



PLANNING COMMISSION MEETING AGENDA

7:00 PM - Thursday, September 07, 2023

*Community Meeting Chambers, Los Altos City Hall 1
North San Antonio Road, Los Altos, CA*

Members of the Public may call [\(253\) 215-8782](tel:2532158782) to participate in the conference call (Webinar ID: [835 5319 8498](https://tinyurl.com/md9ru34t)) or via the web at <https://tinyurl.com/md9ru34t> with Passcode: [703414](https://tinyurl.com/md9ru34t)). Members of the Public may only comment during times allotted for public comments and public testimony will be taken at the direction of the Commission Chair. Members of the public are also encouraged to submit written testimony prior to the meeting at PCPublicComment@losaltosca.gov. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Members of the audience may bring to the Commission's attention any item that is not on the agenda. Please complete a "Request to Speak" form and submit it to the Staff Liaison. Speakers are generally given two or three minutes, at the discretion of the Chair. Please be advised that, by law, the Commission is unable to discuss or take action on issues presented during the Public Comment Period. According to State Law (also known as "the Brown Act") items must first be noticed on the agenda before any discussion or action.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

These items will be considered by one motion unless any member of the Commission or audience wishes to remove an item for discussion. Any item removed from the Consent Calendar for discussion will be handled at the discretion of the Chair.

1. Planning Commission Meeting Minutes

Approve the minutes of the Regular Planning Commission meeting of August 3, 2023.

PUBLIC HEARING

2. Zone Text Amendments Implementing the 6th Cycle Housing Element

Consideration of Zoning Ordinance Text Amendments implementing programs identified in the adopted housing element, Program 3.B: Modify building height in mixed-use zoning districts, Program 3.C: Remove floor-to-area ratio (FAR) restriction at Rancho Shopping Center and Woodland Plaza, Program 3.F: Reduce Conditional Use Permit requirement for residential mixed-use and multi-family, Program 3.G: Amend Conditional Use Permits findings applicable to housing Developments, Program 3.N: Modify standards in the R3 zoning districts. The proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California Environmental Quality Act (CEQA) Guidelines since there would be no possibility of a significant effect on the environment. *Project Manager: Director Zornes*

COMMISSIONERS' REPORTS AND COMMENTS

POTENTIAL FUTURE AGENDA ITEMS**ADJOURNMENT**

SPECIAL NOTICES TO PUBLIC: In compliance with the Americans with Disabilities Act, the City of Los Altos will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Clerk 72 hours prior to the meeting at (650) 947-2720. Agendas, Staff Reports and some associated documents for Commission items may be viewed on the Internet at www.losaltosca.gov/meetings. In compliance with the Americans with Disabilities Act, the City of Los Altos will make reasonable arrangements to ensure accessibility to this meeting. If you need special assistance to participate in this meeting, please contact the City Clerk at least 48 hours prior to the meeting at (650) 947-2720. If you wish to provide written materials, please provide the Commission Staff Liaison with 10 copies of any document that you would like to submit to the Commissioners in order for it to become part of the public record. If you challenge any planning or land use decision made at this meeting in court, you may be limited to raising only those issues you or someone else raised at the public hearing held at this meeting, or in written correspondence delivered to the City Council at, or prior to, the public hearing. Please take notice that the time within which to seek judicial review of any final administrative determination reached at this meeting is governed by Section 1094.6 of the California Code of Civil Procedure. For other questions regarding the meeting proceedings, please contact the City Clerk at (650) 947-2720.



PLANNING COMMISSION MEETING MINUTES

7:00 PM - Thursday, August 3, 2023

*Telephone/Video Conference and In-Person
Community Meeting Chambers, Los Altos City Hall
1 North San Antonio Road, Los Altos, CA*

CALL MEETING TO ORDER

At 7:00 p.m. Chair Mensinger called the meeting to order.

ESTABLISH QUORUM

PRESENT: Chair Mensinger, Vice-Chair Ahi, Commissioners Doran, Roche, Beninato, Disney, and Steinle

ABSENT: None

STAFF: Development Services Director Zornes and Development Services Deputy Director Williams

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Planning Commission Minutes**

Approve the minutes of the Regular Planning Commission meeting of July 6, 2023.

Action: Upon motion by Commissioner Steinle, seconded by Commissioner Doran, the Commission recommended approval of the minutes of the Regular Planning Commission meeting of July 6, 2023, as written.

The motion was approved (7-0) by the following vote:

AYES: Doran, Ahi, Mensinger, Roche, Steinle, Beninato, and Disney

NOES: None

ABSENT: None

PUBLIC HEARING

2. **Zone Text Amendments Implementing the 6th Cycle Housing Element**

Consideration of Zoning Ordinance Text Amendments implementing programs identified in the adopted housing element, Program 4.C Allow Low Barrier Navigation Centers consistent with AB 101, Program 4.D Allow transitional and supportive housing consistent with State law, Program 4. E Allow employee/farmworker housing consistent with State law, Program 4.F Reasonably accommodate disabled persons' housing needs. The proposed amendments are exempt from environmental review pursuant to Section 15061(b)(3) of the California

Environmental Quality Act (CEQA) Guidelines since there would be no possibility of a significant effect on the environment. *Project Manager: Director Zornes*

Development Services Director Nick Zornes gave a presentation.

Chair Mensinger opened the public comment period.

PUBLIC COMMENT

None.

Chair Mensinger closed the public comment period and Commission discussion proceeded.

Action: Upon a motion by Commissioner Doran, seconded by Commissioner Steinle, the Commission recommended approval of the project.

The motion was approved (7-0) by the following vote:

AYES: Doran, Ahi, Mensinger, Roche, Steinle, Beninato, and Disney

NOES: None

ABSENT: None

COMMISSIONERS' REPORTS AND COMMENTS

POTENTIAL FUTURE AGENDA ITEMS

ADJOURNMENT

Chair Mensinger adjourned the meeting at 7:41 PM.

Stephanie Williams
Deputy Director



AGENDA REPORT SUMMARY

Meeting Date: September 7, 2023

Subject: Housing Element Implementing Ordinance

Prepared by: Nick Zornes, Development Services Director

Attachment(s):

- 1. Draft Ordinance
- 2. Appendix A – Chapter 14.16
- 3. Appendix B – Chapter 14.18
- 4. Appendix C – Chapter 14.20
- 5. Appendix D – Chapter 14.22
- 6. Appendix E – Chapter 14.24
- 7. Appendix F – Chapter 14.40
- 8. Appendix G – Chapter 14.44
- 9. Appendix H – Chapter 14.48
- 10. Appendix I – Chapter 14.52
- 11. Appendix J – Chapter 14.54
- 12. Appendix K – Chapter 14.80

Initiated by:

City of Los Altos adopted 6th Cycle Housing Element, Program 3.B, 3.C, 3.F, 3.G, and 3.N.

Fiscal Impact:

No fiscal impacts are associated with the adoption of these implementing regulations.

Environmental Review:

This Ordinance is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act of 1970.

Summary:

The draft ordinance incorporates regulations implementing Program 3.B: Modify building height in mixed-use zoning districts, Program 3.C: Remove floor-to-area ratio (FAR) restriction at Rancho Shopping Center and Woodland Plaza, Program 3.F: Reduce Conditional Use Permit requirement for residential mixed-use and multi-family, Program 3.G: Amend Conditional Use Permits findings applicable to housing Developments, Program 3.N: Modify standards in the R3 zoning districts of the adopted Housing Element.

Reviewed By:

Development Services Director

City Attorney

NZ

JH



Subject: Housing Element Implementing Ordinance

Staff Recommendation:

The Planning Commission provide recommendation to the City Council to introduce and adopt the Draft Ordinance as presented tonight.

Background:

On January 24, 2023, the Los Altos City Council adopted the City's 6th Cycle Housing Element 2023-2031. As required by law, the adopted housing element has several housing programs contained within. The City of Los Altos identified specific programs in its housing element that will allow it to implement the stated policies and achieve the stated goals and objectives.

Programs must include specific action steps the City will take to implement its policies and achieve its goals and objectives. Programs must also include a specific timeframe for implementation, identify the agencies or officials responsible for implementation, describe the city's specific role in implementation, and (whenever possible) identify specific, measurable outcomes.

Programs 3.B, 3.C, 3.F, 3.G, and 3.N are prescribed under Goal 3 in the adopted Housing Element which is intended to remove constraints to the development of housing. The proposed amendments contained in the draft ordinance help to further Policy 3.1 promote housing through city regulation, and Policy 3.2 modify zoning code to assist in meeting housing needs.

The draft ordinance under consideration implementing Programs 3.B, 3.C, 3.F, 3.G, and 3.N are required to be adopted at various times within the planning cycle. Due to the various requirements and deliverables of the 6th Cycle Housing Element the draft ordinance was prepared early to help ensure that ample time is available to execute several other adopted programs. By providing additional time in amending each chapter of the draft ordinance the city helps to provide additional buffer in creating the regulatory environment to allow for the approval and creation of housing units.

Analysis:

The City's adopted 6th Cycle Housing Element 2023-2031, included Program 3.B. The housing program requires the proposed ordinance amendments to *Modify building height in mixed-use zoning districts*. The draft ordinance included in this agenda packet effectively completes these deliverables as explicitly called out within the housing program.

Program 3.B: Modify building height in mixed-use zoning districts.

Various mixed-use zoning districts limit development to 30 feet or no more than two stories. To facilitate housing development in mixed-use zoning districts, the City will amend the Zoning Code to increase allowed building heights as referenced in the Downtown Vision Plan height recommendation section, at minimum if not greater, than the following:

- *First Street and San Antonio District*



Subject: Housing Element Implementing Ordinance

- *Standalone Residential: 40 feet, 4-stories*
- *Mixed-Use: 45 feet, 4-stories*
- *Edith District*
 - *Standalone Residential: 40 feet, 4-stories*
- *Main and State Street District*
 - *Mixed-Use: 36 feet, 3-stories*

The City will then evaluate and update allowed heights in the Commercial Neighborhood (CN) District at minimum allowing an additional 10 feet and one story to maintain first floor commercial uses and accommodate residential uses on upper floors to be provided as mixed-use development. This effort will include modifying existing objective design standards as necessary to accommodate anticipated housing capacity while addressing community design goals.

Responsible Body: *Development Services Department, Planning Commission, City Council*

Funding Source: *General Fund*

Time Frame: *Amendments to Zoning Code for increased building heights in downtown by December 2023; zoning code amendments to increase allowed heights in Commercial Neighborhood (CN) District by December 2024*

The City's adopted 6th Cycle Housing Element 2023-2031, included Program 3.C. The housing program requires the proposed ordinance amendments to *Remove floor-to-area ratio (FAR) restriction at Rancho Shopping Center and Woodland Plaza*. The draft ordinance included in this agenda packet effectively completes these deliverables as explicitly called out within the housing program.

Program 3.C: Remove floor-to-area ratio (FAR) restriction at Rancho Shopping Center and Woodland Plaza.

The City will remove the site-specific 0.35 floor-to-area ratio (FAR) limitation applicable to the Rancho Shopping Center and Woodland Plaza, as the FAR limit presents a constraint to housing and is more restrictive than the FAR standard in the Commercial Neighborhood (CN) District. The City will create new development standards reflective of a mixed-use zone that requires both commercial and residential uses for the Rancho Shopping Center and Woodland Plaza properties.

Responsible Body: *Development Services Department, Planning Commission, City Council*

Funding Source: *General Fund*

Time Frame: *December 2024*

Objective: *Remove site-specific 0.35 floor-to-area ratio (FAR) and create development standards that require both commercial and residential uses for the Rancho Shopping*



Subject: Housing Element Implementing Ordinance

Center and Woodland Plaza properties to incorporate needed housing units and preserve essential shopping services.

The City's adopted 6th Cycle Housing Element 2023-2031, included Program 3.F. The housing program requires the proposed ordinance amendments to *Reduce Conditional Use Permit requirement for residential mixed-use and multi-family*. The draft ordinance included in this agenda packet effectively completes these deliverables as explicitly called out within the housing program.

Program 3.F: Reduce Conditional Use Permit requirement for residential mixed-use and multi-family.

To facilitate housing, the City will amend the Zoning Code to allow the following as permitted uses (and no longer requiring a conditional use permit):

- *Residential mixed-use in the CN, CD, CRS, CT, and CRS/OAD districts; and*
- *Multi-family in appropriate areas of mixed-use districts (e.g., not on the ground floor, etc.).*

Responsible Body: *Development Services Department, Planning Commission, City Council*

Funding Source: *General Fund*

Time Frame: *September 2024*

Objective: *By allowing the residential use by-right the time for City review of and action on residential mixed-use and multi-family developments will be shortened compared to typical processing times of a conditional use permit (see Appendix C, Table C-8).*

The City's adopted 6th Cycle Housing Element 2023-2031, included Program 3.G. The housing program requires the proposed ordinance amendments to *Amend Conditional Use Permits findings applicable to housing developments*. The draft ordinance included in this agenda packet effectively completes these deliverables as explicitly called out within the housing program.

Program 3.G: Amend Conditional Use Permits findings applicable to housing developments.

Conditional Use Permit (CUP) approval is subject to findings listed in Zoning Code Section 14.80.060. CUP findings will be amended so that only objective findings and standards are applicable to housing developments, including single-room occupancy units, consistent with State law. Additionally, the City will designate the review and approval of conditional use permits for housing developments to the Authority of the Development Services Director.



Subject: Housing Element Implementing Ordinance

Responsible Body: *Development Services Department, Planning Commission, City Council*

Funding Source: *General Fund*

Time Frame: *March 2024*

The City's adopted 6th Cycle Housing Element 2023-2031, included Program 3.N. The housing program requires the proposed ordinance amendments to *Modify standards in the R3 zoning districts*. The draft ordinance included in this agenda packet effectively completes these deliverables as explicitly called out within the housing program.

Program 3.N: Modify standards in the R3 zoning districts.

The City will amend its Zoning Ordinance to allow building heights of 35 feet and three stories in all R3 zoning districts. The City will also increase allowed site coverage in the R3 zoning districts to ensure maximum densities can be achieved.

Responsible Body: *Development Services Department, Planning Commission, City Council*

Funding Source: *General Fund*

Time Frame: *December 2026*

Discussion:

The actions included within the attached draft ordinance are requirements pursuant to the City's adopted 6th Cycle Housing Element. Once a jurisdiction takes final action by adopting its housing element this requires immediate action in order to remain compliant with State housing law. The City of Los Altos Housing Element contains 26 major action items or milestones that must be completed within the first 12-months post adoption. The draft ordinance will effectively accomplish multiple components of the required housing programs within the adopted housing element.

ORDINANCE NO. 2023-__

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS AMENDING CHAPTER 14.16, 14.18, 14.20, 14.22, 14.24, 14.40, 14.44, 14.48, 14.52, 14.54, 14.80 OF THE LOS ALTOS MUNICIPAL CODE TO IMPLEMENT PROGRAM 3.B, PROGRAM 3.C, PROGRAM 3.F, PROGRAM 3.G, AND PROGRAM 3.N OF THE SIXTH CYCLE HOUSING ELEMENT UPDATE

WHEREAS, the City Council is empowered pursuant to Article XI, Section 7 of the California Constitution to make and enforce within the City all local, police, sanitary, and other ordinances and regulations not in conflict with general laws; and

WHEREAS, on January 24, 2023, the City Council approved the City’s Sixth Cycle Housing Element Update; and

WHEREAS, Program 3.B of the Housing Element Update calls for Modify building height in mixed-use zoning districts; and

WHEREAS, Program 3.B of the Housing Element Update to facilitate housing development in mixed-use zoning districts, the City will amend the Zoning Code to increase allowed building heights as referenced in the Downtown Vision Plan height recommendation section at minimum if not greater; and

WHEREAS, Program 3.C of the Housing Element Update calls for Remove floor-to-area ratio (FAR) restriction at Rancho Shopping Center and Woodland Plaza; and

WHEREAS, Program 3.C of the Housing Element Update expressly requires the removal of site-specific 0.35 floor-to-area ratio (FAR) limitation applicable to the Rancho Shopping Center and Woodland Plaza; and

WHEREAS, Program 3.F of the Housing Element Update calls for the reduction of Conditional Use Permit requirements for residential mixed-use and multi-family; and

WHEREAS, Program 3.F of the Housing Element Update expressly allows residential and mixed use zoning in the CN, CD, CRS, CT, and CRS/OAD districts; and

WHEREAS, Program 3.G of the Housing Element Update calls for amending the Conditional Use Permits findings applicable to housing developments; and

WHEREAS, Program 3.G of the Housing Element Update expressly requires CUP findings will be amended so that only objective findings and standards are applicable to housing developments; and

WHEREAS, Program 3.N of the Housing Element Update calls for Modifying standards in the R3 zoning districts; and

WHEREAS, Program 3.N of the Housing Element Update expressly requires the City to increase allowed site coverage in the R3 zoning districts to ensure maximum densities can be achieved; and

WHEREAS, having committed itself to implement Housing Element Update in its entirety, the City Council now desires to adopt this Ordinance; and

WHEREAS, this Ordinance is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act of 1970, as amended; and

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

SECTION 1. AMENDMENT OF CHAPTER 14.16 OF THE MUNICIPAL CODE. Chapter 14.16 of the Los Altos Municipal Code are hereby amended as set forth in Appendix A to this Ordinance, underline indicating addition, strikethrough indicating deletion.

SECTION 2. AMENDMENT OF CHAPTER 14.18 OF THE MUNICIPAL CODE. Chapter 14.18 of the Los Altos Municipal Code are hereby amended as set forth in Appendix A to this Ordinance, underline indicating addition, strikethrough indicating deletion.

SECTION 3. AMENDMENT OF CHAPTER 14.20 OF THE MUNICIPAL CODE. Chapter 14.20 of the Los Altos Municipal Code are hereby amended as set forth in Appendix A to this Ordinance, underline indicating addition, strikethrough indicating deletion.

SECTION 4. AMENDMENT OF CHAPTER 14.22 OF THE MUNICIPAL CODE. Chapter 14.22 of the Los Altos Municipal Code are hereby amended as set forth in Appendix A to this Ordinance, underline indicating addition, strikethrough indicating deletion.

SECTION 5. AMENDMENT OF CHAPTER 14.24 OF THE MUNICIPAL CODE. Chapter 14.24 of the Los Altos Municipal Code are hereby amended as set forth in Appendix A to this Ordinance, underline indicating addition, strikethrough indicating deletion.

SECTION 6. AMENDMENT OF CHAPTER 14.40 OF THE MUNICIPAL CODE. Chapter 14.40 of the Los Altos Municipal Code are hereby amended as set forth in Appendix A to this Ordinance, underline indicating addition, strikethrough indicating deletion.

SECTION 7. AMENDMENT OF CHAPTER 14.44 OF THE MUNICIPAL CODE. Chapter 14.44 of the Los Altos Municipal Code are hereby amended as set forth in Appendix A to this Ordinance, underline indicating addition, strikethrough indicating deletion.

SECTION 8. AMENDMENT OF CHAPTER 14.48 OF THE MUNICIPAL CODE. Chapter 14.48 of the Los Altos Municipal Code are hereby amended as set forth in Appendix A to this Ordinance, underline indicating addition, strikethrough indicating deletion.

SECTION 9. AMENDMENT OF CHAPTER 14.52 OF THE MUNICIPAL CODE. Chapter 14.52 of the Los Altos Municipal Code are hereby amended as set forth in Appendix A to this Ordinance, underline indicating addition, strikethrough indicating deletion.

SECTION 10. AMENDMENT OF CHAPTER 14.54 OF THE MUNICIPAL CODE. Chapter 14.54 of the Los Altos Municipal Code are hereby amended as set forth in Appendix A to this Ordinance, underline indicating addition, strikethrough indicating deletion.

SECTION 11. AMENDMENT OF CHAPTER 14.80 OF THE MUNICIPAL CODE. Chapter 14.80 of the Los Altos Municipal Code are hereby amended as set forth in Appendix A to this Ordinance, underline indicating addition, strikethrough indicating deletion.

SECTION 12. CONSTITUTIONALITY; AMBIGUITIES. If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions hereof. Any ambiguities in the Los Altos Municipal Code created by this Ordinance shall be resolved by the Director of Development Services, in their reasonable discretion, after consulting the City Attorney.

SECTION 13. PUBLICATION. This Ordinance shall be published as provided in Government Code Section 36933.

SECTION 14. EFFECTIVE DATE. This Ordinance shall be effective upon the commencement of the thirty-first day following the adoption hereof.

The foregoing Ordinance was duly and properly introduced at a regular meeting of the City Council of the City of Los Altos held on __, 2023, and was thereafter, at a regular meeting held on __, 2023, passed and adopted by the following vote:

- AYES:
- NOES:
- ABSENT:
- ABSTAIN:

Sally Meadows, MAYOR

Attest:

Melissa Thurman, MMC, CITY CLERK

**APPENDIX A
AMENDMENTS TO CHAPTER 14.29**

Chapter 14.16 R3-4.5 MULTIPLE-FAMILY DISTRICT¹

Sections:

14.16.010 R3-4.5 Districts.

The regulations, general provisions, and exceptions set forth in this chapter and in Chapter 14.66 shall apply in the R3-4.5 District.

(Ord. No. 2019-467 , § 1, 2-11-20)

14.16.020 Specific purpose.

The specific purpose of the R3-4.5 District is to retain and enhance the character of the Stevens Place and Marshall Court area ~~as a two-family dwelling unit neighborhood.~~

(Ord. No. 2019-467 , § 1, 2-11-20)

14.16.030 Permitted uses (R3-4.5).

The following uses shall be permitted in the R3-4.5 District:

- A. Two-family dwelling units, ~~with not more than one two-family dwelling unit for each nine thousand (9,000) square feet of lot area;~~
- B. ~~Home occupations~~
- C. ~~Animals as provided in Chapter 5.10 of this code; and~~
- D. ~~Small family day care.~~

(Ord. No. 2019-467 , § 1, 2-11-20)

14.16.040 Site area (R3-4.5).

The minimum site area shall be nineseven thousand (97,000) square feet ~~for each two-family dwelling unit.~~
(Ord. No. 2019-467 , § 1, 2-11-20)

¹Editor's note(s)—Ord. No. 2019-467 , § 1, adopted February 11, 2020, amended Chapter 14.16 its entirety to read as set out herein. Former Chapter 14.16, §§ 14.16.010—14.16.110 pertained to similar subject matter and derived from Prior Code § 10-2.701—10-2.709; Ord. No. 2015-414, § 12, adopted September 8, 2015 and Ord. No. 2018-440 , , § 3, March 13, 2018.

14.16.050 Coverage (R3-4.5).

- ~~A. The maximum coverage for all structures in excess of six feet in height shall be forty (40) percent of the total gross site area where the height of one-story development does not exceed twenty (20) feet.~~
- ~~B. On sites where the lot coverage exceeds thirty (35) percent, two-story structures shall not be allowed.~~
- A. The maximum coverage for all structures in excess of six feet in height shall be sixty (60) percent of the total gross site area.

(Ord. No. 2019-467 , § 1, 2-11-20)

14.16.060 Floor area ratio (R3-4.5).

- ~~A. For lots with a gross site area not exceeding eleven thousand (11,000) square feet, the maximum floor area shall be thirfifty five (355) percent of the gross lot area.~~
- ~~B. For lots with a gross site area exceeding eleven thousand (11,000) square feet, the maximum floor area shall be three thousand eight hundred fifty (3,850) square feet plus ten (10) percent times the lot area minus eleven thousand (11,000) square feet.~~

(Ord. No. 2019-467 , § 1, 2-11-20)

14.16.070 Unit Size.

~~The floor area of the smaller of the two units can be no less than 900 square feet.~~

No minimum or maximum unit size shall be applicable, except for accessory dwelling units as allowed in Chapter 14.14 of the Los Altos Municipal Code.

(Ord. No. 2019-467 , § 1, 2-11-20)

14.16.080 Setbacks (R3-4.5).

- A. The minimum setbacks shall be as follows:

Property line abutting Fallen Leaf Lane	30 feet
Property line abutting Homestead Road, Stevens Place or Marshall Court frontage	20 feet
Property lines abutting to an R1-10 District	20 feet
Abutting to Stevens Creek property line (measured from top of creek bank)	20 feet
Other Interior property line not listed above	
First story	5 feet
Second story	10 feet

- B. The second story setback shall be measured from the wall of the second story, or in the case of a sloping ceiling or roof where there is no exterior wall, from the point the second story ceiling has a height of five feet or greater from the finished floor.

