan to be consistent with the General Plan;

**WHEREAS**, the City Council finds pursuant to Government Code Section 65358, that the Specific Plan amendment is in the best public interest, and finds that the action serves to further enhance the goals and policies outlined in the Specific Plan;

**WHEREAS**, the Planning and Transportation Commission and the City Council held duly noticed public hearings and considered such input; and

**WHEREAS**, the City Council certifies that the Negative Declaration of environmental impact for this amendment to the Loyola Corners Neighborhood Commercial Center Specific Plan is appropriate and prepared pursuant to the California Environmental Quality Act and applicable Guidelines.

**NOW THEREFORE, BE IT RESOLVED**, that the City Council of the City of Los Altos hereby adopts an amendment to the Loyola Corners Neighborhood Commercial Center Specific Plan making the following changes:

**Administrative Design Guidelines**—in conjunction with the existing Community Design and Beautification polices in the Loyola Corners Specific Plan, the following administrative design guidelines will be emphasized by staff during the review process for projects:

1. Informal architecture—incorporating familiar architectural elements where possible;
2. Small scale building elements—using moderately small-scale building elements to emphasize the human scale;
3. Simple, sloping roof forms and materials—using simple, sloping roof forms with distinct ridges that visually tie structures together and materials that reflect the residential character of the area. Buildings with flat roofs are prohibited;
4. Rustic, natural materials—using rustic, natural materials such as wood and cement plaster siding conducive to maintain a small scale, warm, human quality;
5. Integrate rooftop mechanical equipment into building architecture—locate rooftop mechanical equipment in roof wells below ridge lines and avoid locating rooftop mechanical equipment on flat roofs screened by parapets with the goal of concealing the height of such mechanical equipment without increasing the building height;

6. Retain and provide covered arcade element along Fremont Avenue—use this as a principle, unifying architectural design element; and
7. Incorporate Streetscape elements—incorporate the streetscape design elements per the Loyola Corners Concept Plan where feasible and practical, but not as to produce a patchwork effect leaving the more unifying elements to the City to implement.

**Building Height**—building heights are limited to 30 feet and two stories. For sloping roofs, building heights are measured to the highest ridge rather than the midpoint. Notwithstanding Municipal Code Sections 14.40.010 and 14.42.010, rooftop mechanical equipment shall conform to the 30-foot height limit for structures.

**Residential Development**—the residential development is limited to a total increase of 20 additional dwelling units. Such units shall have a minimum size of 8000 square feet and a maximum size of 1,500 square feet.

**Retail and Other Uses**—retail and personal service uses are only permitted at the ground level fronting on Fremont Avenue from Miramonte Avenue to Dolores Avenue; and office uses are permitted on the ground level in the Specific Plan area except fronting on Fremont Avenue between Miramonte Avenue and Dolores Avenue; and all permitted uses in the CN District are allowed above the ground level.

**Traffic Circulation**—the City will cease further implementation of the traffic circulation changes shown in the Phase I and Phase II Illustrative Plans for the Loyola Corners Neighborhood Commercial Center Specific Plan unless otherwise approved by the City Council. A Street shall remain as a two-way street unless otherwise approved by the City Council.

**Polices for Specific Parcels**—add the following language to SP – 3 Photo Drive Up:

The SP – 3 site allows retail or restaurant uses on the ground floor and office/residential use on the second floor, not to exceed two stories and 30 feet in height.

Add the following language for a new Specific Policy:

#### **SP – 6 California Water Service Site**

Location: 1555 to 1579 Miramonte Avenue  
Assessors Parcel No.: 193-40-030, 193-40-31 and 193-40-43

California Water Service has their service yard located at 1555 Miramonte Avenue and their parking lot at 1579 Miramonte Avenue (the former Echo Restaurant site). California Water Service Company presently rents office space at 949 B Street. The intent of this specific policy is to encourage California Water Service Company to remain at Loyola Corners and to allow the relocation of their office to their owned properties. This allows California Water Service Company to vacate their present office use on B Street, which becomes available for

office or retail use in the core of the Loyola Corners triangle. Consolidation of their facilities helps California Water Service Company remain in Los Altos and facilitates their service and emergency responsiveness.

To implement this change, the California Water Service properties at 1555-1579 Miramonte Avenue is designated for public utility and public service structures as a conditional use subject to the zoning regulations in the underlying Commercial Neighborhood District. Any future development of the site is subject to the City's development review process, the granting of a use permit, and the Santa Clara Valley Water District's Guidelines and Standards for Land Uses Near Streams to help ensure an appropriate relationship to the adjacent land uses including the residential properties across Permanente Creek. Such redevelopment shall include appropriate screening for the California Water Service Company corporation yard.

Should the California Water Service Company not use the site for its quasi-public use, then the allowable uses revert to the Commercial Neighborhood District and as permitted by the Specific Plan.

**I HEREBY CERTIFY** that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 10<sup>th</sup> day of October, 2017 by the following vote:

AYES: BRUINS, LEE ENG, MORDO, PEPPER, PROCHNOW  
NOES: NONE  
ABSENT: NONE  
ABSTAIN: NONE

  
Mary Prochnow, MAYOR

Attest:

  
Jon Magnot, CMC, CITY CLERK