- C. When a unit has an existing nonconforming setback and fifty (50) percent or more of the floor area of that unit is voluntarily being rebuilt or replaced, the entire unit shall be brought into conformance with current setback requirements. This threshold is applied to each unit within a two-family dwelling and does not require both units to be brought into conformance when only one unit is being modified under the threshold above. For the purposes of this section, the garage portion of the structure shall be considered a separate unit.

(Ord. No. 2019-467 , § 1, 2-11-20)

14.16.090 Height of structures (R3-4.5).

- A. No structure shall exceed ~~one-three~~ three stories or ~~twenty-thirty-six (236)~~ 27 feet in height as measured from the existing natural grade immediately adjacent to the proposed structure. ~~from the natural grade, except for those structures indicated in Subsection B.~~

~~B. — On lots with two-story structures as of December 10, 2019, no structure shall exceed two stories or twenty-seven (27) feet in height from the natural grade.~~

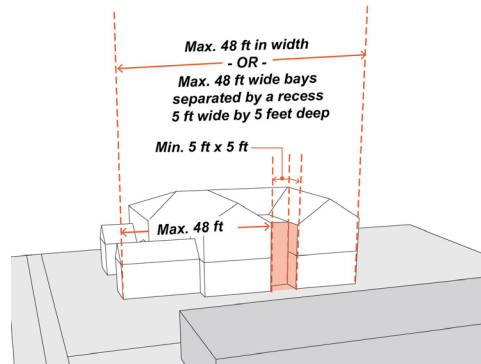
(Ord. No. 2019-467 , § 1, 2-11-20)

14.16.100 Design control (R3-4.5).

- A. Building Massing and Articulation.

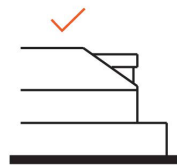
1. For buildings exceeding the height limit established in the applicable base and overlay zone, the right-of-way-facing façades of the uppermost floor must be embedded in a sloped roof form as allowed by Section 14.16.1100.A.4.
2. Vertical Articulation.
 - a. Each building volume shall be defined according to one of the following classifications:
 - i. Main body (one per building): The widest volume of the structure, containing main entrances and the most public interior spaces.
 - ii. Wing (optional, multiple per main body allowed): A narrower volume attached to a main body volume.
 - b. Each main body volume shall contain at least one entrance.
 - c. Street-facing wings shall be recessed by no less than three feet relative to the front façade of the Main body.
 - d. The eave/roof of a wing shall be no higher than the corresponding elements of the main body.
3. R-1 Adjacencies.
 - a. Building façade planes abutting an R-1 district may not exceed forty-eight (48) feet in width.
 - b. When a building façade abutting an R-1 district exceeds forty-eight (48) feet in width, it must be separated into façade bays no greater than forty-eight (48) feet by a recess five feet wide and five feet deep.
 - c. Balconies, roof decks and other habitable outdoor space is not allowed on upper-story façades abutting R-1 zones.

- d. Sliding glass doors, French doors, and floor-to-ceiling windows are not allowed on upper-story façades abutting R-1 zones.

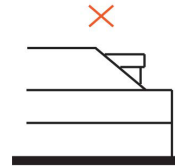


4. Roofline and Roof Design.

- a. Acceptable roof forms are limited to:
- i. Hipped.
 - ii. Gable.
 - iii. Dormer.
- b. When the top story is stepped back and embedded in a sloped roof form, the floor below must (and other floors may) be stepped back to meet the slope of the top floor.



Acceptable:
One story below the story embedded in a sloped roof is also stepped-back.



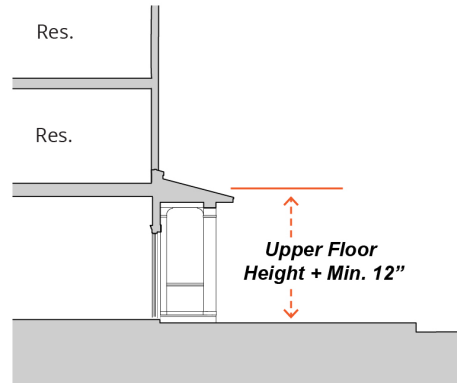
Not acceptable:
Top story embedded in a sloped roof is the only story stepped back.

- c. Façade facing R-1 Zone must utilize a hipped or gable roof and may incorporate dormers.
- d. Roofline at corners shall not exceed roofline of adjacent wallplanes by more than twenty-four (24) inches.

B. Building Design.

1. Façade Composition. Building façades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls or columns. The pattern shall be visually expressed through the spacing of openings, recesses, eaves, cornices, overhangs, trellises, exposed rafters, columns, or bay windows.
2. Building Entrances. Building entrances must incorporate one of the following entry features. See Section 14.66.275 (Entrance Type Standards) for design standards applicable to each entrance type listed.
 - a. Stoop.

- b. Porch.
- c. Dooryard.
3. Primary Entrance Location(s). Locate primary entrance along the front right-of-way and/or interior courtyard.
4. Ground Floor Floor-to-Ceiling Height. Minimum twelve (12) inches taller than typical upper floor floor-to-ceiling height.



C. Window Design.

1. All windows must have a sill.
2. Vinyl sliding windows are prohibited on façades visible from a right-of-way.

D. Building Materials.

1. Primary shall mean fifty (50) percent or more of a façade surface area excluding transparent surfaces. Permitted primary cladding materials are limited to:
 - a. Stucco (minimum two-coat stucco; synthetic stucco or EIFS not allowed).
 - b. Siding (lap, vertical, or shingle).
 - i. All siding shall be wood, composite wood, or cement fiberboard.
 - ii. Wood siding shall be painted or stained.
 - iii. Vinyl and aluminum are not permitted.
 - c. Stone.
 - d. Brick.
2. Secondary shall mean less than fifty (50) percent of a façade surface area excluding transparent surfaces. Permitted secondary cladding materials are limited to:
 - a. Stucco (minimum two-coat stucco; synthetic stucco not allowed, EIFS not allowed).
 - b. Siding (lap, vertical, or shingle).
 - i. All siding shall be wood, composite wood, or cement fiberboard.
 - ii. Wood siding shall be painted or stained.
 - iii. Vinyl and aluminum siding are not permitted.
 - c. Stone (watertable and building base only).

- d. Brick (watertable and building base only).
 - e. Tile.
 - f. Concrete (watertable and building base only, board-form only, cast concrete not permitted).
- E. Screening.
- 1. Service, trash, and utility areas must be screened from view of the right-of-way.
 - 2. Screening must be architecturally consistent with primary building in terms of materials, colors, and style.
- F. Topography and Grading.
- 1. A stepped foundation is required where the average slope beneath the proposed structure exceeds ten (10) percent.
 - 2. Terracing and plantings must reflect the shape of the natural terrain.
- G. Additional Design Standards. See Section 14.66.280 for additional design standards applicable to all multi-family development in the R3-4.5 District.
- (Ord. No. 2019-467 , § 1, 2-11-2020; Ord. No. 2021-478 , § 1, 9-14-2021)

14.16.110 Off-street parking (R3-4.5).

As provided in Chapter 14.74 of this title.

(Ord. No. 2019-467 , § 1, 2-11-20)

14.06.120 Basements (R3-4.5).

Basements shall be regulated as follows:

- A. Basements shall not extend beyond the floor area of the first floor of the main or accessory structure above;
- B. Light wells, ingress and egress wells, patio wells, and other similar elements shall not be permitted within a required front or exterior side yard setback. These elements may be permitted within an interior side or rear yard setback, but in no event closer than five feet to a property line;
- C. Light wells, ingress and egress wells, patio wells, and other similar elements shall utilize vertical retaining walls. Contour graded slopes, which expose the basement as a story, are prohibited.
- D. Light wells, ingress and egress wells, patio wells, and other similar elements shall be at least seventy-five (75) percent open in area to light and air above.

(Ord. No. 2019-467 , § 1, 2-11-20)

14.16.130 Signs (R3-4.5).

As provided in Chapter 14.68 of this title.

(Ord. No. 2019-467 , § 1, 2-11-20)

14.16.140 Fences (R3-4.5).

As provided in Chapter 14.72 of this title.

(Ord. No. 2019-467 , § 1, 2-11-20)

14.16.150 Nonconforming use regulations (R3-4.5).

As provided in Chapter 14.66 of this title.

(Ord. No. 2019-467 , § 1, 2-11-20)

14.16.160 Accessory structures.

As provided in Chapter 14.15 of this title, and with the following parameters:

- A. Yard areas adjacent to Homestead Road or an R1 District shall be treated as the rear yards for the purposes of this section.
- B. Accessory structures will not be permitted in any other setback area.

(Ord. No. 2019-467 , § 1, 2-11-20)

Chapter 14.18 R3-5 MULTIPLE-FAMILY DISTRICT

Sections:

14.18.010 R3-5 District.

The regulations, general provisions, and exceptions set forth in this chapter and in Chapter 14.66 shall apply in the R3-5 District.

(Prior code § 10-2.801)

14.18.020 Permitted uses (R3-5).

The following uses shall be permitted in the R3-5 District:

- A. ~~Apartments, two family units or more per building with not more than one dwelling unit for each five thousand (5,000) square feet of lot area; provided, however, if after dividing the area of the site by five thousand (5,000), a remainder of less than five thousand (5,000) square feet but more than three thousand nine hundred ninety nine (3,999) square feet is obtained, one additional dwelling unit may be located on the site~~ Residential Housing Developments with two (2) or more units; and
- B. ~~For affordable housing requirements, see Chapter 14.28 of this title;~~
- C. ~~For density bonus provisions, see Chapter 14.30 of this title; and~~
- D. Animals as provided in Chapter 5.10 of this code.

(Prior code § 10-2.802)

14.18.030 Maximum density development requirement.

The maximum density permitted shall be constructed unless it is determined by the city council that a less dense project would be in the best interests of the community. In approving a less dense project, the city council shall make at least one of the following findings:

- A. That a maximum density project would be detrimental to the health, safety, comfort, convenience, prosperity, or welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity;
- B. That the development of fewer units would enhance opportunities for the development of affordable housing within the project.

(Prior code § 10-2.802.1)

14.18.040 Site area (R3-5).

The minimum site area shall be five thousand (5,000) square feet. ~~one acre. (See Section 14.18.020(A) of this chapter.)~~

(Prior code § 10-2.803)

14.18.050 Coverage (R3-5).

~~The maximum coverage for all structures shall be thirty (30) percent of the total area of the site.~~

- A. ~~The maximum coverage for all structures in excess of six feet in height shall be sixty (60) percent of the total gross site area.~~

(Prior code § 10-2.804)

14.18.060 Front yard (R3-5).

The minimum depth of front yards shall be forty (40) feet, ~~landscaped according to a plan approved by the building and planning department, and shall be permanently maintained by the property owner.~~

(Prior code § 10-2.805)

14.18.070 Side yards (R3-5).

- A. The minimum width of side yards shall be fifteen (15) feet, except that on a corner lot, the minimum width of the side yard adjoining the street shall be twenty-five (25) feet. ~~The five feet abutting the property line on all side yards shall be landscaped according to a plan approved by the building and planning department and shall be permanently maintained by the property owner. Five feet shall be added to each minimum side yard for each story above the first story or for each ten (10) feet of height, or fraction thereof, above the lowest twelve (12) feet of the structure, whichever requires the lesser addition.~~
- B. Where a side yard abuts on an R1-10 District, the minimum side yard shall be twenty-five (25) feet, of which the ten (10) feet abutting the property in the R1-10 District shall have a six-foot solid fence or wall outside a planting screen of evergreen trees or bushes of a variety, height, and spacing as required and approved by the Zoning Administrator ~~building and planning department, all of which shall be permanently maintained by the property owner. Such ten (10) foot planting strip shall be used exclusively for landscaping purposes.~~

(Prior code § 10-2.806)

14.18.080 Rear yard (R3-5).

The minimum depth of rear yards shall be thirty (30) feet. ~~The five feet abutting the rear property line shall be landscaped according to a plan approved by the building and planning department and shall be permanently maintained by the property owner. Where~~ ren ~~the rear yard abuts on an R1-10 District, the minimum depth shall be forty (40) feet, of which the first~~ ten (10) feet abutting the property in the R1-10 District shall have a six-foot solid fence or wall outside a planting screen of evergreen trees or bushes of a variety, height, and spacing as required and approved by the Zoning Administrator ~~building and planning department, all of which shall be permanently maintained by the property owner. Such ten (10) foot planting strip shall be used exclusively for landscaping purposes. No structure shall be placed within the required rear yard.~~

(Prior code § 10-2.807)

14.18.090 Distances between structures (R3-5).

The requirements set forth in Section 14.66.210 shall apply to this chapter.

(Prior code § 10-2.808)

14.18.100 Off-street parking (R3-5).

(As provided in Chapter 14.74 of this title.)

(Prior code § 10-2.809)

14.18.110 Height of structures (R3-5).

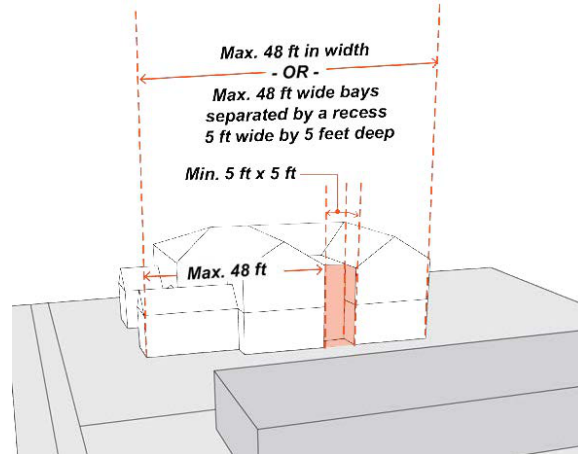
No structure shall exceed ~~two-three~~ stories or thirty-six (306) feet in height as measured from the existing natural grade immediately adjacent to the proposed structure, whichever is the lesser. ~~No structure shall exceed one story or fifteen (15) feet in height if located within one hundred (100) feet of the R-10 District. In no case shall this preclude a basement when used for parking and/or storage.~~

(Prior code § 10-2.810)

14.18.120 Design control (R3-5).

A. Building Massing and Articulation.

1. For buildings exceeding the height limit established in the applicable base and overlay zone, the right-of-way-facing façades of the uppermost floor must be embedded in a sloped roof form as allowed by Section 14.18.120.A.4.
2. Vertical Articulation.
 - a. Each building volume shall be defined according to one of the following classifications:
 - i. Main body (one per building): The widest volumes of the structure, containing main entrances and the most public interior spaces.
 - ii. Wing (optional, multiple per main body allowed): A narrower volume attached to a main body volume.
 - b. Each main body volume shall contain at least one entrance.
 - c. Street-facing wings shall be recessed by no less than three feet relative to the front façade of the main body.
 - d. The eave/roof of a wing shall be no higher than the corresponding elements of the main body.
3. R-1 Adjacencies.
 - a. Building façade planes abutting an R-1 district may not exceed forty-eight (48) feet in width.
 - b. When a building façade abutting an R-1 district exceeds forty-eight (48) feet in width, it must be separated into façade bays no greater than forty-eight (48) feet by a recess five feet wide and five feet deep.
 - c. Balconies, roof decks and other habitable outdoor space is not allowed on upper-story façades abutting R-1 zones.
 - d. Sliding glass doors, French doors, and floor-to-ceiling windows are not allowed on upper-story façades abutting R-1 zones.

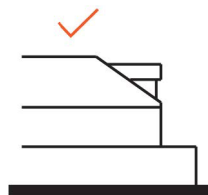


4. Roofline and Roof Design.

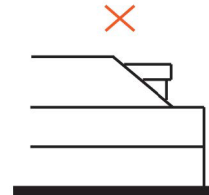
a. Acceptable roof forms:

- i. Hipped.
- ii. Gable.
- iii. Dormer.

- b. When the top story is stepped back and embedded in a sloped roof form such as a mansard roof or a hipped and/or gabled roof with dormers, the floor below must (and other floors may) be stepped back to meet the slope of the top story.



Acceptable:
One story below the story embedded in a sloped roof is also stepped-back.



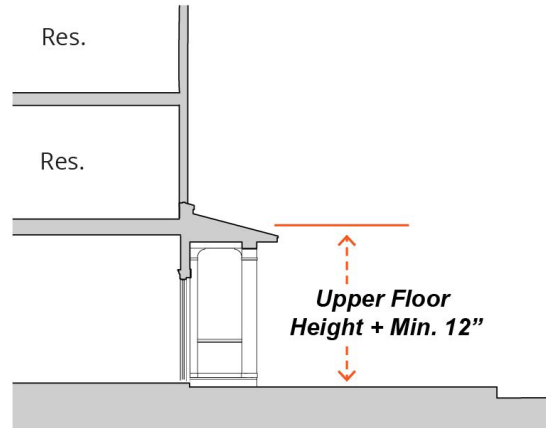
Not acceptable:
Top story embedded in a sloped roof is the only story stepped back.

- c. Façade facing R-1 Zone must utilize a hipped or gable roof and may incorporate dormers.
- d. Roofline at corners shall not exceed roofline of adjacent wallplanes by more than twenty-four (24) inches.

B. Building Design.

1. Façade Composition. Building façades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls or columns. The pattern shall be visually expressed through the spacing of openings, recesses, eaves, cornices, overhangs, trellises, exposed rafters, columns, or bay windows.
2. Building Entrances. Building entrances must incorporate one of the following entry features. See Section 14.66.275 (Entrance Type Standards) for design standards applicable to each entrance type listed.

- a. Stoop.
 - b. Porch.
 - c. Dooryard.
3. Primary Entrance Location(s). Locate primary entrance on the front ROW and/or interior courtyard.
 4. Ground Floor Floor-to-Ceiling Height. Minimum twelve (12) inches taller than typical upper floor floor-to-ceiling height.



- C. Window Design.
 1. All windows must have a sill.
 2. Vinyl sliding windows are prohibited on façades visible from a right-of-way.
- D. Building Materials.
 1. Primary shall mean fifty (50) percent or more of a façade surface area excluding transparent surfaces. Permitted primary cladding materials are limited to:
 - a. Stucco (minimum two-coat stucco; synthetic stucco or EIFS not allowed).
 - b. Siding (lap, vertical, or shingle).
 - i. All siding shall be wood, composite wood, or cement fiberboard.
 - ii. Wood siding shall be painted or stained.
 - iii. Vinyl and aluminum siding are not permitted.
 - c. Stone.
 - d. Brick.
 2. Secondary shall mean less than fifty (50) percent of a façade surface area excluding transparent surfaces. Permitted secondary cladding materials are limited to:
 - a. Stucco (minimum two-coat stucco; synthetic stucco not allowed, EIFS not allowed).
 - b. Siding (lap, vertical, or shingle).
 - i. All siding shall be wood, composite wood, or cement fiberboard.
 - ii. Wood siding shall be painted or stained.
 - iii. Vinyl and aluminum siding are not permitted.

- c. Stone (watertable and building base only).
 - d. Brick (watertable and building base only).
 - e. Tile.
 - f. Concrete (watertable and building base only, board-form only, cast concrete not permitted).
- E. Landscaping.
- 1. Landscaping must be placed on each side of a driveway at grade or in raised planters.
 - 2. Low walls and/or hedges must screen the parking along the sidewalk. When walls are used, the materials and design must be compatible with and not obscure the architectural style of the building.
- F. Screening.
- 1. Service, trash, and utility areas must be screened from view of the right-of-way.
 - 2. Screening must be architecturally consistent with primary building in terms of materials, colors, and style.
- G. Additional Design Standards. See Section 14.66.280 for additional design standards applicable to all multi-family development in the R3-5 District.

(Amended during 2/06 supplement; prior code § 10-2.812)

(Ord. No. 2021-478 , § 1, 9-14-2021)

14.18.130 Signs (R3-5).

(As provided in Chapter 14.68 of this code.)

(Prior code § 10-2.813; Ord. No. 2015-414 , § 12, 9-8-2015)

14.18.140 Fences (R3-5).

(As provided in Chapter 14.72 of this title.)

(Prior code § 10-2.814)

14.18.150 Nonconforming use regulations (R3-5).

(As provided in Chapter 14.66 of this title.)

(Prior code § 10-2.815)

14.18.160 Accessory structures.

As provided in Chapter 14.15 of this title.

(Ord. No. 2018-440 , § 3, 3-13-2018)

Chapter 14.20 R3-3 MULTIPLE-FAMILY DISTRICT

Sections:

14.20.010 R3-3 District.

The regulations, general provisions, and exceptions set forth in this chapter and in Chapter 14.66 shall apply in all R3-3 Districts.

(Prior code § 10-2.901)

14.20.020 Permitted uses (R3-3).

The following uses shall be permitted in R3-3 Districts:

- A. ~~Apartments, two-family or more, with not more than one dwelling unit for each three thousand (3,000) square feet of lot area; Residential Housing Developments with two (2) or more units; and~~
- B. ~~For affordable housing requirements, see Chapter 14.28 of this title;~~
- C. ~~For density bonus provisions, see Chapter 14.30 of this title; and~~
- D. ~~Animals as provided in Chapter 5.10 of this code.~~

(Prior code § 10-2.902)

14.20.030 Maximum density development requirement.

The maximum density permitted shall be constructed unless it is determined by the city council that a less dense project would be in the best interests of the community. In approving a less dense project, the city council shall make at least one of the following findings:

- A. That a maximum density project would be detrimental to the health, safety, comfort, convenience, prosperity, or welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity;
- B. That the development of fewer units would enhance opportunities for the development of affordable housing within the project.

(Prior code § 10-2.902.1)

14.20.040 Site area (R3-3).

The minimum site area shall be ~~three thousand (3,000) square feet. twenty-one thousand (21,000) square feet.~~

(Prior code § 10-2.903)

14.20.050 Coverage (R3-3).

~~The maximum coverage for all structures shall be thirty (30) percent of the total area of the site.~~

- A. ~~The maximum coverage for all structures in excess of six feet in height shall be sixty (60) percent of the total gross site area.~~

(Prior code § 10-2.904)

14.20.060 Front yard (R3-3).

The minimum depth of front yards shall be forty (40) feet, ~~landscaped according to a plan approved by the building and planning department, and shall be permanently maintained by the property owner.~~

(Prior code § 10-2.905)

14.20.070 Side yards (R3-3).

- A. The minimum width of side yards shall be fifteen (15) feet, except that on a corner lot, the minimum width of the side yard adjoining the street shall be twenty-five (25) feet. ~~The five feet abutting the property line on all side yards shall be landscaped according to a plan approved by the building and planning department and shall be permanently maintained by the property owner. Five feet shall be added to each minimum side yard for each story above the first story or for each ten (10) feet of height, or fraction thereof, above the lowest twelve (12) feet of the structure, whichever requires the lesser addition.~~
- B. Where a side yard abuts on an R1-10 District, the minimum side yard shall be twenty-five (25) feet, of which the ten (10) feet abutting the property in the R1-10 District shall have a six-foot solid fence or wall outside a planting screen of evergreen trees or bushes of a variety, height, and spacing as required and approved by the Zoning Administrator ~~building and planning department, all of which shall be permanently maintained by the property owner. Such ten (10) foot planting strip shall be used exclusively for landscaping purposes. No structure shall be placed within the required rear yard.~~

(Prior code § 10-2.906)

14.20.080 Rear yard (R3-3).

The minimum depth of rear yards shall be thirty (30) feet. ~~The five feet abutting the rear property line shall be landscaped according to a plan approved by the building and planning department and shall be permanently maintained by the property owner. Where~~ ren ~~the rear yard abuts on an R1-10 District, the minimum depth shall be forty (40) feet, of which the first~~ ten (10) feet abutting the property in the R1-10 District shall have a six-foot solid fence or wall outside a planting screen of evergreen trees or bushes of a variety, height, and spacing as required and approved by the Zoning Administrator ~~building and planning department, all of which shall be permanently maintained by the property owner. Such ten (10) foot planting strip shall be used exclusively for landscaping purposes. No structure shall be placed within the required rear yard.~~

(Prior code § 10-2.907)

14.20.090 Distances between structures (R3-3).

The requirements set forth in Section 14.66.210 shall apply to this chapter.

(Prior code § 10-2.908)

14.20.100 Off-street parking (R3-3).

(As provided in Chapter 14.74 of this title for the R3-5 District.)

(Prior code § 10-2.909)

14.20.110 Height of structures (R3-3).

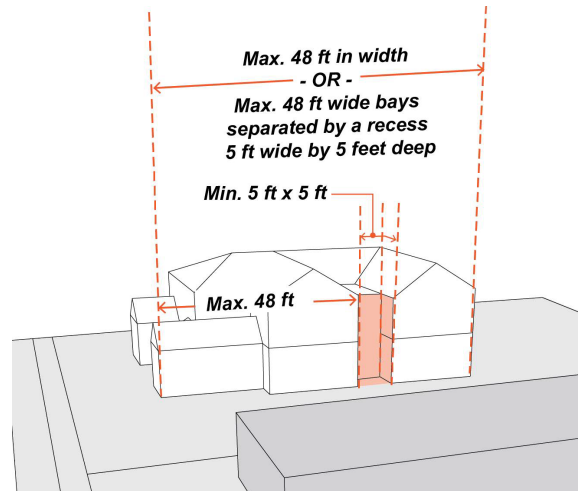
No structure shall exceed ~~two-three~~ stories or thirty-six (306) feet in height as measured from the existing natural grade immediately adjacent to the proposed structure, whichever is the lesser. ~~No structure shall exceed one story or fifteen (15) feet in height if located within one hundred (100) feet of an R1-10 District. In no case shall this preclude a basement when used for parking and/or storage.~~

(Prior code § 10-2.910)

14.20.120 Design control (R3-3).

A. Building Massing and Articulation.

1. For buildings exceeding the height limit established in the applicable base and overlay zone, the right-of-way-facing façades of the uppermost floor must be embedded in a sloped roof form as allowed by Section 14.20.120.A.4.
2. Vertical Articulation.
 - a. Each building volume shall be defined according to one of the following classifications:
 - i. Main body (one per building): The widest volumes of the structure, containing main entrances and the most public interior spaces.
 - ii. Wing (optional, multiple per main body allowed): A narrower volume attached to a main body volume.
 - b. Each main body volume shall contain at least one entrance.
 - c. Street-facing wings shall be recessed by no less than three feet relative to the front façade of the main body.
 - d. The eave/roof of a wing shall be no higher than the corresponding elements of the main body.
3. R-1 Adjacencies.
 - a. Building façade planes abutting an R-1 district may not exceed forty-eight (48) feet in width.
 - b. When a building façade abutting an R-1 district exceeds forty-eight (48) feet in width, it must be separated into façade bays no greater than forty-eight (48) feet by a recess five feet wide and five feet deep.
 - c. Balconies, roof decks and other habitable outdoor space is not allowed on upper-story façades abutting R-1 zones.
 - d. Sliding glass doors, French doors, and floor-to-ceiling windows are not allowed on upper-story façades abutting R-1 zones.



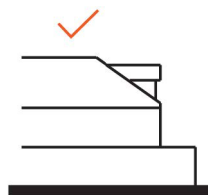
4. Roofline and Roof Design.

a. Acceptable roof forms:

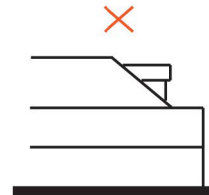
- i. Hipped.
- ii. Gable.
- iii. Dormer.

b. When the top story is stepped back and embedded in a sloped roof form such as a mansard roof or a hipped and/or gabled roof with dormers, the floor below must (and other floors may) be stepped back to meet the slope of the top story.

c. Façade facing R-1 Zone must utilize a hipped or gable roof and may incorporate dormers.



Acceptable:
One story below the story embedded in a sloped roof is also stepped-back.



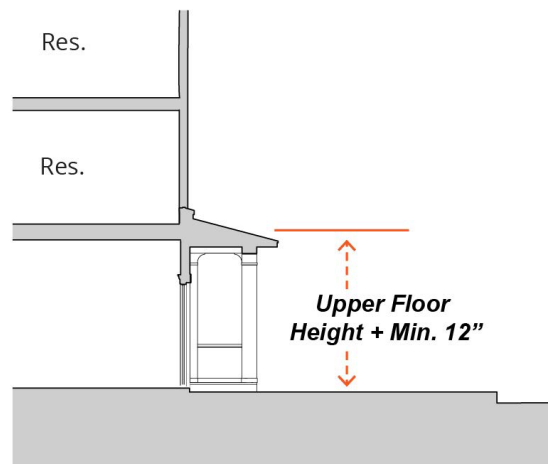
Not acceptable:
Top story embedded in a sloped roof is the only story stepped back.

d. Roofline at corners shall not exceed roofline of adjacent wallplanes by more than twenty-four (24) inches.

B. Building Design.

1. Façade Composition. Building façades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls or columns. The pattern shall be visually expressed through the spacing of openings, recesses, eaves, cornices, overhangs, trellises, exposed rafters, columns, or bay windows.

2. Building Entrances. Building entrances must incorporate one of the following entry features. See Section 14.66.275 (Entrance Type Standards) for design standards applicable to each entrance type listed.
 - a. Stoop.
 - b. Porch.
 - c. Dooryard.
3. Primary Entrance Location(s). Locate primary entrance along the front right-of-way and/or interior courtyard.
4. Ground Floor Floor-to-Ceiling Height. Minimum twelve (12) inches taller than typical upper floor floor-to-ceiling height.



- C. Window Design.
 1. All windows must have a sill.
 2. Vinyl sliding windows are prohibited on façades visible from a right-of-way.
- D. Building Materials.
 1. Primary shall mean fifty (50) percent or more of a façade surface area excluding transparent surfaces. Permitted primary cladding materials are limited to:
 - a. Stucco (minimum two-coat stucco; synthetic stucco or EIFS not allowed).
 - b. Siding (lap, vertical, or shingle).
 - i. All siding shall be wood, composite wood, or cement fiberboard.
 - ii. Wood siding shall be painted or stained.
 - iii. Vinyl and aluminum siding are not permitted.
 - c. Stone.
 - d. Brick.
 2. Secondary shall mean less than fifty (50) percent of a façade surface area excluding transparent surfaces. Permitted secondary cladding materials are limited to:
 - a. Stucco (minimum two-coat stucco; synthetic stucco not allowed, EIFS not allowed).

- b. Siding (lap, vertical, or shingle).
 - i. All siding shall be wood, composite wood, or cement fiberboard.
 - ii. Wood siding shall be painted or stained.
 - iii. Vinyl and aluminum siding are not permitted.
 - c. Stone (watertable and building base only).
 - d. Brick (watertable and building base only).
 - e. Tile.
 - f. Concrete (watertable and building base only, board-form only, cast concrete not permitted).
- E. Landscaping.
- 1. Landscaping must be placed on each side of a driveway at grade or in raised planters.
 - 2. Low walls and/or hedges must screen the parking along the sidewalk. When walls are used, the materials and design must be compatible with and not obscure the architectural style of the building.
- F. Screening.
- 1. Service, trash, and utility areas must be screened from view of the right-of-way.
 - 2. Screening must be architecturally consistent with primary building in terms of materials, colors, and style.
- G. Additional Design Standards. See Section 14.66.280 for additional design standards applicable to all multi-family development in the R3-3 District.

(Amended during 2/06 supplement; prior code § 10-2.912)

(Ord. No. 2021-478 , § 1, 9-14-2021)

14.20.130 Signs (R3-3).

(As provided in Chapter 14.68 of this code.)

(Prior code § 10-2.913; Ord. No. 2015-414 , § 12, 9-8-2015)

14.20.140 Fences (R3-3).

(As provided in Chapter 14.72 of this title.)

(Prior code § 10-2.914)

14.20.150 Nonconforming use regulations (R3-3).

(As provided in Chapter 14.66 of this title.)

(Prior code § 10-2.915)

14.20.160 Accessory structures.

As provided in Chapter 14.15 of this title.

(Ord. No. 2018-440 , § 3, 3-13-2018)

Chapter 14.22 R3-1.8 MULTIPLE-FAMILY DISTRICT

Sections:

14.22.010 R3-1.8 District.

The regulations, general provisions, and exceptions set forth in this chapter and in Chapter 14.66 shall apply in the R3-1.8 District.

(Prior code § 10-2.1001)

14.22.020 Permitted uses (R3-1.8).

The following uses shall be permitted in the R3-1.8 District:

- A. Multi-family residential dwelling units ~~with not more than one dwelling unit for each one thousand eight hundred (1,800) square feet of lot area; and~~
- B. ~~For affordable housing requirements, see Chapter 14.28 of this title;~~
- C. ~~For density bonus provisions, see Chapter 14.30 of this title; and~~
- D. ~~Animals as provided in Chapter 5.10 of this code.~~

(Ord. 02-410 § 2; prior code § 10-2.1002)

14.22.030 Maximum density development requirement.

The maximum density permitted shall be constructed unless it is determined by the city council that a less dense project would be in the best interests of the community. In approving a less dense project, the city council shall make at least one of the following findings:

- A. That a maximum density project would be detrimental to the health, safety, comfort, convenience, prosperity, or welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity;
- B. That the development of fewer units would enhance opportunities for the development of affordable housing within the project.

(Prior code § 10-2.1002.1)

~~14.22.040 Site area (R3-1.8).~~

~~The minimum site area shall be seven thousand one hundred (7,100) square feet on vacant property and fourteen thousand (14,000) square feet on properties with existing structures.~~

(Prior code § 10-2.1003)

14.22.050040 Coverage (R3-1.8).

The maximum coverage for all structures shall be ~~fortysixty-five~~ (4065) percent of the total gross site area of the site, including garages (not including driveways or off street parking areas).

(Prior code § 10-2.1004)

14.22.060050 Front yard (R3-1.8).

The minimum depth of front yards shall be twenty (20) feet. ~~The minimum width on a public street shall be fifty (50) feet on vacant property and one hundred (100) feet on property with existing structures.~~

(Prior code § 10-2.1005)

14.22.070060 Side yards (R3-1.8).

The minimum width of side yards shall be seven and one-half feet, except that on a corner lot, the minimum width of the side yard adjoining the street shall be fifteen (15) feet. ~~Five feet shall be added to each side yard for each story above the first story or for each ten (10) feet of height, or fraction thereof, above the lowest twelve (12) feet of the height of the structure, whichever is the lesser, except on the secondary setback on a corner lot. When a garage or carport faces a side yard adjoining a street, the minimum setback to the face of the structure shall be twenty (20) feet. Where R3-1.8 District property abuts on R1-10 District property, the minimum side yard shall be twenty five (25) feet for one-story structures, of which the ten (10) feet abutting the property in the R1-10 District shall have a six-foot solid fence or wall outside a planting screen of evergreen trees or bushes of a variety, height, and spacing as approved by the building and planning department, all of which shall be permanently maintained by the property owner. Such ten-foot planting strip shall be used exclusively for landscaping purposes.~~

(Prior code § 10-2.1006)

(Ord. No. 2012-375, § 5, 1-24-2012)

14.22.080070 Rear yard (R3-1.8).

The minimum depth of rear yards shall be twenty-five (25) feet, ~~and no structure shall be placed within the required rear yard. When the rear yard~~ Where R3-1.8 District property abuts on R1-10 District property, the ~~minimum depth of rear yards shall be thirty (30) feet, of which the first~~ ten (10) feet abutting on the property in the R1-10 District shall have a six-foot solid fence or wall outside a planting screen of evergreen trees or bushes of a variety, height, and spacing as approved by the ~~Zoning Administrator, building and planning department, all of which shall be permanently maintained by the property owner. Such ten (10) foot planting strip shall be used exclusively for landscaping purposes.~~

(Prior code § 10-2.1007)

14.22.090080 Off-street parking (R3-1.8).

(As provided in Chapter 14.74 of this title.)

(Prior code § 10-2.1008)

14.22.100090 Height of structures (R3-1.8).

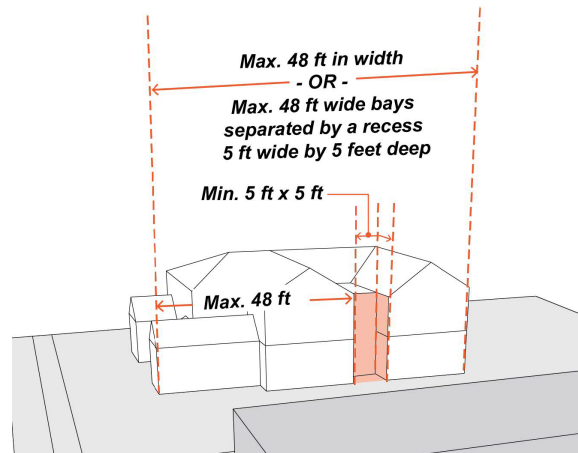
No structure shall exceed ~~twethree~~ stories or thirty-six (3036) feet in height as measured from the existing natural grade immediately adjacent to the proposed structure, whichever is the lesser. ~~No structure shall exceed one story or fifteen (15) feet in height if located within one hundred (100) feet of the R1-10 District. In no case shall this preclude a basement when used for parking and/or storage.~~

(Prior code § 10-2.1009)

14.22.110100 Design control (R3-1.8).

A. Building Massing and Articulation.

1. Upper-story step-backs.
 - a. Front: Minimum five feet from ground floor façade for third story and above for building façades fifty (50) feet or greater in width.
 - b. Street side: Minimum five feet from ground floor façade for third story and above for building façades fifty (50) feet or greater in width.
 - c. For buildings exceeding the height limit established in the applicable base and overlay zone, the right-of-way-facing façades of the uppermost floor must be embedded in a sloped roof form as allowed by Section 14.22.110.A.4.
2. Vertical Articulation.
 - a. Each building volume shall be defined according to one of the following classifications:
 - i. Main body (one per building): The widest volumes of the structure, containing main entrances and the most public interior spaces.
 - ii. Wing (optional, multiple per main body allowed): A narrower volume attached to a main body volume.
 - b. Each main body volume shall contain at least one entrance.
 - c. Street-facing wings shall be recessed by no less than three feet relative to the front façade of the main body.
 - d. The eave/roof of a wing shall be no higher than the corresponding elements of the main body.
3. R-1 Adjacencies.
 - a. Building façade planes abutting an R-1 district may not exceed forty-eight (48) feet in width.
 - b. When a building façade abutting an R-1 district exceeds forty-eight (48) feet in width, it must be separated into façade bays no greater than forty-eight (48) feet by a recess five feet wide and five feet deep.
 - c. Balconies, roof decks and other habitable outdoor space is not allowed on upper-story façades abutting R-1 zones.
 - d. Sliding glass doors, French doors, and floor-to-ceiling windows are not allowed on upper-story façades abutting R-1 zones.

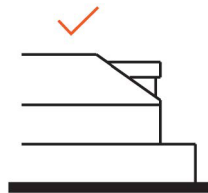


4. Roofline and Roof Design.

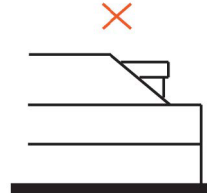
a. Acceptable roof forms:

- i. Hipped.
- ii. Gable.
- iii. Dormer.

- b. When the top story is stepped back and embedded in a sloped roof form such as a mansard roof or a hipped and/or gabled roof with dormers, the floor below must (and other floors may) be stepped back to meet the slope of the top story.



Acceptable:
One story below the story embedded in a sloped roof is also stepped-back.



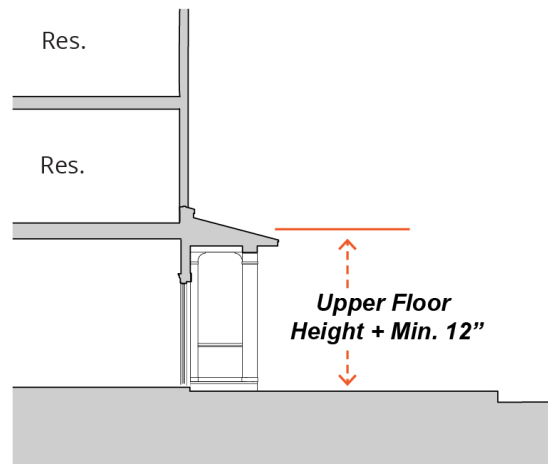
Not acceptable:
Top story embedded in a sloped roof is the only story stepped back.

- c. Façade facing R-1 Zone must utilize a hipped or gable roof and may incorporate dormers.
- d. Roofline at corners shall not exceed roofline of adjacent wallplanes by more than twenty-four (24) inches.

B. Building Design.

1. Façade Composition. Building façades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls or columns. The pattern shall be visually expressed through the spacing of openings, recesses, eaves, cornices, overhangs, trellises, exposed rafters, columns, or bay windows.

2. Building Entrances. Building entrances must incorporate one of the following entry features. See Section 14.66.275 (Entrance Type Standards) for design standards applicable to each entrance type listed.
 - a. Stoop.
 - b. Porch.
 - c. Dooryard.
3. Primary Entrance Location(s). Locate primary entrance on the front ROW and/or interior courtyard.
4. Ground Floor Floor-to-Ceiling Height. Minimum twelve (12) inches taller than typical upper floor floor-to-ceiling height.



- C. Storage. Each multi-family residential dwelling unit shall have a minimum of ninety-six (96) cubic feet of enclosed storage, excluding closet and garage areas.
- D. Window Design.
 1. All windows must have a sill.
 2. Vinyl sliding windows are prohibited on façades visible from a right-of-way.
- E. Building Materials.
 1. Primary shall mean fifty (50) percent or more of a façade surface area excluding transparent surfaces. Permitted primary cladding materials are limited to:
 - a. Stucco (minimum two-coat stucco; synthetic stucco or EIFS not allowed).
 - b. Siding (lap, vertical, or shingle).
 - i. All siding shall be wood, composite wood, or cement fiberboard.
 - ii. Wood siding shall be painted or stained.
 - iii. Vinyl and aluminum siding are not permitted.
 - c. Stone.
 - d. Brick.
 2. Secondary shall mean less than fifty (50) percent of a façade surface area excluding transparent surfaces. Permitted secondary cladding materials are limited to:

- a. Stucco (minimum two-coat stucco; synthetic stucco not allowed, EIFS not allowed).
 - b. Siding (lap, vertical, or shingle).
 - i. All siding shall be wood, composite wood, or cement fiberboard.
 - ii. Wood siding shall be painted or stained.
 - iii. Vinyl and aluminum siding are not permitted.
 - c. Stone (watertable and building base only).
 - d. Brick (watertable and building base only).
 - e. Tile.
 - f. Concrete (watertable and building base only, board-form only, cast concrete not permitted).
- F. Landscaping.
- 1. Landscaping must be placed on each side of a driveway at grade or in raised planters.
 - 2. Low walls and/or hedges must screen the parking along the sidewalk. When walls are used, the materials and design must be compatible with and not obscure the architectural style of the building.
- G. Screening.
- 1. Service, trash, and utility areas must be screened from view of the right-of-way.
 - 2. Screening must be architecturally consistent with primary building in terms of materials, colors, and style.
- H. Additional Design Standards. See Section 14.66.280 for additional design standards applicable to all multi-family development in the R3-1.8 District.

(Amended during 2/06 supplement; Ord. 02-410 § 3; prior code § 10-2.1011)

(Ord. No. 2021-478 , § 1, 9-14-2021)

14.22.120110 Exceptions (R3-1.8).

On lots facing on Gabilan Street and known as Lots 4 through 14 and Lot 24 of Block 34, Map No. 3, town of Los Altos, the side yard abutting the R1-10 District shall be not less than ten (10) feet for a one-story building, of which five feet shall be landscaped as provided in Section 14.22.070 of this chapter, and no structure shall exceed one story or fifteen (15) feet in height if located within fifty (50) feet of the R1-10 District.

(Prior code § 10-2.1012)

14.22.130120 Signs (R3-1.8).

(As provided in Chapter 14.68 of this code.)

(Prior code § 10-2.1013; Ord. No. 2015-414 , § 12, 9-8-2015)

14.22.140130 Fences (R3-1.8).

(As provided in Chapter 14.72 of this title.)

(Prior code § 10-2.1014)

14.22.150140 Nonconforming use regulations (R3-1.8).

(As provided in Chapter 14.66 of this title.)

(Prior code § 10-2.1015)

14.22.160150 Accessory structures.

As provided in Chapter 14.15 of this title.

(Ord. No. 2018-440 , § 3, 3-13-2018)

Chapter 14.24 R3-1 MULTIPLE-FAMILY DISTRICT

Sections:

14.24.010 R3-1 Districts.

The regulations, general provisions, and exceptions set forth in this chapter and Chapter 14.66 shall apply in all R3-1 Districts.

(Prior code § 10-2.1101)

14.24.020 Permitted uses (R3-1).

The following uses shall be permitted in R3-1 Districts:

~~A. Multi-family residential dwelling units, with not more than four dwelling units for the first seven thousand one hundred (7,100) square feet of lot area, plus six units for the next additional seven thousand one hundred (7,100) square feet of lot area and not more than one additional dwelling unit for each one thousand (1,000) square feet of lot area thereafter, not to exceed thirty-eight (38) units per acre. Lands within the Hetch Hetchy Aqueduct right-of-way shall not be counted as lot area for the purpose of determining the number of units allowed on a site;~~

~~B. For affordable housing requirements, see Chapter 14.28 of this title;~~

~~C. For density bonus provisions, see Chapter 14.30 of this title; and~~

~~A. Residential Only Development(s); and~~

~~D.B.~~ Animals as provided in Chapter 5.10 of this code.

(Prior code § 10-2.1102)

14.24.030 Maximum density development requirement.

The maximum density permitted shall be constructed unless it is determined by the city council that a less dense project would be in the best interests of the community. In approving a less dense project, the city council shall make at least one of the following findings:

- A. That a maximum density project would be detrimental to the health, safety, comfort, convenience, prosperity, or welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity;
- B. That the development of fewer units would enhance opportunities for the development of affordable housing within the project.

(Prior code § 10-2.1102.1)

14.24.040 Site area (R3-1).

The minimum site area shall be ~~seven-five~~ thousand one hundred (~~7,100~~5,000) square feet.

(Prior code § 10-2.1103)

14.24.050 Coverage (R3-1).

The maximum coverage for all structures shall be ~~forty-sixty-five~~ (4065) percent of the total area of the site, including garages (not including driveways or off-street parking areas).

(Prior code § 10-2.1104)

14.24.060 Front yard (R3-1).

The minimum depth of front yards shall be twenty (20) feet. ~~The minimum width on a public street shall be fifty (50) feet.~~

(Prior code § 10-2.1105)

14.24.070 Side yards (R3-1).

The minimum width of side yards shall be seven and one-half feet, except that on a corner lot, the minimum width of the side yard adjoining the street shall be fifteen (15) feet. ~~Five feet shall be added to each side yard for each story above the first story or for each ten (10) feet of height, or fraction thereof, above the lowest twelve (12) feet of the height of the structure, whichever is the lesser, except on the secondary setback on a corner lot.~~

(Prior code § 10-2.1106)

14.24.080 Rear yard (R3-1).

The minimum depth of rear yards shall be twenty-five (25) feet, ~~and no structure shall be placed within the required rear yard.~~

(Prior code § 10-2.1107)

14.24.090 Off-street parking (R3-1).

(As provided in Chapter 14.74 of this title.)

(Prior code § 10-2.1108)

14.24.100 Height of structures (R3-1).

~~No structure shall exceed three stories or thirty five (35) feet in height, whichever is the lesser. No structure located within one hundred (100) feet of an R1-10 District shall exceed two stories or thirty (30) feet in height. In no case shall this preclude a basement when used for parking and/or storage.~~

- a. Residential Only Development(s) building height shall be a maximum of forty (40) feet and four (4) stories as measured from the existing natural grade immediately adjacent to the proposed structure.

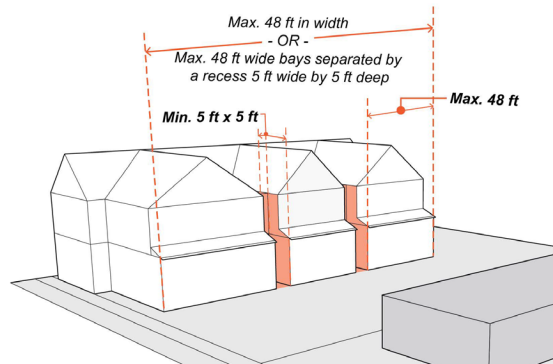
(Prior code § 10-2.1109)

14.24.110 Design control (R3-1).

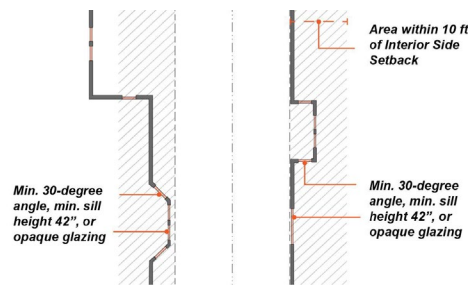
- A. Building Placement. A minimum eighty-five (85) percent of the building frontage must be built at the minimum setback line. This standard applies to the building frontage only (exclusive of side setbacks).
- B. Building Massing and Articulation.
1. Upper-story step-backs.
 - a. Front: Minimum five feet from ground floor façade for fourth story and above for building façades fifty (50) feet or greater in width.
 - b. Street Side: Minimum five feet from ground floor façade for fourth story and above for building façades fifty (50) feet or greater in width.
 - c. Interior Side and Rear Abutting an R-1 District: Minimum five feet from ground floor façade for fourth story and above.
 - d. For buildings exceeding the height limit established in the applicable base and overlay zone, the right-of-way-facing façades of the uppermost floor must be embedded in a sloped roof form as allowed by Section 14.24.110.A.5.
 2. Vertical Articulation. When a building façade exceeds fifty (50) feet in length along a right-of-way, it must be separated into primary façade bays no greater than fifty (50) feet and secondary façade bays defined by a recess a minimum three feet deep and ten (10) feet wide.



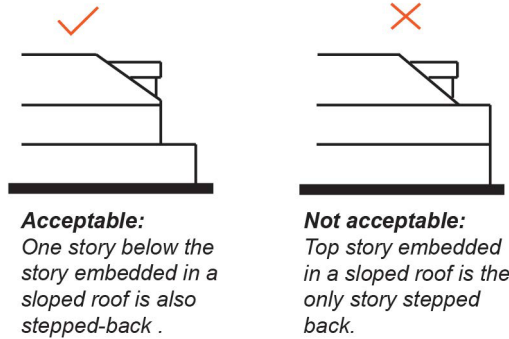
3. R-1 Adjacencies.
 - a. Building façade planes abutting an R-1 district may not exceed forty-eight (48) feet in width.
 - b. When a building façade abutting an R-1 district exceeds forty-eight (48) feet in width, it must be separated into façade bays no greater than forty-eight (48) feet by a recess five feet wide and five feet deep.



- c. Balconies, roof decks and other habitable outdoor space is not allowed on upper-story façades abutting R-1 zones.
 - d. Sliding glass doors, French doors, and floor-to-ceiling windows are not allowed on upper-story façades abutting R-1 zones.
4. Privacy and Line of Sight.
- a. Primary living spaces and balconies located along a side setback shall orient principal windows and balconies toward the front and rear of the building.
 - b. Where windows are within ten (10) feet of and oriented toward an interior side setback, glazing shall either be a minimum thirty (30) degree angle measured perpendicular to the adjacent side setback line, have minimum sill height of forty-two (42) inches, or be opaque.
 - c. The maximum sill height for an ingress/egress window is forty-four (44) inches from finished floor.

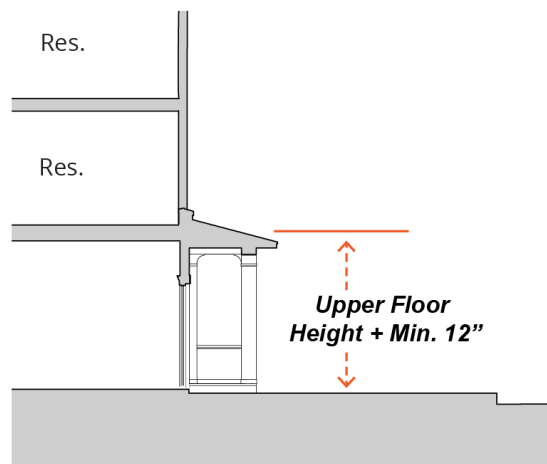


5. Roofline and Roof Design.
- a. Roof designs shall be limited to:
 - i. Hipped.
 - ii. Gable.
 - iii. Dormer.
 - iv. Parapet.
 - (a) When used on the first or second floor, a parapet longer than twenty-five (25) feet in length must include at least one but not more than two of the following design elements to break up the length of the parapet:
 - (1) Steps.
 - (2) Curves.
 - (3) Angled surfaces.
 - (b) Parapet limited to twenty-five (25) percent of cumulative roof perimeter on the third floor and above.
 - (c) The length of a parapet segment on the third floor and above may not exceed twenty-five (25) feet.
 - b. When the top story is stepped back and embedded in a sloped roof form such as a mansard roof or a hipped and/or gabled roof with dormers, the floor below must (and other floors may) be stepped back to meet the slope of the top story.



- c. Façade facing R-1 Zone must utilize a hipped or gable roof and may incorporate dormers.
 - d. Corner Treatment. Roofline/parapet at corners shall not exceed roofline/parapet of adjacent wallplanes by more than twenty-four (24) inches.
- C. Building Design.
- 1. Façade Composition.
 - a. Building façades must continue the pattern established by existing buildings in Downtown Los Altos by reinforcing the underlying maximum twenty-five (25) foot module along all street frontages through the use of the following techniques:
 - i. Building façades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls or columns.
 - ii. The pattern shall be visually expressed through the spacing of openings, recesses, eaves, cornices, overhangs, trellises, exposed rafters, columns, or bay windows.
 - iii. Façades shall incorporate at least one element that signals habitation, such as porches, bay windows, or balconies.
 - iv. Non-glazed wall areas (blank walls) must be enhanced with architectural details, landscaping, and/or landscaped trellises or lattices.
 - b. At least two of the following strategies must be used in a manner that reinforces the maximum twenty-five (25) foot module:
 - i. Change in roof parapet height or shape.
 - ii. Change in roof style.
 - iii. Change in materials palette.
 - iv. Change in building height, minimum eight-foot difference.
 - v. Change in frontage type or change in details of shopfront frontage type if used.
 - vi. Use of upper floor projections such as bay windows or balconies.
 - 2. Building Entrances. Building entrances must incorporate one of the following entry features. See Section 14.66.275 (Entrance Type Standards) for design standards applicable to each entrance type listed.
 - a. Stoop.
 - b. Porch.
 - c. Dooryard.

- d. Gallery.
 - e. Arcade.
 - f. Forecourt.
 - i. Forecourts must feature at least one entry to a shop and/or second floor use.
 - ii. Forecourts for buildings more than seventy (70) feet in length along a right-of-way must have a minimum width and depth of fifteen (15) feet from front façade. Width of forecourt shall be equal to or greater than depth.
 - iii. The size of the forecourt must be appropriate relative to the size of the building. The maximum ratio of building height to forecourt is 2:1 (height < 2 x width).
 - iv. Forecourt must be enclosed on at least three sides by buildings.
 - v. Forecourt must remain open to the sky (arbors and trellises are allowed).
 - g. Terrace.
3. Primary Entrance Location(s). Locate primary entrance on the front ROW and/or interior courtyard.
 4. Individual Entries. Ground floor residential units facing a street must provide individual entries along the street frontage.
 5. Interior Courtyard. Interior courtyards must be:
 - a. Enclosed on at least two sides by buildings.
 - b. Open to the sky (arbors and trellises are allowed).
 - c. A minimum width of twenty (20) feet and a minimum area of four hundred (400) square feet.
 6. Paseos. Paseos must be:
 - a. A minimum width of ten (10) feet for through-block paseos.
 - b. A minimum width of four feet for entries to courtyards or individual single businesses.
 7. Ground Floor Floor-to-Ceiling Height. Minimum twelve (12) inches taller than typical upper floor floor-to-ceiling height.



D. Window Design.

1. All windows must have a sill.
 2. Vinyl sliding windows are prohibited on façades visible from a right-of-way.
- E. Building Materials.
1. Primary shall mean fifty (50) percent or more of a façade surface area excluding transparent surfaces. Permitted primary cladding materials are limited to:
 - a. Stucco (minimum two-coat stucco; synthetic stucco or EIFS not allowed).
 - b. Siding (lap, vertical, or shingle).
 - i. All siding shall be wood, composite wood, or cement fiberboard.
 - ii. Wood siding shall be painted or stained.
 - iii. Vinyl and aluminum siding are not permitted.
 - c. Stone.
 - d. Brick.
 2. Secondary shall mean less than fifty (50) percent of a façade surface area excluding transparent surfaces. Permitted secondary cladding materials are limited to:
 - a. Stucco (minimum two-coat stucco; synthetic stucco not allowed, EIFS not allowed).
 - b. Siding (lap, vertical, or shingle).
 - i. All siding shall be wood, composite wood, or cement fiberboard.
 - ii. Wood siding shall be painted or stained.
 - iii. Vinyl and aluminum siding are not permitted.
 - c. Stone (watertable and building base only).
 - d. Brick (watertable and building base only).
 - e. Tile.
 - f. Metal (matte finish or Cor-ten).
 - i. Ribbed metal, titanium, and mirrored finishes not allowed.
 - g. Concrete Masonry Units (watertable and building base only, and not allowed on any façade facing a right-of-way or a single-family zone).
 - h. Concrete (watertable and building base only, board-form only, cast concrete not permitted).
- F. Landscaping and Paving.
1. Landscaping must be placed on each side of a driveway at grade or in raised planters.
 2. Low walls and/or hedges must screen the parking along the sidewalk. When walls are used, the materials and design must be compatible with and not obscure the architectural style of the building.
 3. A minimum seventy-five (75) percent of on-site paving material must be pervious/permeable.
- G. Screening.
1. Service areas must be located at the rear of lot or along a parking plaza.
 2. Screening must be architecturally consistent with primary building in terms of materials, colors, and style.

H. Additional Design Standards. See Section 14.66.280 for additional design standards applicable to all multi-family development in the R3-1 District.

(Amended during 2/06 supplement; prior code § 10-2.1110)

(Ord. No. 2021-478 , § 1, 9-14-2021)

14.24.120 Signs (R3-1).

(As provided in Chapter 14.68 of this code.)

(Prior code § 10-2.1111; Ord. No. 2015-414 , § 12, 9-8-2015)

14.24.130 Fences (R3-1).

(As provided in Chapter 14.72 of this title.)

(Prior code § 10-2.1112)

14.24.140 Nonconforming use regulations (R3-1).

(As provided in Chapter 14.66 of this title.)

(Prior code § 10-2.1113)

14.24.150 Conditional uses (R3-1).

Upon the granting of a use permit in accord with Chapter 14.80 of this title, hotels shall be permitted in the R3-1 District.

(Prior code § 10-2.1115)

14.24.160 Accessory structures.

As provided in Chapter 14.15 of this title.

(Ord. No. 2018-440 , § 3, 3-13-2018)

Chapter 14.40 CN COMMERCIAL NEIGHBORHOOD DISTRICT

Sections:

14.40.010 CN District.

The regulations, general provisions, and exceptions set forth in this chapter and in Chapter 14.66 shall apply in the CN District.

(Prior code § 10-2.1601)

14.40.020 Specific purposes (CN).

The specific purposes of the CN District are as follows:

- A. To retain and enhance the neighborhood convenience character;
- B. To preserve and improve the existing character by encouraging pedestrian-scale development and amenities, circulation, and landscaping;
- C. To retain an emphasis on retail uses, including service and limited office uses;
- D. To allow for mixed uses of commercial and residential; and
- E. To buffer the impacts of commercial development on neighboring residential properties.

(Ord. 03-256 § 1 (part): prior code § 10-2.1601.1)

14.40.030 Permitted uses (CN).

The following uses shall be permitted in the CN District:

- A. Office-administrative services located above the ground floor;
- B. Office-administrative services 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;
- C. Parking spaces and loading areas;
- D. Recycling facilities: (i) small collection facilities, and (ii) reverse vending machines, as provided for in Chapter 14.68 of this title;
- E. Restaurants, excluding drive-through services;
- F. Retail and personal service establishments; ~~and~~
- G. Medical and dental offices that are less than five thousand (5,000) gross square feet;
- H. Residential Only Development(s);

I. Mixed Use Development(s); and

- G. Uses which are determined by the ~~Zoning Administrator~~ city planner to be of the same general character.

(Ord. 07-306 § 3 (part); Ord. 05-280 § 4 (part); Ord. 03-256 § 1 (part); prior code § 10-2.1602)

(Ord. No. 2012-389, § 1, 1-22-2013; Ord. No. 2015-406, § 2, 2-10-2015)

14.40.040 Conditional uses (CN).

Upon the granting of a use permit in accordance with the provisions of Chapter 14.80 of this title, the following uses shall be permitted in the CN District:

- A. Day care centers ~~that do not displace a retail business. If the space had been a retail business, but that use was vacated for a minimum of one hundred twenty (120) days, it would not be considered to be displacing a retail business;~~
- B. Office-administrative services 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;~~
- ~~C. Housing located above the ground floor;~~
- ~~D. Medical and dental clinics;~~
- ~~E.C.~~ Medical and dental offices that are five thousand (5,000) gross square feet or more;
- ~~F. Mixed-use projects, including a combination of retail, service, office, and/or residential uses, which are found to be compatible with the intent of the CN District and surrounding uses and consistent with the provisions of Section 14.02.020 of Article 1 of Chapter 14.02;~~
- ~~G.D.~~ Nurseries or garden supplies provided all equipment, supplies, and merchandise, other than plants, shall be kept within an enclosed structure; and
- ~~H.F.~~ Uses which are determined by the planning commission ~~and the city council~~ to be of the same general character.

(Ord. 07-306 § 3 (part); Ord. 05-280 § 4 (part); Ord. 03-256 § 1 (part); prior code § 10-2.1603)

(Ord. No. 2012-389, § 2, 1-22-2013; Ord. No. 2015-406, §§ 2—4, 2-10-2015)

14.40.050 Limited conditional uses (CN).

Upon the granting of a use permit in accordance with the provisions of Chapter 14.80, the following uses shall be permitted except within fifty (50) feet of an R1 District:

- A. Animal clinics;
- B. Cocktail lounges;
- C. Commercial recreation;
- D. Drive-through facilities, except car washes;
- E. Laundry and dry cleaning establishments, including self-serve dry cleaning;
- F. Printing shops;

- G. Recycling facilities: large collection facilities as provided for in Chapter 14.68;
- H. Service stations provided the site has at least one hundred (100) feet of frontage on a street with a minimum site area of twenty thousand (20,000) square feet. The setback of structures shall be determined by the [planning](#) commission; and
- I. Upholstery shops.

(Ord. 07-312 § 8: Ord. 03-256 § 1 (part): prior code § 10-2.1604)

14.40.060 Required conditions (CN).

The following conditions shall be required of all uses in the CN District:

- A. All businesses, services, and processes shall be conducted entirely within a completely enclosed structure, except for recycling facilities, parking and loading spaces, outdoor dining areas, nurseries, the sale of gasoline and oil at service stations, or as permitted under the terms of a permit issued pursuant to Section 4.24.020 of Chapter 4.24 of Title 4 of this code.
- B. All products produced on the site of any of the permitted uses shall be sold at retail only and on the site where produced.
- C. No use shall be permitted and no process, equipment, or materials shall be employed which are found by the commission to be objectionable by reason of odor, dust, noise, vibration, illumination, glare, unsightliness, or electrical disturbances which are manifested beyond the premises in which the permitted use is located.

No property owner, business owner and/or tenant shall suffer, permit, or allow the operation of a business on his or her property or on property upon which his or her business operates to violate the required conditions of this chapter. Enforcement shall be as provided for in Chapter 1.10 of this code.

1. General screening standard. Every development shall provide sufficient screening to reasonably protect the privacy, safety, and environment of neighboring residential properties and shield them from adverse external effects of that development.

Walls up to twelve (12) feet in height shall be required for the purpose of attenuating noise (as determined by an acoustical analysis), odor, air pollution, artificial light, mitigation for grade differential between properties and providing privacy and safety.

2. Sites for screening of refuse collection. Every development will be required to provide suitable space for solid waste separation, collection, and storage and shall provide sites for such that are located so as to facilitate collection and minimize any negative impact on persons occupying the development site, neighboring properties, or public rights-of-way.
3. Lighting. Lighting within any lot that unnecessarily illuminates any other lot and/or substantially interferes with the use or enjoyment of such other lot is prohibited. Lighting unnecessarily illuminates another lot if (i) it clearly exceeds the minimum illumination necessary to provide for security of property and the safety of persons using such roads, driveways, sidewalks, parking lots, and other common areas and facilities, or (ii) if the illumination could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
4. Air pollution. Any use that emits any "air contaminant" as defined by the Bay Area air quality management district shall comply with applicable state standards concerning air pollution.
5. Maintenance of common areas, improvements, and facilities. Maintenance of all common areas, improvements, or facilities required by this chapter or any permit issued in accordance with its

provisions shall be required except those areas, improvements, or facilities with respect to which an offer of dedication to the public has been accepted by the appropriate public authority.

- 6. Odors. No use may generate any odor that may be found reasonably objectionable as determined by an appropriate agency such as the Santa Clara County health department and the Bay Area air quality management district beyond the boundary occupied by the enterprise generating the odor.
- 7. Noise. No person shall operate, or cause to be operated, any source of sound at any location within the city or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person, which causes the noise level when measured on any other property either incorporated or unincorporated, to exceed standards as set forth in Chapter 6.16 of the Los Altos Municipal Code.

In order to attenuate noise associated with commercial development, walls up to twelve (12) feet in height shall be required at a commercial/residential interface. Other conditions may be applied such as, but not limited to, muffling of exterior air conditioning facilities.

- D. No building or structure designed for, or intended to be used, or which has been used, or which is presently being used as a dwelling shall be used for the conduct of any business, store, shop, or other permitted use in the CN District unless and until such structure and the property on which it is located comply with the applicable provisions of this chapter, the Uniform Building Code (Chapter 12.08 of this code), and the Fire Code (Chapter 12.24 of this code).
- E. No use shall be permitted in setbacks immediately adjacent to single-family residential land uses which can not adequately be mitigated.

(Prior code § 10-2.1605)

14.40.070 Floor area ratio (CN).

~~The maximum floor area ratio shall be as follows:~~

District	Maximum Floor Area Ratio
Foothill Plaza	None
Woodland Plaza	35 percent of total area of site
Rancho Shopping Center	35 percent of total area of site
Loyola Corners	None
Sherwood Triangle	None

~~No maximum floor area ratio shall be required for any development within the Commercial Neighborhood (CN) Zoning District.~~

(Prior code § 10-2.1605.1)

14.40.080 Front yard (CN).

~~No front yard shall be required, except where the front property line is across a street or alley from property in an R-District, in which instance the minimum depth of front yards shall be forty (40) feet, of which a five foot strip adjoining the public way, except at access driveways, shall be a landscaped strip. The required front yard may be used for parking spaces; provided, however, access to the street or alley may be by driveway only.~~

(Prior code § 10-2.1606)

14.40.090 Side yards (CN).

No side yards shall be required, ~~except where a side property line of the site is across a street or alley from property in an R-District, in which instance the minimum width of side yards shall be forty (40) feet, and where a side property line of the sites abuts on property in an R-District, in which instance the minimum width of side yard shall be fifty (50) feet, of which the ten (10) feet abutting on the property in the R-District shall be a landscaped strip. A required side yard may be used for parking, except for the area required to be planted.~~

(Prior code § 10-2.1607)

14.40.100 Rear yard (CN).

The minimum depth of rear yards shall be twenty (20) feet. ~~Where the rear property line abuts on property in an R-District, an appropriate buffer shall be provided, including a noise attenuating fence or wall.~~ The required rear yard may be used for off-street parking, except for the area required to be planted.

(Prior code § 10-2.1608)

14.40.110 Off-street parking (CN).

(As provided in Chapter 14.74 of this title.)

(Prior code § 10-2.1609)

14.40.120 Common parking facilities (CN).

(As provided in Chapter 14.74 of this title.)

(Prior code § 10-2.1610)

14.40.130 Off-street loading.

(As provided in Chapter 14.74 of this title.)

(Prior code § 10-2.1611)

14.40.140 Height of structures (CN).

~~No structure shall exceed thirty (30) feet in height.~~

- a. ~~Residential Only Development(s) building height shall be a maximum of forty (40) feet and four (4) stories.~~
- b. ~~Mixed Use Development(s) building height shall be a maximum of forty-five (45) feet and four (4) stories.~~
- c. ~~Non-Residential Use Only Development(s) building height shall be a maximum of thirty (30) feet and three (3) stories.~~

(Prior code § 10-2.1612)

(Ord. No. 10-349, § 1, 4-27-2010)

(Supp. No. 40, Update 2)

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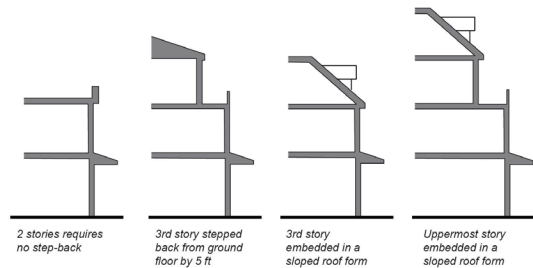
14.40.150 Design control (CN).

A. Building Placement. A minimum seventy-five (75) percent of ground-floor building frontages facing El Camino Real must be built at the minimum setback line. This standard applies to the building frontage only (exclusive of side setbacks).

B. Building Massing and Articulation.

1. Upper-story Step-backs, Front and Street Side.

- a. Along all frontages except El Camino Real, the third story must be either stepped back a minimum five feet from the ground floor façade or embedded in a sloped roof form such as a mansard roof or a hipped and/or gabled roof with dormers, as allowed by standards in Section 14.40.150.B.7.
- b. For buildings over three stories along all frontages except El Camino Real, the uppermost story must be embedded in a sloped roof form.



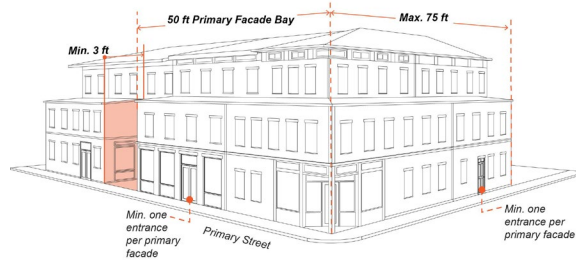
- c. There are no upper-story step-back requirements for building frontages along El Camino Real in the CN district.

2. Upper Story Step-backs, Side Interior and Rear where Abutting an R-1 District.

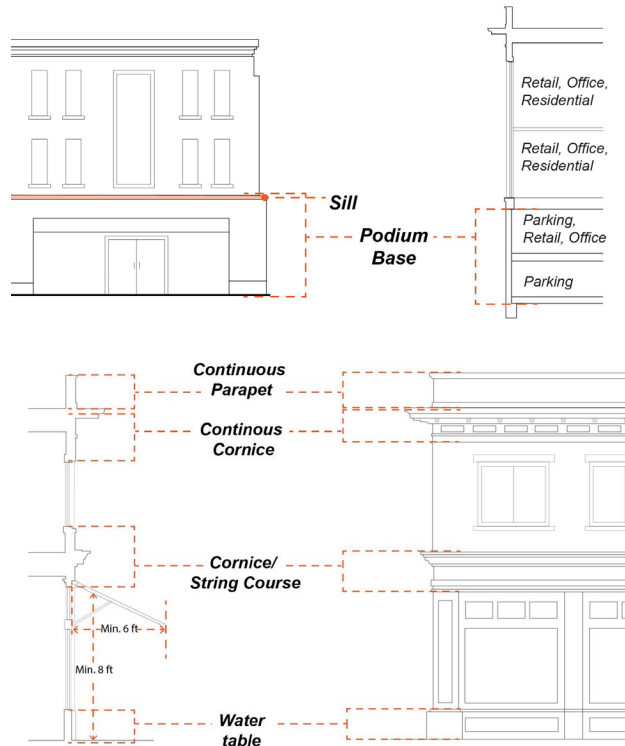
- a. The third story must be either stepped back a minimum ten (10) feet from ground floor façade or embedded in a sloped roof form.
- b. For buildings over three stories, the uppermost story must be embedded in a sloped roof form.

3. Vertical Articulation.

- a. When a building façade exceeds seventy-five (75) feet in length along a right-of-way, it must be separated into primary façade bays no greater than fifty (50) feet and secondary façade bays defined by a recess a minimum three feet deep and ten (10) feet wide.
- b. A minimum one entrance shall be provided per primary façade bay.
- c. The eave/roof of a secondary façade bay shall be no higher than the corresponding elements of the primary façade bay.



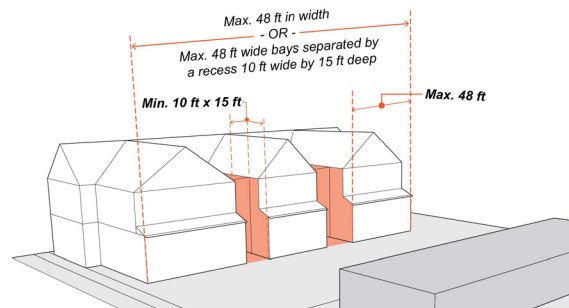
4. Horizontal Articulation. New façades and façade modifications along a street or civic space shall be designed to visually express a base, middle, and top.
- a. One or more of the following patterns shall be used to define the base:
 - i. Watertable: Base material extends from grade to between eight and fifty-four (54) inches above grade.
 - ii. Podium: The base material encompasses the lowest story (or stories) of the building, with or without mezzanine(s), and terminates in a sill, string course, or cornice at its upper bound (multi-story buildings only).
 - iii. Watertable and Cornice/String Course: A watertable using the base material is combined with a cornice or string course at the lowest story's upper bound, including any mezzanine (multi-story buildings only).
 - b. The top of each building mass/bay shall be defined by elements spanning the full length of the façade of the mass/bay. Such elements may include a cornice, eave and/or gable(s), or other elements listed under Section 17.40.150.B.7. These elements shall be consistent with the overall architectural style of the building mass/bay.



5. Adjacencies.

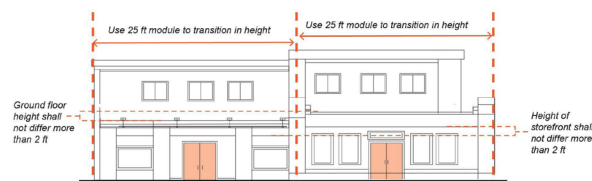
a. Façades adjacent to an R-1 District.

- i. Building façade planes abutting an R-1 district may not exceed forty-eight (48) feet in width.
- ii. When a building façade abutting an R-1 district exceeds forty-eight (48) feet in width, it must be separated into façade bays no greater than forty-eight (48) feet by a recess ten (10) feet wide and fifteen (15) feet deep.
- iii. Balconies, roof decks and other habitable outdoor space is not allowed on upper-story façades abutting R-1 zones.
- iv. Sliding glass doors, French doors, and floor-to-ceiling windows are not allowed on upper-story façades abutting R-1 zones.



b. Storefront Façades Adjacent to Storefront Façades.

- i. The height of a storefront shall not differ from the height of any adjacent storefront by more than two feet.
- ii. The height of ground story shall not differ from height of any adjacent ground story by more than two feet.
- iii. Storefronts may transition in height using a module of twenty-five (25) feet in length along a right-of-way.

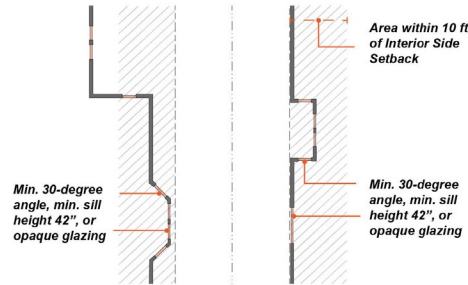


c. Compatibility with Adjacent Shorter Buildings with Height Difference of One Story or More. When adjacent to an existing shorter building with a height difference of one story or more, a proposed building must utilize two or more of the following strategies:

- i. Incorporate the uppermost floor into the roof form.
- ii. Break the mass of the building into smaller modules through changes in wall plane, setbacks, and/or height.
- iii. Match window heights and/or proportions.
- iv. Relate roof cornices and moldings at floor lines.

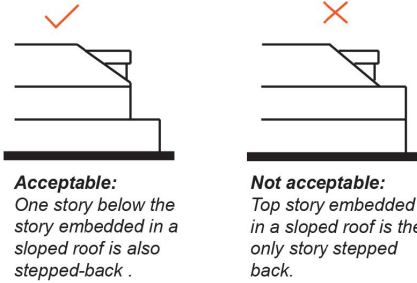
6. Privacy and Line of Sight.

- a. Primary living spaces and balconies located along a side setback shall orient principal windows and balconies toward the front and rear of the building.
- b. Where windows are within ten (10) feet of and oriented toward an interior side setback, glazing shall either be a minimum thirty (30) degree angle measured perpendicular to the adjacent side setback line, have minimum sill height of forty-two (42) inches, or be opaque.
- c. The maximum sill height for an ingress/egress window is forty-four (44) inches from finished floor.

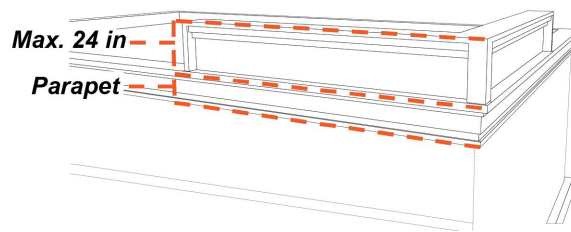


7. Roofline and Roof Design.

- a. Roof designs shall be limited to:
 - i. Hipped.
 - ii. Gable.
 - iii. Shed.
 - iv. Dormer.
 - v. Parapet.
 - (a) Not allowed on frontages facing Fremont Avenue.
 - (b) When used on the first or second floor, a parapet longer than twenty-five (25) feet in length must include at least one but not more than two of the following design elements to break up the length of the parapet:
 - (1) Steps.
 - (2) Curves.
 - (3) Angled surfaces.
 - (c) The length of a parapet segment on the third floor and above may not exceed twenty-five (25) feet.
- b. When the top story is stepped back and embedded in a sloped roof form such as a mansard roof or a hipped and/or gabled roof with dormers, the floor below must (and other floors may) be stepped back to meet the slope of the top story.



- c. Building façades facing an R-1 district must have a hipped or gable roof and may incorporate dormers.
- d. Roofline/parapet at corners shall not exceed roofline/parapet of adjacent wallplanes by more than twenty-four (24) inches.



C. Building Design.

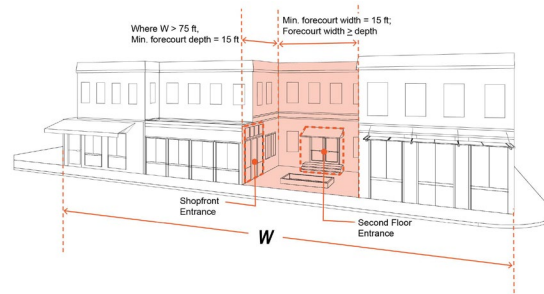
1. Façade Design.

- a. Building façades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls or columns. The pattern shall be visually expressed through the spacing of openings, recesses, eaves, inset panels, cornices, overhangs, trellises, exposed rafters, columns, or bay windows.
- b. The pattern may be shared between the ground floor and upper stories provided the ground floor exhibits enhanced detail or modulation.
- c. Residential façades shall incorporate at least one element that signals habitation, such as bay windows, or balconies.
- d. Non-glazed wall areas (blank walls) must be enhanced with architectural details, landscaping, and/or landscaped trellises or lattices.

2. Pedestrian-Scaled Entrances.

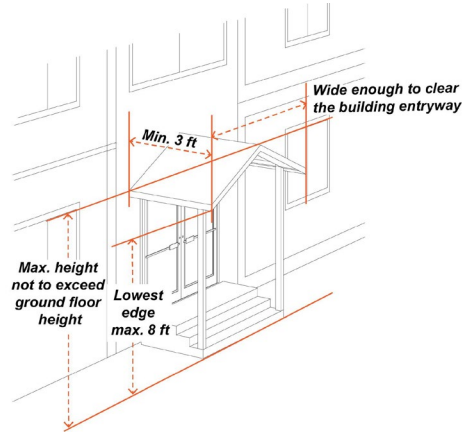
- a. Building entrances must incorporate at least one of the following entry features. See Section 14.66.275 (Entrance Type Standards) for design standards applicable to each entrance type listed.
 - i. Stoop.
 - ii. Dooryard.
 - iii. Shopfront.
 - (a) Shopfronts more than twenty-five (25) feet in width must incorporate variations in bulkhead, awnings, materials and/or color to visually articulate the shopfront into modules not to exceed twenty-five (25) continuous feet.

- iv. Gallery.
- v. Arcade.
- vi. Forecourt.
 - (a) Forecourts must feature at least one entry to a shop and/or second floor use.
 - (b) Forecourts for buildings more than seventy (70) feet in length along a right-of-way must have a minimum width and depth of fifteen (15) feet from front façade. Width of forecourt shall be equal to or greater than depth.
 - (c) The size of the forecourt must be appropriate relative to the size of the building. The maximum ratio of building height to forecourt is 2:1 (height < 2 x width).
 - (d) Forecourt must be enclosed on at least three sides by buildings.
 - (e) Forecourt must remain open to the sky (arbors and trellises are allowed).

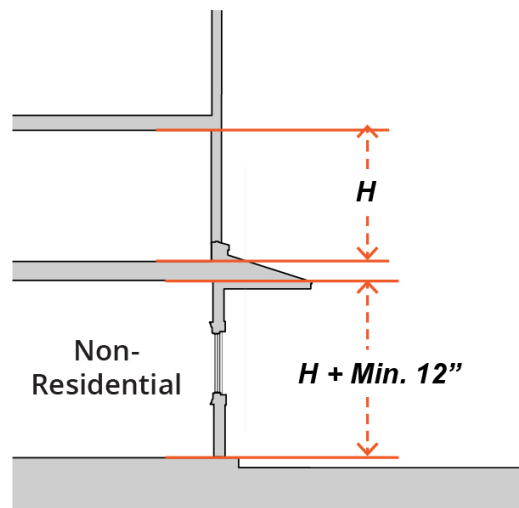


- b. Primary Entrance Location(s). The building entrance shall be located along the primary right-of-way.
- c. Corner Entrances. Chamfered corners must incorporate a building entrance. Any required entrances may be provided on the corner of the building assuming one of the intersecting sides is a primary frontage.
- d. Street-facing Entries to Upper Floors. Street-facing entries to upper floors shall be equal in quality and detail to storefronts. This standard may be satisfied through two or more of the following:
 - i. Dedicated awning, canopy, or other roof element.
 - ii. Stairs with a single color applied to treads and a contrasting color or pattern applied to risers.
 - iii. Dedicated light fixture(s).
 - iv. Decorative street address numbers or tiles.
 - v. Plaque signs for upper-floor business tenants.
- e. Entry Protection. Primary street-facing entrances shall be protected by a recess in the building frontage at least three feet deep or by a projection extending outward at least three feet measured horizontally from the entrance, and wide enough to clear the building entryway on both sides.
 - i. Protection may be coterminous with an accent element.

- ii. Protection may take the form of an extended eave, overhang, awning, door canopy, gallery, arcade frontage, or other element that provides shade and shelter from the elements.
- iii. The lowest edge of a projecting awning or door canopy shall have a vertical clearance of no more than eight feet.
- iv. Recessed entries shall differentiate pavement within the recess through the use of a dedicated paving material or pattern.



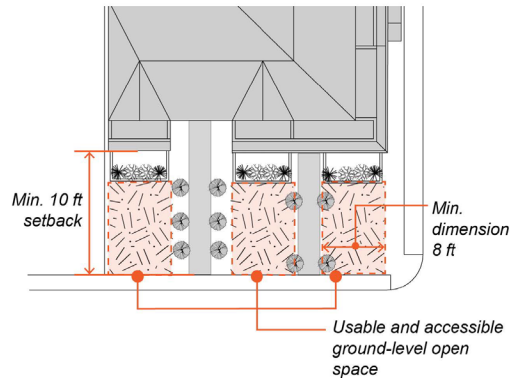
- f. Accent elements demarcating building frontage, entrance, and common open space areas shall not exceed the height of the ground floor story. Roof elements are excepted.
3. Ground Floor Floor-to-Ceiling Height. Minimum twelve (12) inches taller than typical upper floor floor-to-ceiling.



4. Interior Courtyard. Interior courtyards must be:
- a. Partially visible from the street and linked to the street by a clear accessible path of travel.
 - b. Enclosed on at least two sides by buildings.
 - c. Open to the sky (arbors and trellises are allowed).

-
- d. A minimum width of twenty (20) feet and a minimum area of four hundred (400) square feet.
5. Paseos. Paseos must be:
- a. A minimum width of ten (10) feet for through-block paseos.
 - b. A minimum width of four feet for entries to courtyards or individual single businesses.
- D. Window Design.
- 1. Window frames, backbands, and sills.
 - a. All windows shall have a sill.
 - i. The sill shall extend horizontally beyond the window opening or frame/casing (if present) at each end.
 - ii. The sill shall be sloped toward the outside.
 - iii. The sill shall have a drip at its outer edge.
 - 2. Vinyl windows are prohibited on façades visible from a right-of-way.
 - 3. Tinted glass is not allowed.
- E. Building Materials.
- 1. Primary shall mean fifty (50) percent or more of a façade surface area excluding transparent surfaces. Permitted primary cladding materials are limited to:
 - a. Stucco (minimum two-coat stucco; synthetic stucco or EIFS not allowed).
 - b. Siding (lap, vertical, panelized, or shingle).
 - i. All siding shall be wood, composite wood, or cement fiberboard.
 - ii. Wood siding shall be painted or stained.
 - iii. Vinyl and aluminum not permitted.
 - c. Stone.
 - d. Brick.
 - 2. Secondary shall mean less than fifty (50) percent of a façade surface area excluding transparent surfaces. Permitted secondary cladding materials are limited to:
 - a. Stucco (minimum two-coat stucco; synthetic stucco not allowed, EIFS not allowed).
 - b. Siding (lap, vertical, panelized, or shingle).
 - i. All siding shall be wood, composite wood, or cement fiberboard.
 - ii. Wood siding shall be painted or stained.
 - iii. Vinyl and aluminum siding are not permitted.
 - c. Stone (building base only).
 - d. Brick (building base only).
 - e. Tile (for bulkheads below display windows and decorative accents only).
 - f. Metal (matte finish or Cor-ten).
 - i. Ribbed metal, titanium, and mirrored finishes are not permitted.

- g. Concrete Masonry Units (watertable and building base only, and not allowed on any façade facing a right-of-way or a single-family zone).
 - h. Concrete (building base only, board-form only, cast concrete not permitted).
- F. Ground Level Open Space. Where any required front, rear, or side yard setback is ten (10) feet or greater, on-site ground-level open space shall be provided within the setback.
- 1. The ground level open space shall be usable and accessible.
 - 2. The minimum dimension for ground level open space shall be eight feet.



- G. Landscaping, Paving and Pedestrian Amenities.
- 1. Landscape elements shall be integrated with the building architecture, parking, and streetscape. Recommended patterns shall include, but are not limited to:
 - a. Planters for flowers and shrubs within street frontage.
 - b. Landscape buffers between parking spaces and building façades.
 - c. Landscaping within and/or on walls adjacent to courtyards, open spaces, and setbacks.
 - 2. Within the Loyola Corners Specific Plan Overlay district, landscaping, paving and pedestrian amenities shall be as specified in the Loyola Corners Specific Plan.
 - 3. See Sections 14.66.180 (Maintenance of Landscaped Areas) and 14.70.070 (Landscaped Strips) for additional landscaping standards.
- H. Site Circulation and Access.
- 1. New development on abutting lots shall be designed to allow cross-access for internal pedestrian, bicycle, and vehicular circulation systems.
 - 2. Bicycle racks shall be provided:
 - a. In or within fifty (50) feet of every parking area; and
 - b. Within twenty (20) feet of at least one building entrance.
- I. Service Areas and Screening.
- 1. Service areas must be located at the rear of lot.
 - 2. Service areas must be enclosed in enclosures that are architecturally consistent with primary building in terms of materials, colors, and style.

J. Additional Design Standards. See Section 14.66.280 for additional design standards applicable to all residential mixed-use development in the CN District.

(Amended during 2/06 supplement; prior code § 10-2.1613)

(Ord. No. 2021-478 , § 1, 9-14-2021)

14.40.160 Signs (CN).

(As provided in Chapter 14.68 of this code.)

(Prior code § 10-2.1614; Ord. No. 2015-414 , § 12, 9-8-2015)

14.40.170 Fences (CN).

(As provided in Chapter 14.72 of this title.)

(Prior code § 10-2.1615)

14.40.180 Nonconforming use regulations (CN).

(As provided in Chapter 14.66 of this title.)

(Prior code § 10-2.1616)

Chapter 14.44 CD COMMERCIAL DOWNTOWN DISTRICT*

Sections:

14.44.010 CD District.

The regulations, general provisions, and exceptions set forth in Chapter 14.66 of this title shall apply in the CD District.

(Ord. 06-295 § 1 (part))

14.44.020 Specific purposes (CD).

Specific purposes for CD Districts are as follows:

- A. Promote the implementation of the downtown urban design plan;
- B. Retain and enhance the downtown Los Altos village atmosphere;
- C. Allow latitude for creative design and architectural variety within limits established;
- D. Preserve and improve the character of the area immediately surrounding the existing downtown pedestrian district;
- E. Provide pedestrian amenities such as paseos, outdoor public spaces and outdoor seating;
- F. Establish a sense of entry into the downtown;
- G. Encourage historic preservation for those buildings listed on the city's historic resources inventory;
- H. Encourage the upgrading of building exteriors, signs, passageways and rear entries;
- I. Provide for a full range of retail, office, and service uses appropriate to downtown;
- J. Develop a landscaped strip along the back of properties that abut Foothill Expressway between Edith Avenue and San Antonio Road;
- K. Improve the visual appeal and pedestrian orientation of the downtown; and
- L. Encourage the use of solar, photovoltaic, and other energy conserving devices.

(Ord. 06-295 § 1 (part))

14.44.030 Permitted uses (CD).

The following uses shall be permitted in the CD District, 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 retail and/or restaurant space on the ground floor:

- A. Business, professional, and trade schools;
- ~~B. Maintenance and repair services;~~
- ~~C.B.~~ Office-administrative services, excluding drive-through facilities;

- ~~D.C.~~ Parking spaces and loading areas;
- ~~E.D.~~ Restaurants, excluding drive-through facilities;
- ~~F.E.~~ Retail and personal services; ~~and~~
- F. Residential Only Development(s);
- G. Mixed Use Development(s); and
- ~~G.H.~~ Uses which are determined by the Zoning Administrator ~~city planner~~ to be of the same general character.

(Ord. 06-295 § 1 (part))

(Ord. No. 10-349, § 2, 4-27-2010; Ord. No. 2015-406 , § 2, 2-10-2015)

14.44.040 Conditional uses (CD).

Upon the granting of a use permit in accordance with the provisions of Chapter 14.80 of this title, the following uses shall be permitted in the CD District:

- A. Animal clinics and hospitals;
- B. Cocktail lounges;
- C. Commercial recreation;
- D. Day care centers;
- ~~E. Housing located above the ground floor;~~
- ~~F.E.~~ Medical and dental offices ~~clinics~~;
- ~~G. Medical and dental offices that are five thousand (5,000) gross square feet or more;~~
- ~~H.F.~~ Service stations provided the site has at least one hundred (100) feet of frontage on a street with a minimum site area of twenty thousand (20,000) square feet; and
- ~~I.G.~~ Uses which are determined by the planning commission and the city council to be of the same general character.

(Ord. 06-295 § 1 (part))

(Ord. No. 2015-406 , §§ 3, 4, 2-10-2015)

14.44.050 Required conditions (CD).

The following conditions shall be required of all uses in the CD District:

- A. All businesses, services, and processes shall be conducted within a completely enclosed structure, except for parking and loading spaces, sale of gasoline and oil at service stations, incidental sales and display of plant materials and garden supplies occupying no more than one thousand five hundred (1,500) square feet of exterior sales and display area, outdoor eating areas operated incidental to permitted eating and drinking services.
- B. No use shall be permitted and no process, equipment, or materials shall be employed which are found by the commission to be objectionable by reason of odor, dust, smoke, noise, vibration, illumination,

glare, unsightliness, or electrical disturbances which are manifested beyond the premises in which the permitted use is located.

- C. No property owner, business owner and/or tenant shall permit or allow operation of a business which violates the required conditions of this chapter, including the following general criteria:
1. Refuse collection. Every development, including applications for tenant improvements, shall be required to provide suitable space for solid waste separation, collection, and storage and shall provide sites for such that are located so as to facilitate collection and minimize any negative impact on persons occupying the development site, neighboring properties, or public rights-of-way. Refuse collection areas are encouraged to be shared, centralized, facilities whenever possible.
 2. Lighting. Lighting within any lot that unnecessarily illuminates any other lot and/or substantially interferes with the use or enjoyment of such other lot is prohibited. Lighting unnecessarily illuminates another lot if: (i) it clearly exceeds the minimum illumination necessary to provide for security of property and the safety of persons using such roads, driveways, sidewalks, parking lots, and other common areas and facilities, or (ii) if the illumination could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
 3. Air pollution. Any use that emits any "air contaminant" as defined by the Bay Area air quality management district shall comply with applicable state standards concerning air pollution.
 4. Maintenance of common areas, improvements, and facilities. Maintenance of all common areas, improvements, facilities, and public sidewalks adjacent to the subject property shall be required. In the case of public sidewalks, maintenance shall be limited to keeping the sidewalk clean and free of debris, markings, and food and drink stains by means of sweeping, cleaning with water and/or steam cleaning.
 5. Odors. No use may generate any odor that may be found reasonably objectionable as determined by an appropriate agency such as the Santa Clara County health department and the Bay Area air quality management district beyond the boundary occupied by the enterprise generating the odor.
 6. Noise. No person shall operate, or cause to be operated, any source of sound at any location within the city or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which causes the noise level when measured on any other property either incorporated or unincorporated, to exceed standards as set forth in Chapter 6.16 of the Los Altos Municipal Code.

In order to attenuate noise associated with commercial development, walls up to twelve (12) feet in height may be required at a commercial/residential interface. Other conditions may be applied such as, but not limited to, muffling of exterior air conditioning facilities.

(Ord. 06-295 § 1 (part))

14.44.060 Front yard (CD).

The minimum depth of front yards shall be two feet and shall be landscaped.

(Ord. 06-295 § 1 (part))

14.44.070 Side yards (CD).

No side yards shall be required, except when the side property line of a site abuts a public street or a public parking plaza, in which case the minimum width of the side yard shall be two feet and shall be landscaped.

(Ord. 06-295 § 1 (part))

14.44.080 Rear yard (CD).

Structures above fifteen (15) feet in height must have a minimum rear yard of fifteen (15) feet. Otherwise, no rear yard shall be required except as follows:

- A. Where the rear property line of a site abuts a public parking plaza, the minimum depth of the rear yard shall be two feet and shall be landscaped.
- B. Where the rear property line of a site abuts a public street or alley, the minimum depth of the rear yard shall be ten (10) feet of which the rear two feet shall be landscaped.
- C. A required rear yard may be used for parking, except for the area required to be landscaped.

(Ord. 06-295 § 1 (part))

14.44.090 Off-street parking (CD).

Parking facilities shall be provided in accordance with Chapter 14.74 of this title. In addition, parking facilities shall:

- A. Reduce the visual impact of parking structures and parking lots by locating them at the rear or interior portions of building sites;
- B. Minimize the street frontage of the lot or structure by placing its shortest horizontal edge along the street;
- C. When parking structures must be located at street frontage because other locations are proven infeasible, the ground level frontage shall either be used for commercial space or shall provide a landscaped area not less than five feet in width between the parking area and the public right-of-way;
- D. Keep the number of direct entrances to parking facilities from streets to a minimum;
- E. Provide a landscaped buffer not less than five feet in width between a parking lot or structure and street frontage or buildings. Where the landscaped strip adjoins a public street or pedestrian walkway, the landscaped strip may be required to include a fence, wall, berm, or equivalent feature;
- F. Provide a minimum of interior landscaping for unenclosed parking facilities as follows: where the total parking provided is located on one site and is fourteen thousand nine hundred ninety-nine (14,999) square feet or less, five percent of total parking area; where the parking is fifteen thousand (15,000) through twenty-nine thousand nine hundred ninety-nine (29,999) square feet, seven and one-half percent of total parking area; and where the facility is thirty thousand (30,000) square feet or greater, ten (10) percent of total parking area.

Parking Area (in square feet)	Minimum Landscaping (% of Parking Area)
< 15,000	5
15,000 — 29,999	7.5

> 30,000

10

- G. Trees in reasonable number shall be provided; ground cover alone is not acceptable. Interior landscaping shall be distributed throughout the paved area as evenly as possible. Provision shall be made for automatically irrigating all planted area. All landscaping shall be protected with concrete curbs or other acceptable barriers. All landscaping shall be continuously maintained.

(Ord. 08-320 § 1 (part); Ord. 06-295 § 1 (part))

14.44.100 Common parking facilities (CD).

(As provided in Chapter 14.74 of this title.)

(Ord. 08-320 § 1 (part); Ord. 06-295 § 1 (part))

14.44.110 Off-street loading and refuse collection (CD).

- A. Where buildings are served by alleys, all service-delivery entrances, loading docks, and refuse collection facilities shall be located to be accessed from the alley. No loading area shall be located at the street frontage or building façade.
- B. A minimum of thirty-two (32) square feet of covered refuse collection area shall be provided and shall not be located in any front or street side yard. Where an alley exists, the refuse collection area shall be accessed from the alley. Refuse collection areas shall be on site, but are encouraged to be shared, centralized, facilities whenever possible.
- C. On sites not served by an alley, service areas shall be located to the rear, side, or at an internal location where visibility from public streets, public parking plazas and neighboring properties will be minimized.
- D. Refuse collection areas shall be enclosed by a screen wall of durable material and planting as necessary to screen views from streets, public parking plazas and neighboring properties.

(Ord. 08-320 § 1 (part); Ord. 06-295 § 1 (part))

14.44.120 Height of structures (CD).

~~No commercial or mixed use structure shall exceed thirty (30) feet in height. 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.~~

- a. Residential Only Development(s) building height shall be a maximum of forty (40) feet and four (4) stories.
- b. Mixed Use Development(s) building height shall be a maximum of forty-five (45) feet and four (4) stories.
- c. Non-Residential Use Only Development(s) building height shall be a maximum of thirty (30) feet and three (3) stories.

(Ord. 08-321 § 1: Ord. 08-320 § 1 (part); Ord. 06-295 § 1 (part))

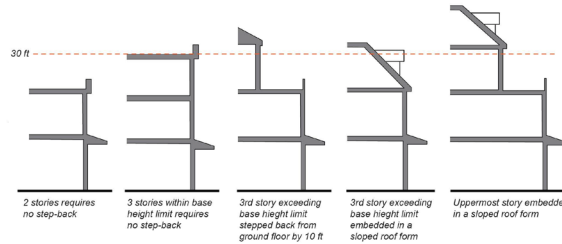
(Ord. No. 10-349, § 3, 4-27-2010; Ord. No. 2016-428, § 1, 11-8-2016)

14.44.130 Design control (CD).

A. Building Massing and Articulation.

1. Upper-story Step-backs.

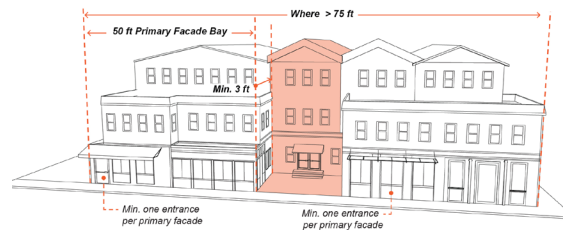
- a. Front: Minimum ten (10) feet from ground floor façade for stories above thirty (30) feet in height, as shown in the diagram



- b. Street Side: Minimum ten (10) feet from ground floor façade for stories above thirty (30) feet in height, as shown in the diagram
- c. For buildings over three stories in height, the uppermost story must be embedded in a sloped roof form such as a mansard roof or a hipped and/or gabled roof with dormers, as allowed by standards in Section 14.44.130.A.6.

2. Vertical Articulation.

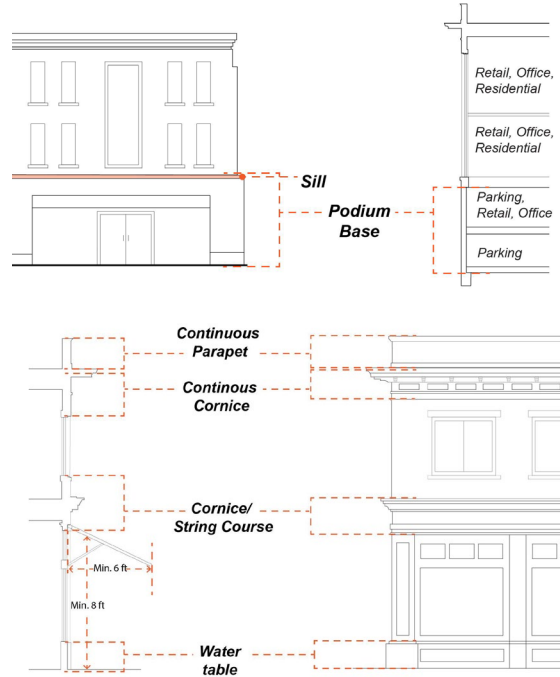
- a. When a building façade exceeds seventy-five (75) feet in length along a right-of-way, it must be separated into primary façade bays no greater than fifty (50) feet and secondary façade bays defined by a recess a minimum three feet deep and ten (10) feet wide.
- b. A minimum one entrance shall be provided per primary façade bay.
- c. The eave/roof of a secondary façade bay shall be no higher than the corresponding elements of the primary façade bay.



3. Horizontal Articulation. New façades and façade modifications along a street or civic space shall be designed to visually express a base, middle, and top.

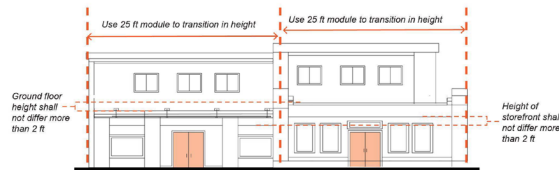
- a. One or more of the following patterns shall be used to define the base:
- Watertable: Base material extends from grade to between eight and fifty-four (54) inches above grade.
 - Podium: The base material encompasses the lowest story (or stories) of the building, with or without mezzanine(s), and terminates in a sill, string course, or cornice at its upper bound (multi-story buildings only).

- iii. Watertable and Cornice/String Course: A watertable using the base material is combined with a cornice or string course at the lowest story's upper bound, including any mezzanine (multi-story buildings only).
- b. The top of each building mass/bay shall be defined by elements spanning the full length of the façade of the mass/bay. Such elements may include a cornice, eave and/or gable(s), or other elements listed under Section 17.44.130.A.6. These elements shall be consistent with the overall architectural style of the building mass/bay.



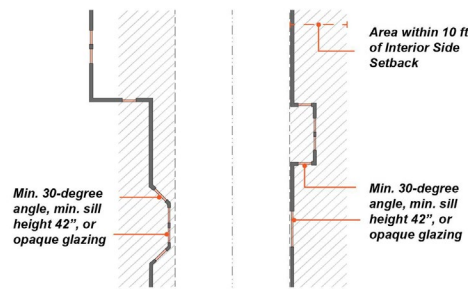
4. Adjacencies.

- a. Storefront Façades Adjacent to Storefront Façades.
 - i. The height of a storefront shall not differ from the height of any adjacent storefront by more than two feet.
 - ii. The height of ground story shall not differ from height of any adjacent ground story by more than two feet.
 - iii. Storefronts may transition in height using a module of twenty-five (25) feet in length along a right-of-way.

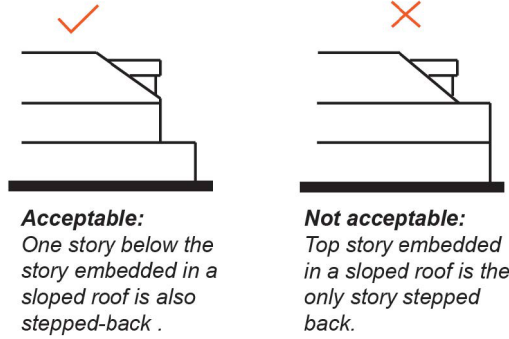


- b. Compatibility with Adjacent Shorter Buildings with Height Difference of One Story or More. When adjacent to an existing shorter building with a height difference of one story or more, a proposed building must utilize two or more of the following strategies:
 - i. Incorporate the uppermost floor into the roof form.

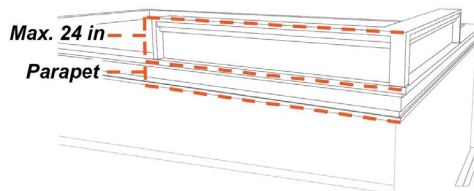
- ii. Break the mass of the building into smaller modules through changes in wall plane, setbacks, and/or height.
 - iii. Match window heights and/or proportions.
 - iv. Relate roof cornices and moldings at floor lines.
5. Privacy and Line of Sight.
- a. Primary living spaces and balconies located along a side setback shall orient principal windows and balconies toward the front and rear of the building.
 - b. Where windows are within ten (10) feet of and oriented toward an interior side setback, glazing shall either be a minimum thirty (30) degree angle measured perpendicular to the adjacent side setback line, have minimum sill height of forty-two (42) inches, or be opaque.
 - c. The maximum sill height for an ingress/egress window is forty-four (44) inches from finished floor.



6. Roofline and Roof Design.
- a. Roof designs shall be limited to:
 - i. Hipped.
 - ii. Gable.
 - iii. Mansard.
 - (a) Applicable for buildings three or more stories.
 - iv. Dormer.
 - v. Parapet.
 - (a) When used on the first or second floor, a parapet longer than twenty-five (25) feet in length must include at least one but not more than two of the following design elements to break up the length of the parapet:
 - (1) Steps.
 - (2) Curves.
 - (3) Angled surfaces.
 - (b) The length of a parapet segment on the third floor and above may not exceed twenty-five (25) feet.
 - b. When the top story is stepped back and embedded in a sloped roof form such as a mansard roof or a hipped and/or gabled roof with dormers, the floor below must (and other floors may) be stepped back to meet the slope of the top story.



- c. Building façades facing an R-1 district must have a hipped or gable roof and may incorporate dormers.
- d. Roofline/parapet at corners shall not exceed roofline/parapet of adjacent wallplanes by more than twenty-four (24) inches.

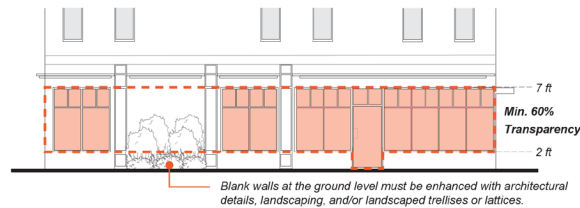


B. Building Design.

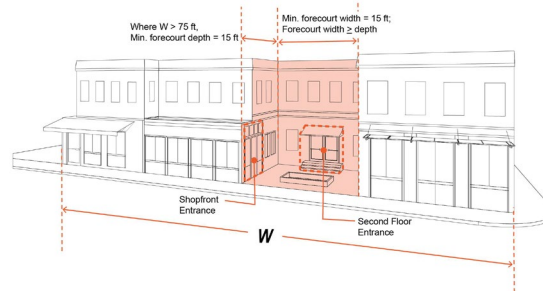
1. Façade Design.

- a. Building façades must continue the pattern established by existing buildings in Downtown Los Altos by reinforcing the underlying maximum fifty (50) foot module along all street frontages through the use of the following techniques:
 - i. Building façades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls or columns. The pattern shall be visually expressed through the spacing of openings, recesses, eaves, inset panels, cornices, overhangs, trellises, exposed rafters, columns, or bay windows.
 - ii. The pattern may be shared between the ground floor and upper stories provided the ground floor exhibits enhanced detail or modulation.
 - iii. Residential façades shall incorporate at least one element that signals habitation, such as bay windows, or balconies.
 - iv. Non-glazed wall areas (blank walls) must be enhanced with architectural details, landscaping, and/or landscaped trellises or lattices.
- b. At least two of the following strategies must be used in a manner that reinforces the maximum fifty (50) foot module:
 - i. Change in roof parapet height or shape.
 - ii. Change in roof style.
 - iii. Change in materials palette.
 - iv. Change in building height, minimum eight-foot difference.

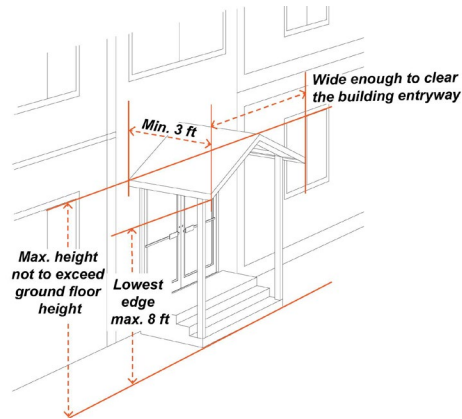
- v. Change in frontage type or change in details of shopfront frontage type if used.
 - vi. Use of upper floor projections such as bay windows or balconies.
2. Ground Level Transparency. A minimum sixty (60) percent of commercial ground floor street-facing façades between two and seven feet in height shall be transparent window surface. Opaque, reflective, or dark tinted glass is not allowed.



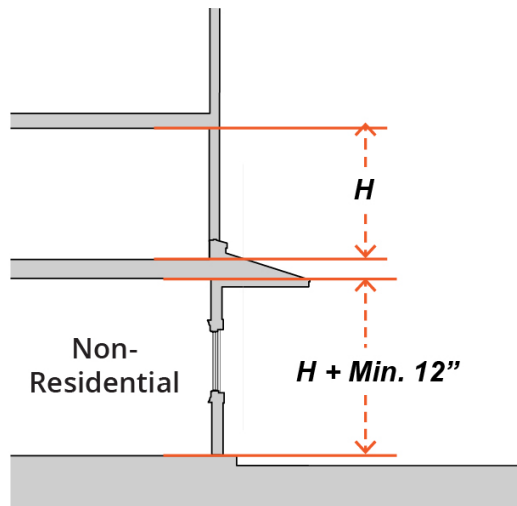
3. Pedestrian-Scaled Entrances.
- a. Building entrances must incorporate at least one of the following entry features. See Section 14.66.275 (Entrance Type Standards) for design standards applicable to each entrance type listed.
 - i. Stoop.
 - ii. Dooryard.
 - iii. Shopfront.
 - (a) Shopfronts more than twenty-five (25) feet in width must incorporate variations in bulkhead, awnings, materials and/or color to visually articulate the shopfront into modules not to exceed twenty-five (25) continuous feet.
 - iv. Gallery.
 - v. Arcade.
 - vi. Forecourt.
 - (a) Forecourts must feature at least one entry to a shop and/or second floor use.
 - (b) Forecourts for buildings more than seventy (70) feet in length along a right-of-way must have a minimum width and depth of fifteen (15) feet from front façade. Width of forecourt shall be equal to or greater than depth.
 - (c) The size of the forecourt must be appropriate relative to the size of the building. The maximum ratio of building height to forecourt is 2:1 (height < 2 x width).
 - (d) Forecourt must be enclosed on at least three sides by buildings.
 - (e) Forecourt must remain open to the sky (arbors and trellises are allowed).



- vii. Terrace.
- b. Primary Entrance Location(s). Locate primary entrance on the front right-of-way and/or in the interior courtyard.
- c. Corner Entrances. Chamfered corners must incorporate a building entrance. Any required entrances may be provided on the corner of the building assuming one of the intersecting sides is a primary frontage.
- d. Street-facing Entries to Upper Floors. Street-facing entries to upper floors shall be equal in quality and detail to storefronts. This standard may be satisfied through two or more of the following:
 - i. Dedicated awning, canopy, or other roof element.
 - ii. Stairs with a single color applied to treads and a contrasting color or pattern applied to risers.
 - iii. Dedicated light fixture(s).
 - iv. Decorative street address numbers or tiles.
 - v. Plaque signs for upper-floor business tenants.
- e. Entry Protection. Primary street-facing entrances shall be protected by a recess in the building frontage at least three feet deep or by a projection extending outward at least three feet measured horizontally from the entrance, and wide enough to clear the building entryway on both sides.
 - i. Protection may be coterminous with an accent element.
 - ii. Protection may take the form of an extended eave, overhang, awning, door canopy, gallery, arcade frontage, or other element that provides shade and shelter from the elements.
 - iii. The lowest edge of a projecting awning or door canopy shall have a vertical clearance of no more than eight feet.
 - iv. Recessed entries shall differentiate pavement within the recess through the use of a dedicated paving material or pattern.



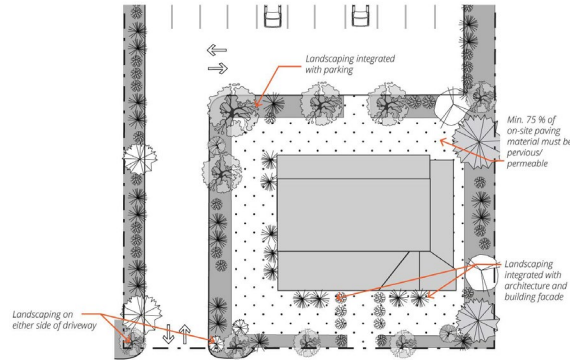
- f. Accent elements demarcating building frontage, entrance, and common open space areas shall not exceed the height of the ground floor story. Roof elements are excepted.
4. Ground Floor Floor-to-Ceiling Height. Minimum twelve (12) inches taller than typical upper floor floor-to-ceiling.



5. Interior Courtyard. Interior courtyards must be:
- Partially visible from the street and linked to the street by a clear accessible path of travel.
 - Enclosed on at least two sides by buildings.
 - Open to the sky (arbors and trellises are allowed)
 - A minimum width of twenty (20) feet and a minimum area of four hundred (400) square feet.
6. Paseos. Paseos must be:
- A minimum width of ten (10) feet for through-block paseos.
 - A minimum width of four feet for entries to courtyards or individual single businesses.
- C. Window Design.
- Window frames, backbands, and sills.
 - All windows shall have a sill.

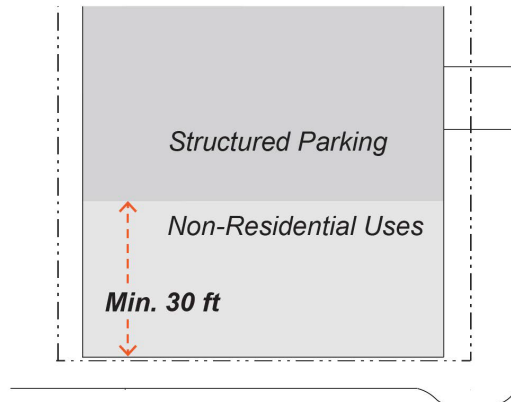
- i. The sill shall extend horizontally beyond the window opening or frame/casing (if present) at each end.
 - ii. The sill shall be sloped toward the outside.
 - iii. The sill shall have a drip at its outer edge.
 2. Vinyl windows are prohibited on façades visible from a right-of-way.
- D. Building Materials.
 1. Primary shall mean fifty (50) percent or more of a façade surface area excluding transparent surfaces. Permitted primary cladding materials are limited to:
 - a. Stucco (minimum two-coat stucco; synthetic stucco or EIFS not allowed)
 - b. Siding (lap, vertical, panelized, or shingle)
 - i. All siding shall be wood, composite wood, or cement fiberboard.
 - ii. Wood siding shall be painted or stained.
 - iii. Vinyl and aluminum siding are not allowed.
 - c. Stone.
 - d. Brick.
 2. Secondary shall mean less than fifty (50) percent of a façade surface area excluding transparent surfaces. Permitted secondary cladding materials are limited to:
 - a. Stucco (minimum two-coat stucco; synthetic stucco not allowed, EIFS not allowed).
 - b. Siding (lap, vertical, panelized, or shingle).
 - i. All siding shall be wood, composite wood, or cement fiberboard.
 - ii. Wood siding shall be painted or stained.
 - iii. Vinyl and aluminum siding are not permitted.
 - c. Stone (building base only).
 - d. Brick (building base only).
 - e. Tile.
 - f. Metal (matte finish or Cor-ten).
 - i. Ribbed metal, titanium, and mirrored finishes are not permitted.
 - g. Concrete Masonry Units (watertable and building base only, and not allowed on any façade facing a right-of-way or a single-family zone).
 - h. Concrete (building base only, board-form only, cast concrete not permitted).
- E. Landscaping, Paving, and Pedestrian Amenities.
 1. Landscaping must be placed on each side of a driveway at grade or in raised planters.
 2. All paving located adjacent to a sidewalk must be textured (decorative or permeable).
 3. A minimum seventy-five (75) percent of on-site paving material must be pervious/permeable.
 4. Landscape elements shall be integrated with the building architecture, parking, and streetscape. Recommended patterns shall include, but are not limited to:

- a. Planters for flowers and shrubs within street frontage.
 - b. Landscape buffers between parking spaces and building façades.
 - c. Landscaping within and/or on walls adjacent to courtyards, open spaces, and setbacks. A publicly visible and accessible pedestrian amenity such as benches, a fountain, a rain garden, decorative paving, and/or public art.
5. See Sections 14.66.180 (Maintenance of Landscaped Areas) and 14.70.070 (Landscaped Strips) for additional landscaping standards.

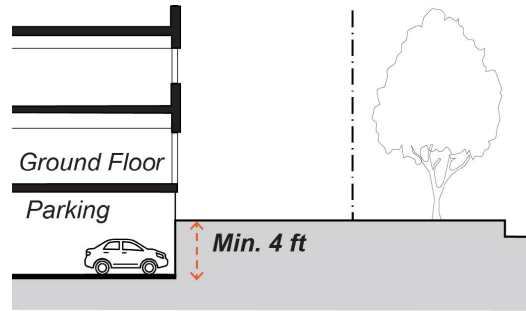


F. Parking Design and Access.

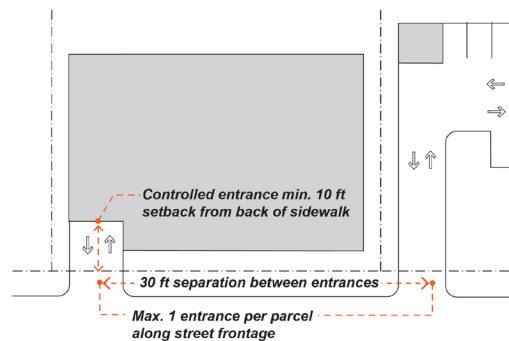
- 1. Where structured parking is provided, the parking area must be either:
 - a. "Lined" with ground-floor non-residential uses at least thirty (30) feet deep as measured from the front façade; or



- b. Designed such that the floor elevation is a minimum four vertical feet below the elevation of the adjacent sidewalk.



2. Visible structured parking must be screened from view from the right-of-way by at least one of the following features:
 - a. Regular punched openings designed to resemble windows of habitable spaces.
 - b. Trellis/living wall.
 - c. Custom textured or decorative screening.
3. Entrances to Parking Facilities.
 - a. A maximum of two curb cuts for one-way traffic and one curb cut for two-way traffic may be permitted per street frontage per lot.
 - b. Controlled entrances to parking facilities (gates, doors, etc.) shall be located a minimum ten (10) feet from the back of sidewalk.
 - c. Entrances to parking facilities along a street frontage shall be separated by a minimum of forty (40) feet, excluding access to parking plazas.
 - d. Where possible, curb cuts serving adjacent parking facilities shall be shared.



- G. Site Circulation and Access.
 1. A clearly defined, lighted and landscaped pedestrian route shall be provided between all parking areas and primary pedestrian entrance.
 2. New development on abutting lots shall be designed to allow cross-access for internal pedestrian, bicycle, and vehicular circulation systems.
 3. Bicycle racks shall be provided:
 - a. In or within fifty (50) feet of every parking area; and
 - b. Within twenty (20) feet of at least one building entrance.

H. Service Areas and Screening.

1. Service areas must be located at the rear of lot or along a parking plaza.
2. Service areas must be enclosed in enclosures that are architecturally consistent with primary building in terms of materials, colors, and style.

I. Additional Design Standards. See Section 14.66.280 for additional design standards applicable to all residential mixed-use development in the CD District.

(Ord. 08-320 § 1 (part); Ord. 06-295 § 1 (part))

(Ord. No. 2021-478 , § 1, 9-14-2021)

14.44.140 Nonconforming use regulations (CD).

(As provided in Chapter 14.66 of this title.)

(Ord. 08-320 § 1 (part); Ord. 06-295 § 1 (part))

14.44.150 Signs (CD).

(As provided in Chapter 14.68 of this code.)

(Ord. 08-320 § 1 (part); Ord. 06-295 § 1 (part); Ord. No. 2015-414 , § 12, 9-8-2015)

14.44.160 Fences (CD).

(As provided in Chapter 14.72 of this title.)

(Ord. 08-320 § 1 (part); Ord. 06-295 § 1 (part))

14.44.170 Restoration of nonconforming structures (CD).

(As provided in Chapter 14.66 of this title.)

(Ord. 08-320 § 1 (part); Ord. 06-295 § 1 (part))

14.44.180 Exceptions for public benefit (CD).

A. To implement the downtown urban design plan, exceptions from the provisions of this chapter may be granted provided the following findings are made:

1. The granting of the exception will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the area;
2. The benefit to the city derived from granting the exception is an appropriate mitigation when considered against the cost to the developer;
3. The project and mitigation will result in a public benefit to the downtown;
4. The resultant project and mitigation are consistent with the general plan and promote or accomplish objectives of the downtown urban design plan.

B. For the purposes of this chapter, exceptions may include, but are not limited to setbacks, on-site parking, and development or building standards.

(Ord. 08-320 § 1 (part); Ord. 06-295 § 1 (part))

(Ord. No. 10-349, § 4, 4-27-2010)

Chapter 14.48 CRS COMMERCIAL RETAIL SALES DISTRICT*

Sections:

14.48.010 CRS District.

The regulations, general provisions, and exceptions set forth in this chapter and in Chapter 14.66 of this title shall apply in the CRS District.

(Ord. 05-294 § 2 (part): Ord. 05-289 § 2 (part): prior code § 10-2.1901)

14.48.020 Vision statement and specific purposes (CRS).

The city shall retain and enhance the downtown Los Altos village atmosphere and shall seek to attract businesses to the village. The primary characteristics of the desired village atmosphere include:

- A. A mix of uses emphasizing retail businesses and services that meet the needs of community residents and visitors, and with housing located aboveground floor businesses;
- B. Buildings and streetscape elements that enhance the pedestrian experience, reflect quality design, present a diversity of appearances, and contribute to the architectural and historical interest of the village;
- C. An attractive, pedestrian-oriented shopping environment that encourages social interaction, with substantial landscaping and open space, and adequate public parking;
- D. Business and specialty stores that will attract customers from the local community and surrounding region; and
- E. Encouragement of activities that enhance and extend commercial vitality, including nighttime activities.

In addition to the vision statement, the specific purposes for the CRS District are as follows:

- A. Promote the implementation of the downtown urban design plan;
- B. Encourage pedestrian-scale design and minimize blank walls and other dead spaces at the ground level;
- C. Continue the pattern and scale established by existing buildings by requiring building designs that express the underlying twenty-five (25) foot frontages originally established, either by building structure or by architectural design;
- D. Create continuous building frontage without major interruption by disallowing driveways and parking lots on shopping street frontages;
- E. Allow latitude for creative design and architectural variety within limits established;
- F. Provide pedestrian amenities such as paseos, outdoor public spaces and outdoor seating;
- G. Establish a sense of entry into the downtown;
- H. Encourage historic preservation for those buildings listed on the city's historic resources inventory;
- I. Encourage the upgrading of building exteriors, signs, passageways, and rear entries; and

- J. Encourage the use of solar, photovoltaic, and other energy conserving devices.

(Ord. 05-294 § 2 (part): Ord. 05-289 § 2 (part): Ord. 01-397 § 4: prior code § 10-2.1902)

14.48.030 Permitted uses (CRS).

The following uses shall be permitted in the CRS District:

- A. Business, professional, and trade schools located above the ground floor;
- B. Office-administrative services, which include medical and dental clinics or offices having less than 5,000 gross square feet of floor area and animal clinics having less than 5,000 gross square feet of floor area, except when located in a ground floor building space that fronts directly onto Main Street or State Street;
- C. Parking spaces and loading areas incidental to a permitted use;
- D. Personal services;
- E. Private clubs, lodges, or fraternal organizations located above the ground floor;
- F. Restaurants, excluding drive-through services;
- G. Retail; ~~and~~
- H. ~~Residential Only Development(s) except when main building frontage is on Main Street and/or State Street;~~
- I. ~~Mixed Use Development(s); and~~
- H. Uses which are determined by the ~~Zoning Administrator~~ ~~community development director~~ to be of the same general character;
- I. Cocktail lounges.

(Ord. 05-294 § 2 (part): Ord. 05-289 § 2 (part): Ord. 05-280 § 7 (part): Ord. 05-270 § 2: Ord. 04-268 § 1)

(Ord. No. 10-348, § 4, 4-13-2010; Ord. No. 2015-406 , § 2, 2-10-2015; Ord. No. 2019-462 , § 1, 9-10-19)

14.48.040 Conditional uses and structures (CRS).

Upon the granting of a conditional use permit in accordance with the provisions of Chapter 14.80 of this title, the following uses shall be permitted in the CRS District:

- A. Any new building that has an area greater than seven thousand (7,000) gross square feet, and any addition to an existing building which would result in the total building area exceeding seven thousand (7,000) gross square feet, including additions to buildings which presently exceed seven thousand (7,000) gross square feet in area;
- B. Commercial recreation;
- C. Day care centers, except when located in a ground floor building space that fronts directly onto Main Street or State Street;
- D. Hotels;
- E. ~~Housing located above the ground floor;~~

~~F.E.~~ Medical and dental clinics or offices having five thousand (5,000) gross square feet of floor area or more and animal clinics having five thousand (5,000) gross square feet of floor area or more, except when located in a ground floor building that fronts directly onto Main Street or State Street; and

~~G.F.~~ Uses which are determined by the planning commission to be of the same general character.

(Ord. 05-294 § 2 (part): Ord. 05-289 § 2 (part): Ord. 05-280 § 7 (part): Ord. 05-270 § 3: Ord. 04-268 § 3)

(Ord. No. 2012-375, § 6, 1-24-2012; Ord. No. 2015-406 , §§ 3, 4, 2-10-2015; Ord. No. 2015-414 , § 8, 9-8-2015; Ord. No. 2019-462 , § 1, 9-10-19)

14.48.050 Required conditions (CRS).

The following conditions shall be required of all uses in the CRS District:

- A. Any ground floor office that is voluntarily discontinued pursuant to Section 14.66.110 of this title shall be converted to a conforming use, or receive a conditional use permit to maintain an office at that location pursuant to Section 14.80.060(H) of this title.
- B. All businesses, services, and processes shall be conducted within a completely enclosed structure, except for parking and loading spaces, sale of gasoline and oil at service stations, incidental sales and display of plant materials and garden supplies occupying no more than one thousand five hundred (1,500) square feet of exterior sales and display area, outdoor eating areas operated incidental to permitted eating and drinking services, and as otherwise allowed upon the issuance of an outdoor display permit. Exterior storage is prohibited.
- C. No use shall be permitted and no process, equipment, or materials shall be employed which are found by the commission to be objectionable by reason of odor, dust, noise, vibration, illumination, glare, unsightliness or electrical disturbances which are manifested beyond the premises in which the permitted use is located.
- D. No property owner, business owner and/or tenant shall permit or allow operation of a business which violates the required conditions of this chapter, including the following general criteria:
 1. Refuse collection. Every development, including applications for tenant improvements, shall be required to provide suitable space for solid waste separation, collection, and storage and shall provide sites for such that are located so as to facilitate collection and minimize any negative impact on persons occupying the development site, neighboring properties, or public rights-of-way. Refuse collection areas are encouraged to be shared, centralized, facilities whenever possible.
 2. Lighting. Lighting within any lot that unnecessarily illuminates any other lot and/or substantially interferes with the use or enjoyment of such other lot is prohibited. Lighting unnecessarily illuminates another lot if: (i) it clearly exceeds the minimum illumination necessary to provide for security of property and the safety of persons using such roads, driveways, sidewalks, parking lots, and other common areas and facilities, or (ii) if the illumination could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
 3. Air pollution. Any use that emits any "air contaminant" as defined by the Bay Area air quality management district shall comply with applicable state standards concerning air pollution.
 4. Maintenance of common areas, improvements, and facilities. Maintenance of all common areas, improvements, facilities, and public sidewalks adjacent to the subject property shall be required. In the case of public sidewalks, maintenance shall be limited to keeping the sidewalk clean and

free of debris, markings, and food and drink stains by means of sweeping, cleaning with water and/or steam cleaning.

5. Odors. No use may generate any odor that may be found reasonably objectionable as determined by an appropriate agency such as the Santa Clara County health department and the Bay Area air quality management district beyond the boundary occupied by the enterprise generating the odor.
6. Noise. No person shall operate, or cause to be operated, any source of sound at any location within the city or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which causes the noise level when measured on any other property either incorporated or unincorporated, to exceed standards as set forth in Chapter 6.16 of the Los Altos Municipal Code.

In order to attenuate noise associated with commercial development, walls up to twelve (12) feet in height may be required at a commercial/residential interface. Other conditions may be applied such as, but not limited to, muffling of exterior air conditioning facilities.

(Ord. 05-294 § 2 (part); Ord. 05-289 § 2 (part); Ord. 05-287 § 3; Ord. 04-268 § 2 (part); prior code § 10-2.1905)

14.48.060 Front yard (CRS).

With the exception of landscaping, all development in the CRS District must be built to the back of the sidewalk.

(Ord. 05-294 § 2 (part); Ord. 05-289 § 2 (part); Ord. 04-268 § 2 (part); prior code § 10-2.1907)

14.48.070 Side yards (CRS).

No side yards shall be required, and none shall be allowed, except where the side property line of a site abuts a public parking plaza, the minimum width of the side yard shall be two feet which shall be landscaped. A required side yard may be used for parking except for the area required to be landscaped.

(Ord. 05-294 § 2 (part); Ord. 05-289 § 2 (part); Ord. 04-268 § 2 (part); prior code § 10-2.1908)

14.48.080 Rear yard (CRS).

No rear yard shall be required except as follows:

- A. Where the rear property line of a site abuts a public parking plaza, the minimum depth of the rear yard shall be two feet, which shall be landscaped.
- B. Where the rear property line of a site abuts an existing alley, the minimum depth of the rear yard shall be ten (10) feet, of which the rear two feet shall be landscaped. A required rear yard may be used for parking, except for the area required to be landscaped.

(Ord. 05-294 § 2 (part); Ord. 05-289 § 2 (part); Ord. 04-268 § 2 (part); prior code § 10-2.1909)

14.48.090 Off-street parking (CRS).

Parking facilities shall be provided in accordance with Chapter 14.74 of this title. In addition, parking facilities shall:

- A. Reduce the visual impact of parking structures and parking lots by locating them at the rear or interior portions of building sites;
- B. Minimize the street frontage of the lot or structure by placing its shortest horizontal edge along the street;
- C. When parking structures must be located at street frontage because other locations are proven infeasible, the ground level frontage shall either be used for commercial space or shall provide a landscaped area not less than five feet in width between the parking area and the public right-of-way;
- D. Not be accessed from State or Main Streets unless no other access is feasible, in which case the number of direct entrances to parking facilities from streets shall be kept to a minimum;
- E. Provide a landscaped buffer not less than five feet in width between a parking lot or structure and street frontage or buildings. Where the landscaped strip adjoins a public street or pedestrian walkway, the landscaped strip may be required to include a fence, wall, berm, or equivalent feature;
- F. Provide a minimum of interior landscaping for unenclosed parking facilities as follows: where the total parking provided is located on one site and is fourteen thousand nine hundred ninety-nine (14,999) square feet or less, five percent of total parking area; where the parking is fifteen thousand (15,000) through twenty-nine thousand nine hundred ninety-nine (29,999) square feet, seven and one-half percent of total parking area; and where the facility is thirty thousand (30,000) square feet or greater, ten (10) percent of total parking area;

Parking Area (in square feet)	Minimum Landscaping (% of Parking Area)
< 15,000	5
15,000 — 29,999	7.5
> 30,000	10

- G. Trees in reasonable number shall be provided; ground cover alone is not acceptable. Interior landscaping shall be distributed throughout the paved area as evenly as possible. Provision shall be made for automatically irrigating all planted area. All landscaping shall be protected with concrete curbs or other acceptable barriers. All landscaping shall be continuously maintained.

(Ord. 08-320 § 3 (part); Ord. 05-294 § 2 (part); Ord. 05-289 § 2 (part); Ord. 04-268 § 2 (part); prior code § 10-2.1910)

14.48.100 Common parking facilities (CRS).

(As provided in Chapter 14.74 of this title.)

(Ord. 08-320 § 3 (part); Ord. 05-294 § 2 (part); Ord. 05-289 § 2 (part); Ord. 04-268 § 2 (part); prior code § 10-2.1911)

14.48.110 Off-street loading and refuse collection (CRS).

- A. Where buildings are served by alleys, all service-delivery entrances, loading docks, and refuse collection facilities shall be located to be accessed from the alley. No loading area shall be located at the street frontage or building façade.
- B. A minimum of thirty-two (32) square feet of covered refuse collection area shall be provided and shall not be located in any front or street side yard. Where an alley exists, the refuse collection area shall be accessed

from the alley. Refuse collection areas shall be on site, but are encouraged to be shared, centralized, facilities whenever possible.

- C. On sites not served by an alley, service areas shall be located to the rear, side, or at an internal location where visibility from public streets, public parking plazas and neighboring properties will be minimized.
- D. Refuse collection areas shall be enclosed by a screen wall of durable material and planting as necessary to screen views from streets, public parking plazas and neighboring properties.

(Ord. 08-320 § 3 (part); Ord. 05-294 § 2 (part); Ord. 05-289 § 2 (part); Ord. 04-268 § 2 (part); prior code § 10-2.1912)

14.48.120 Height of structures (CRS).

~~No structure shall exceed thirty (30) feet in height. 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.~~

- a. Residential Only Development(s) building height shall be a maximum of forty (40) feet and four (4) stories.
- b. Mixed Use Development(s) building height shall be a maximum of forty-five (45) feet and four (4) stories.
- c. Non-Residential Use Only Development(s) building height shall be a maximum of thirty (30) feet and three (3) stories.

(Ord. 08-331 § 1; Ord. 08-321 § 2; Ord. 08-320 § 3 (part); Ord. 05-294 § 2 (part); Ord. 05-289 § 2 (part); Ord. 04-268 § 2 (part); prior code § 10-2.1913)

(Ord. No. 10-349, § 5, 4-27-2010)

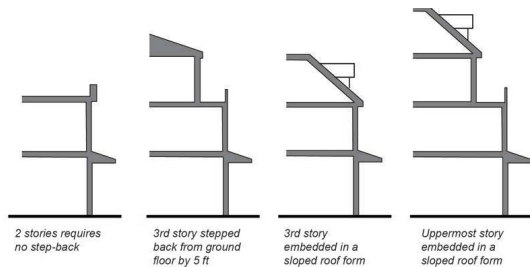
14.48.130 Design control (CRS).

A. Building Massing and Articulation.

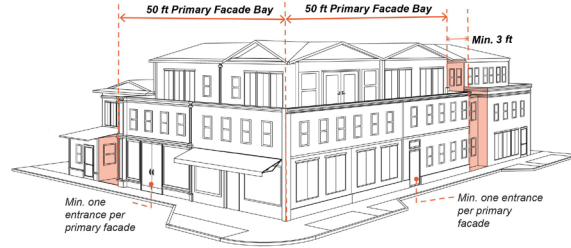
1. Upper-story Step-backs, Front and Street Side.

- a. The third story must be either stepped back a minimum five feet from the ground floor façade or embedded in a sloped roof form such as a mansard roof or a hipped and/or gabled roof with dormers, as allowed by standards in Section 14.48.130.A.6.
- b. For buildings over three stories, the uppermost story must be embedded in a sloped roof form such as a mansard roof or a hipped and/or gabled roof with dormers, as allowed by standards in Section 14.48.130.A.6.

2. Vertical Articulation.

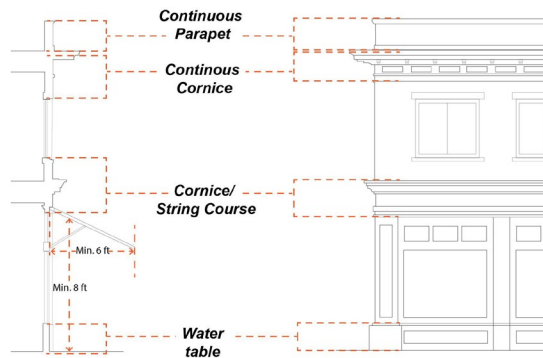


- a. When a building façade exceeds fifty (50) feet in length along a right-of-way, it must be separated into primary façade bays no greater than fifty (50) feet and secondary façade bays defined by a recess a minimum five feet deep and ten (10) feet wide.
- b. The building shall include at least one ground-floor entrance every twenty-five (25) feet.

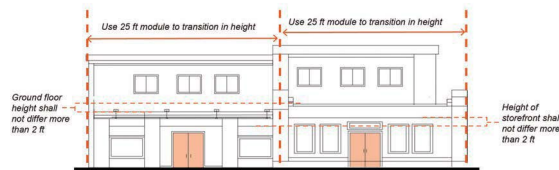


3. Horizontal Articulation. New façades and façade modifications along a street or civic space shall be designed to visually express a base, middle, and top.

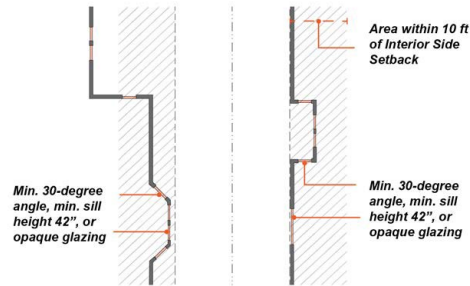
- a. One or more of the following patterns shall be used to define the base:
 - i. Watertable: Base material extends from grade to between eight and fifty-four (54) inches above grade.
 - ii. Podium: The base material encompasses the lowest story (or stories) of the building, with or without mezzanine(s), and terminates in a sill, string course, or cornice at its upper bound (multi-story buildings only).
 - iii. Watertable and Cornice/String Course: A watertable using the base material is combined with a cornice or string course at the lowest story's upper bound, including any mezzanine (multi-story buildings only).



- b. The top of each building mass/bay shall be defined by elements spanning the full length of the façade of the mass/bay. Such elements may include a cornice, eave and/or gable(s), or other elements listed under Section 17.48.130.B.7. These elements shall be consistent with the overall architectural style of the building mass/bay.
4. Adjacencies.
- a. Storefront Façades Adjacent to Storefront Façades.
- The height of a storefront shall not differ from the height of any adjacent storefront by more than two feet.
 - The height of ground story shall not differ from height of any adjacent ground story by more than two feet.
 - Storefronts may transition in height using a module of twenty-five (25) feet in length along a right-of-way.



- b. Compatibility with Adjacent Shorter Buildings with Height Difference of One Story or More. When adjacent to an existing shorter building with a height difference of one story or more, a proposed building must utilize two or more of the following strategies:
- Incorporate the uppermost floor into the roof form.
 - Break the mass of the building into smaller modules through changes in wall plane, setbacks, and/or height.
 - Match window heights and/or proportions.
 - Relate roof cornices and moldings at floor lines.
5. Privacy and Line of Sight.
- Primary living spaces and balconies located along a side setback shall orient principal windows and balconies toward the front and rear of the building.
 - Where windows are within ten (10) feet of and oriented toward an interior side setback, glazing shall either be a minimum thirty (30) degree angle measured perpendicular to the adjacent side setback line, have minimum sill height of forty-two (42) inches, or be opaque.
 - The maximum sill height for an ingress/egress window is forty-four (44) inches from finished floor.



6. Roofline and Roof Design.

a. Roof designs shall be limited to:

- i. Hipped.
- ii. Gable.
- iii. Dormer.
- iv. Parapet.

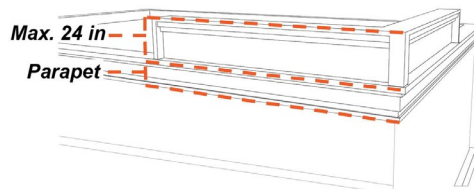
(a) When used on the first or second floor, a parapet longer than twenty-five (25) feet in length must include at least one but not more than two of the following design elements to break up the length of the parapet:

- (1) Steps.
- (2) Curves.
- (3) Angled surfaces.

(b) The length of a parapet segment on the third floor and above may not exceed twenty-five (25) feet.

b. Building façades facing an R-1 district must have a hipped or gable roof and may incorporate dormers.

c. Roofline/parapet at corners shall not exceed roofline/parapet of adjacent wallplanes by more than twenty-four (24) inches.



B. Building Design.

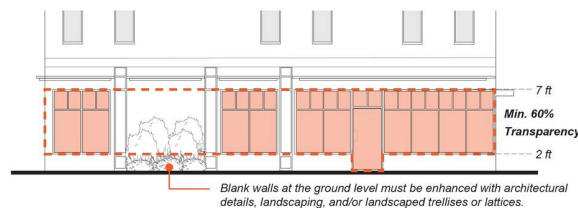
1. Façade Design.

a. Building façades must continue the pattern established by existing buildings in Downtown Los Altos by reinforcing the underlying maximum twenty-five (25) foot module along all street frontages through the use of the following techniques:

- i. Building façades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls or columns. The pattern shall be

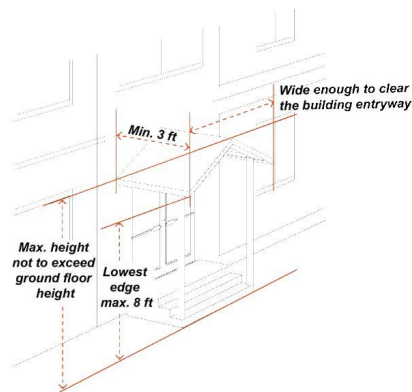
visually expressed through the spacing of openings, recesses, eaves, inset panels, cornices, overhangs, trellises, exposed rafters, columns, or bay windows.

- ii. The pattern may be shared between the ground floor and upper stories provided the ground floor exhibits enhanced detail or modulation.
 - iii. Residential façades shall incorporate at least one element that signals habitation, such as bay windows, or balconies.
 - iv. Non-glazed wall areas (blank walls) must be enhanced with architectural details, landscaping, and/or landscaped trellises or lattices.
- b. At least two of the following strategies must be used in a manner that reinforces the maximum twenty-five (25) foot module:
- i. Change in roof parapet height or shape.
 - ii. Change in roof style.
 - iii. Change in materials palette.
 - iv. Change in building height, minimum eight-foot difference.
 - v. Change in frontage type or change in details of shopfront frontage type if used.
 - vi. Use of upper floor projections such as bay windows or balconies.
2. Ground Level Transparency. A minimum sixty (60) percent of commercial ground floor street-facing façades between two and seven feet in height shall be transparent window surface. Opaque, reflective, or dark tinted glass is not allowed.

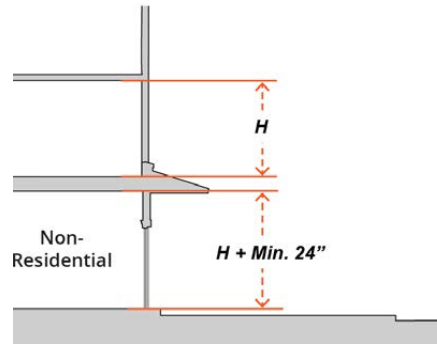


3. Pedestrian-Scaled Entrances.
- a. Building entrances must incorporate at least one of the following entry features. See Section 14.66.275 (Entrance Type Standards) for design standards applicable to each entrance type listed.
 - i. Stoop.
 - ii. Shopfront.
 - (a) The maximum width of single shopfront shall be twenty-five (25) feet.
 - iii. Gallery.
 - iv. Arcade with shopfront frontage.
 - b. Primary Entrance Location(s). Locate primary entrance on the front right-of-way.
 - c. Corner Entrances. Chamfered corners must incorporate a building entrance. Any required entrances may be provided on the corner of the building assuming one of the intersecting sides is a primary frontage.

- d. Street-facing Entries to Upper Floors. Street-facing entries to upper floors shall be equal in quality and detail to storefronts. This standard may be satisfied through two or more of the following:
- i. Dedicated awning, canopy, or other roof element.
 - ii. Stairs with a single color applied to treads and a contrasting color or pattern applied to risers.
 - iii. Dedicated light fixture(s).
 - iv. Decorative street address numbers or tiles.
 - v. Plaque signs for upper-floor business tenants.
- e. Entry Protection. Primary street-facing entrances shall be protected by a recess in the building frontage at least three feet deep or by a projection extending outward at least three feet measured horizontally from the entrance, and wide enough to clear the building entryway on both sides.
- i. Protection may be coterminous with an accent element.
 - ii. Protection may take the form of an extended eave, overhang, awning, door canopy, gallery, arcade frontage, or other element that provides shade and shelter from the elements.
 - iii. The lowest edge of a projecting awning or door canopy shall have a vertical clearance of no more than eight feet.
 - iv. Recessed entries shall differentiate pavement within the recess through the use of a dedicated paving material or pattern.



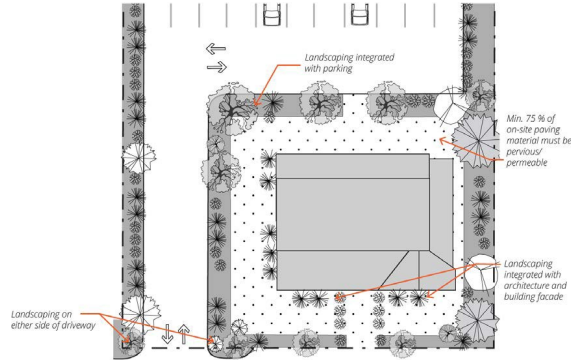
- f. Accent elements demarcating building frontage, entrance, and common open space areas shall not exceed the height of the ground floor story. Roof elements are excepted.
4. Ground Floor Floor-to-Ceiling Height. Minimum twenty-four (24) inches taller than typical upper floor floor-to-ceiling height.



5. Interior Courtyard. Interior courtyards must be:
 - a. Partially visible from the street and linked to the street by a clear accessible path of travel.
 - b. Enclosed on at least two sides by buildings.
 - c. Open to the sky (arbors and trellises are allowed).
 - d. A minimum width of twenty (20) feet and a minimum area of four hundred (400) square feet.
 6. Paseos. Paseos must be:
 - a. A minimum width of ten (10) feet for through-block paseos.
 - b. A minimum width of four feet for entries to courtyards or individual single businesses.
- C. Window Design.
1. Window frames, backbands, and sills.
 - a. All windows shall have a sill.
 - i. The sill shall extend horizontally beyond the window opening or frame/casing (if present) at each end.
 - ii. The sill shall be sloped toward the outside.
 - iii. The sill shall have a drip at its outer edge.
 2. Vinyl windows are prohibited on façades visible from a right-of-way.
 3. Tinted glass is not allowed.
- D. Building Materials.
1. Primary shall mean fifty (50) percent or more of a façade surface area excluding transparent surfaces. Permitted primary cladding materials are limited to:
 - a. Stucco (minimum two-coat stucco; synthetic stucco or EIFS not allowed).
 - b. Siding (lap, vertical, or shingle).
 - i. All siding shall be wood, composite wood, or cement fiberboard.
 - ii. Wood siding shall be painted or stained.
 - iii. Vinyl and aluminum siding are not permitted.
 - c. Stone.
 - d. Brick.

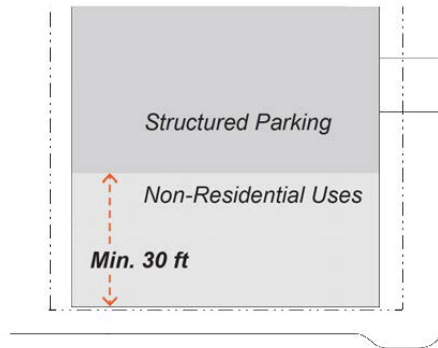
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2. Secondary shall mean less than fifty (50) percent of a façade surface area excluding transparent surfaces. Permitted secondary cladding materials are limited to:
 - a. Stucco (minimum two-coat stucco; synthetic stucco not allowed, EIFS not allowed).
 - b. Siding (lap, vertical, or shingle).
 - i. All siding shall be wood, composite wood, or cement fiberboard.
 - ii. Wood siding shall be painted or stained.
 - iii. Vinyl and aluminum siding are not permitted.
 - c. Stone (building base only).
 - d. Brick (building base only).
 - e. Tile (for bulkheads below display windows and decorative accents only).
 - f. Metal (Matte finish or Cor-ten).
 - i. Ribbed metal, titanium, and mirrored finishes are not permitted.
 - g. Concrete Masonry Units (building base only, and not allowed on any façade facing a right-of-way or a single-family zone).
 - h. Concrete (watertable and building base only, board-form only, cast concrete not permitted).
- E. Downtown Gateways. A downtown gateway is located at the intersection of Foothill Expressway at Main Street.
1. Building design at gateway intersection shall include:
 - a. Façade lighting; and
 - b. Overhangs or sloped roof forms.
 2. Ground-floor design at gateway intersections must address both street frontages through:
 - a. Entrances that are visible and directly accessible from both streets;
 - b. Building transparency beyond the required minimum for the first fifteen (15) feet of building frontage from the corner;
 - c. Landscaped area with a minimum dimension of six feet; and
 - d. A usable public space with pedestrian-scaled features.
- F. Landscaping and Paving, and Pedestrian Amenities.
1. Landscaping must be placed on each side of a driveway at grade or in raised planters.
 2. All paving located adjacent to a sidewalk must be textured (decorative or permeable).
 3. A minimum seventy-five (75) percent of on-site paving material must be pervious/permeable.
 4. Landscape elements shall be integrated with the building architecture, parking, and streetscape. Recommended patterns shall include, but are not limited to:
 - a. Planters for flowers and shrubs within street frontage.
 - b. Landscape buffers between parking spaces and building façades.
 - c. Landscaping within and/or on walls adjacent to courtyards, open spaces, and setbacks.

- d. A publicly visible and accessible pedestrian amenity such as benches, a fountain, a rain garden, decorative paving, and/or public art.
- 5. See Sections 14.66.180 (Maintenance of Landscaped Areas) and 14.70.070 (Landscaped Strips) for additional landscaping standards.

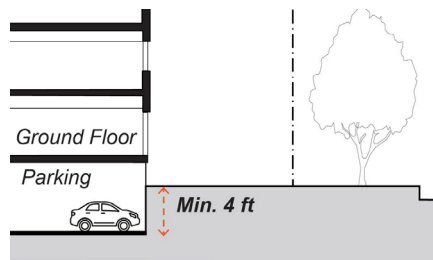


G. Parking Design and Access.

- 1. Where structured parking is provided, the parking area must be either:
 - a. "Lined" with ground-floor non-residential uses at least thirty (30) feet deep as measured from the front façade; or

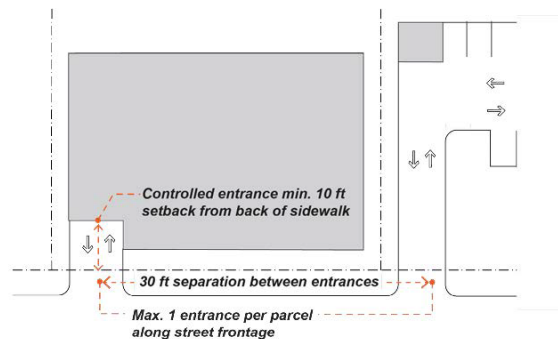


- b. Designed such that the floor elevation is a minimum four vertical feet below the elevation of the adjacent sidewalk.



- 2. Visible structured parking must be screened from view from the right-of-way by at least one of the following features:
 - a. Regular punched openings designed to resemble windows of habitable spaces.
 - b. Trellis/living wall.

- c. Custom textured or decorative screening.
- 3. Entrances to Parking Facilities.
 - a. Curb cuts are not permitted along State Street and Main Street, except those providing direct access to parking plazas. On all other street frontages, a maximum of two curb cuts for one-way traffic and one curb cut for two-way traffic may be permitted per street frontage per lot.
 - b. Controlled entrances to parking facilities (gates, doors, etc.) shall be located a minimum ten (10) feet from the back of sidewalk.
 - c. Entrances to parking facilities along a street frontage shall be separated by a minimum of forty (40) feet, excluding access to parking plazas.
 - d. Where possible, curb cuts serving adjacent parking facilities shall be shared.



- H. Site Circulation and Access.
 - 1. A clearly defined, lighted and landscaped pedestrian route shall be provided between all parking areas and primary pedestrian entrance.
 - 2. New development on abutting lots shall be designed to allow cross-access for internal pedestrian, bicycle, and vehicular circulation systems.
 - 3. Bicycle racks shall be provided:
 - a. In or within fifty (50) feet of every parking area; and
 - b. Within twenty (20) feet of at least one building entrance.
- I. Service Areas and Screening.
 - 1. Service areas must be located at the rear of lot or along a parking plaza.
 - 2. Service areas must be enclosed in enclosures that are architecturally consistent with primary building in terms of materials, colors, and style.
- J. Additional Design Standards. See Section 14.66.280 for additional design standards applicable to all residential mixed-use development in the CRS District.

(Ord. 08-320 § 3 (part); Ord. 05-294 § 2 (part); Ord. 05-289 § 2 (part): amended during 2/06 supplement; Ord. 04-268 § 2 (part); Ord. 01-397 §§ 10, 11, 12; prior code § 10-2.1914)

(Ord. No. 2021-478 , § 1, 9-14-2021)

14.48.140 Nonconforming use regulations (CRS).

(As provided in Chapter 14.66 of this title.)

(Ord. 08-320 § 3 (part); Ord. 05-294 § 2 (part); Ord. 05-289 § 2 (part); Ord. 04-268 § 2 (part); prior code § 10-2.1915)

14.48.150 Signs (CRS).

(As provided in Chapter 11.04 of this code.)

(Ord. 08-320 § 3 (part); Ord. 05-294 § 2 (part); Ord. 05-289 § 2 (part); Ord. 04-268 § 2 (part); Ord. 01-397 § 13: prior code § 10-2.1916; Ord. No. 2015-414 , § 12, 9-8-2015)

14.48.160 Fences (CRS).

(As provided in Chapter 14.72 of this title.)

(Ord. 08-320 § 3 (part); Ord. 05-294 § 2 (part); Ord. 05-289 § 2 (part); Ord. 04-268 § 2 (part); prior code § 10-2.1917)

14.48.170 Restoration of nonconforming structures (CRS).

(As provided in Chapter 14.66 of this title.)

(Ord. 08-320 § 3 (part); Ord. 05-294 § 2 (part); Ord. 05-289 § 2 (part); Ord. 04-268 § 2 (part); prior code § 10-2.1918)

14.48.180 Exceptions for public benefit (CRS).

- A. To implement the downtown design plan, minor exceptions from the provisions of this chapter may be granted in the context of the project's benefit relative to its location. Since these are not required by law, they are to be allowed at the complete discretion of the city, provided the following findings are made:
1. The benefits to the downtown will be significant;
 2. The benefits to the city derived from granting the exception is an appropriate mitigation when considered against the cost to the developer;
 3. The project and mitigation will result in a public benefit to the downtown; and
 4. The resultant project and mitigation are consistent with the general plan and promote or accomplish objectives of the downtown design plan.
- B. For the purposes of this chapter, such exceptions may include, but are not limited to, setbacks, height of structure, height of the first floor, on-site parking, and other zoning regulations. "Height of structure" shall only apply to building height exceptions that support the project's architectural integrity.
- C. For the purposes of this section, significant public benefits identified in the downtown design plan, include, but are not limited to, projects that accomplish the following:
1. Provide for additional public parking, beyond minimum code requirement project needs;

-
2. Provide additional public outdoor plazas and gathering and eating spaces, visible from the public right-of-way, to enhance the ambiance of the downtown;
 3. Create prominent, recognizable, entry points into the downtown area;
 4. Preserve the historic character of downtown by renovating existing historic buildings;
 5. Create strong pedestrian linkages to the Civic Center and residential areas adjacent to downtown; and
 6. Develop pedestrian walkways or "paseo" passage ways where they are needed, to better link rear parking plazas to the businesses along State and Main Streets.

(Ord. 08-320 § 3 (part); Ord. 05-294 § 2 (part); Ord. 05-289 § 2 (part); Ord. 04-268 § 2 (part); prior code § 10-2.1919)

(Ord. No. 10-348, § 5, 4-13-2010; Ord. No. 2012-388, § 1, 11-13-2012)

Chapter 14.52 CD/R3 COMMERCIAL DOWNTOWN/MULTIPLE FAMILY DISTRICT¹

Sections:

14.52.010 CD/R3 District.

The regulations, general provisions, and exceptions set forth in Chapter 14.66 of this title shall apply in the CD/R3 District.

(Ord. No. 10-346, § 2, 3-9-2010)

14.52.020 Specific purposes (CD/R3).

Specific purposes for CD/R3 Districts are as follows:

- A. Promote the implementation of the downtown urban design plan;
- B. Retain and enhance the downtown Los Altos village atmosphere;
- C. Allow latitude for creative design and architectural variety within limits established;
- D. Preserve and improve the character of the area immediately surrounding the existing downtown pedestrian district;
- E. Provide pedestrian amenities such as paseos, outdoor public spaces and outdoor seating;
- F. Establish a sense of entry into the downtown;
- G. Encourage historic preservation for those buildings listed on the city's historic resources inventory;
- H. Encourage the upgrading of building exteriors, signs, passageways and rear entries;
- I. Provide for a full range of retail, office, and service uses appropriate to downtown;
- J. Develop a landscaped strip along the back of properties that abut Foothill Expressway between Edith Avenue and San Antonio Road;
- K. Improve the visual appeal and pedestrian orientation of the downtown; and
- L. Encourage the use of solar, photovoltaic, and other energy conserving devices.

(Ord. No. 10-346, § 2, 3-9-2010)

14.52.030 Permitted uses (CD/R3).

The following uses shall be permitted in the CD/R3 District:

- A. Business, professional, and trade schools;

¹Editor's note(s)—Prior to the reenactment of ch. 14.52 by Ord. No. 10-346, Ord. No. 09-336, § 3, adopted April 28, 2009, repealed ch. 14.52, §§ 14.52.010—14.52.050, which pertained to the AH/MU affordable housing/mixed use overlay district and derived from §§ 10-20501—10-20505 of the prior code.

- B. ~~Housing Residential Only Development(s);~~
- C. ~~Maintenance and repair services Mixed Use Development(s);~~
- D. Office-administrative services, excluding drive-through facilities;
- E. Parking spaces and loading areas;
- F. Restaurants, excluding drive-through facilities;
- G. Retail and personal services; and
- H. Uses which are determined by the ~~Zoning Administrator~~ ~~city planner~~ to be of the same general character.

(Ord. No. 10-346, § 2, 3-9-2010; Ord. No. 2015-406 , § 2, 2-10-2015)

14.52.040 Conditional uses (CD/R3).

Upon the granting of a use permit in accordance with the provisions of Chapter 14.80 of this title, the following uses shall be permitted in the CD/R3 District:

- A. Animal clinics and hospitals;
- B. Cocktail lounges;
- C. Commercial recreation;
- D. Day care centers;
- E. Medical and dental clinics;
- F. Medical and dental offices that are five thousand (5,000) gross square feet or more; and
- ~~G. Service stations provided the site has at least one hundred (100) feet of frontage on a street with a minimum site area of twenty thousand (20,000) square feet; and~~
- ~~H-G.~~ Uses which are determined by the planning commission and the city council to be of the same general character.

(Ord. No. 10-346, § 2, 3-9-2010; Ord. No. 2015-406 , §§ 3, 4, 2-10-2015)

14.52.050 Required conditions (CD/R3).

The following conditions shall be required of all uses in the CD/R3 District:

- A. All businesses, services, and processes shall be conducted within a completely enclosed structure, except for parking and loading spaces, sale of gasoline and oil at service stations, incidental sales and display of plant materials and garden supplies occupying no more than one thousand five hundred (1,500) square feet of exterior sales and display area, and outdoor eating and community facility play areas operated incidental to those services.
- B. No use shall be permitted and no process, equipment, or materials shall be employed which are found by the planning commission to be objectionable by reason of odor, dust, smoke, noise, vibration, illumination, glare, unsightliness, or electrical disturbances which are manifested beyond the premises in which the permitted use is located.
- C. No property owner, business owner and/or tenant shall permit or allow operation of a business which violates the required conditions of this chapter, including the following general criteria:

1. Refuse collection. Every development, including applications for tenant improvements, shall be required to provide suitable space for solid waste separation, collection, and storage and shall provide sites for such that are located so as to facilitate collection and minimize any negative impact on persons occupying the development site, neighboring properties, or public rights-of-way. Refuse collection areas are encouraged to be shared, centralized, facilities whenever possible.
2. Lighting. Lighting within any lot that unnecessarily illuminates any other lot and/or substantially interferes with the use or enjoyment of such other lot is prohibited. Lighting unnecessarily illuminates another lot if: (1) it clearly exceeds the minimum illumination necessary to provide for security of property and the safety of persons using such roads, driveways, sidewalks, parking lots, and other common areas and facilities, or (ii) if the illumination could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
3. Air pollution. Any use that emits any "air contaminant" as defined by the Bay Area air quality management district shall comply with applicable state standards concerning air pollution.
4. Maintenance of common areas, improvements, and facilities. Maintenance of all common areas, improvements, facilities, and public sidewalks adjacent to the subject property shall be required. In the case of public sidewalks, maintenance shall be limited to keeping the sidewalk clean and free of debris, markings, and food and drink stains by means of sweeping, cleaning with water and/or steam cleaning.
5. Odors. No use may generate any odor that may be found reasonably objectionable as determined by an appropriate agency such as the Santa Clara County health department and the Bay Area air quality management district beyond the boundary occupied by the enterprise generating the odor.
6. Noise. No person shall operate, or cause to be operated, any source of sound at any location within the city or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which causes the noise level when measured on any other property either incorporated or unincorporated, to exceed standards as set forth in Chapter 6.16 of the Los Altos Municipal Code.

In order to attenuate noise associated with commercial development, walls up to twelve (12) feet in height may be required at a commercial/residential interface. Other conditions may be applied such as, but not limited to, muffling of exterior air conditioning facilities.

D. For affordable housing requirements, see Chapter 14.28 of this title.

(Ord. No. 10-346, § 2, 3-9-2010)

14.52.060 Required building setbacks (CD/R3).

For entirely residential projects:

- A. The minimum depth of the front yard shall be ten (10) feet, all of which shall be landscaped. For purposes of this section, "landscaped" shall mean any combination of plant material (soft surfaces) and decorative paving, seating, seat-walls, fountains, etc., (hard surfaces) where the soft surface comprises at least sixty (60) percent of the total landscaped area. Stair cases and building entry landings may be located in the required front yard.
- B. No side yards shall be required, except when the side property line of a site abuts a public street or a public parking plaza, in which case the minimum width of the side yard shall be two feet and shall be landscaped.
- C. The minimum depth of the rear yard shall be ten (10) feet, all of which shall be landscaped. For purposes of this section, "landscaped" shall mean any combination of plant material (soft surfaces) and decorative paving, seating, seat-walls, fountains, etc., (hard surfaces) where the soft surface comprises

at least sixty (60) percent of the total landscaped area. Stair cases and building entry landings may be located in the required rear yard.

For mixed-use and commercial projects:

- A. The minimum depth of front yards shall be two feet and shall be landscaped.
- B. No side yards shall be required, except when the side property line of a site abuts a public street or a public parking plaza, in which case the minimum width of the side yard shall be two feet and shall be landscaped.
- C. Where the rear property line of a site abuts a public parking plaza, public street, or alley, the minimum depth of the rear yard shall be two feet and shall be landscaped.

(Ord. No. 10-346, § 2, 3-9-2010)

14.52.070 Off-street parking (CD/R3).

Parking facilities shall be provided in accordance with Chapter 14.74 of this title. In addition, parking facilities shall:

- A. Reduce the visual impact of parking structures and parking lots by locating them at the rear or interior portions of building sites;
- B. Minimize the street frontage of the lot or structure by placing its shortest horizontal edge along the street;
- C. When parking structures must be located at street frontage because other locations are proven infeasible, the ground level frontage shall either be used for commercial space or shall provide a landscaped area not less than five feet in width between the parking area and the public right-of-way;
- D. Keep the number of direct entrances to parking facilities from streets to a minimum;
- E. Provide a landscaped buffer not less than five feet in width between a parking lot or structure and street frontage or buildings. Where the landscaped strip adjoins a public street or pedestrian walkway, the landscaped strip may be required to include a fence, wall, berm, or equivalent feature;
- F. Provide a minimum of interior landscaping for unenclosed parking facilities as follows: where the total parking provided is located on one site and is fourteen thousand nine hundred ninety-nine (14,999) square feet or less, five percent of total parking area; where the parking is fifteen thousand (15,000) through twenty-nine thousand nine hundred ninety-nine (29,999) square feet, seven and one-half percent of total parking area; and where the facility is thirty thousand (30,000) square feet or greater, ten (10) percent of total parking area.

Parking Area (in square feet)	Minimum Landscaping (% of Parking Area)
< 15,000	5
15,000 29,999	7.5
> 30,000	10

- G. Trees in reasonable number shall be provided; ground cover alone is not acceptable. Interior landscaping shall be distributed throughout the paved area as evenly as possible. Provision shall be made for automatically irrigating all planted area. All landscaping shall be protected with concrete curbs or other acceptable barriers. All landscaping shall be continuously maintained.

(Ord. No. 10-346, § 2, 3-9-2010)

14.52.080 Common parking facilities (CD/R3).

(As provided in Chapter 14.74 of this title.)

(Ord. No. 10-346, § 2, 3-9-2010)

14.52.090 Off-street loading and refuse collection (CD/R3).

- A. Where buildings are served by alleys, all service-delivery entrances, loading docks, and refuse collection facilities shall be located to be accessed from the alley. No loading area shall be located at the street frontage or building façade.
- B. A minimum of thirty-two (32) square feet of covered refuse collection area shall be provided and shall not be located in any front or street side yard. Where an alley exists, the refuse collection area shall be accessed from the alley. Refuse collection areas shall be on site, but are encouraged to be shared, centralized, facilities whenever possible.
- C. On sites not served by an alley, service areas shall be located to the rear, side, or at an internal location where visibility from public streets, public parking plazas and neighboring properties will be minimized.
- D. Refuse collection areas shall be enclosed by a screen wall of durable material and planting as necessary to screen views from streets, public parking plazas and neighboring properties.

(Ord. No. 10-346, § 2, 3-9-2010)

14.52.100 Height of structures (CD/R3).

~~No commercial or mixed use structure shall exceed thirty (30) feet in height and no entirely residential structure shall exceed thirty five (35) feet in height. Commercial and mixed use projects that include ground floor commercial floor area shall provide a ground floor with a minimum interior ceiling height of twelve (12) feet.~~

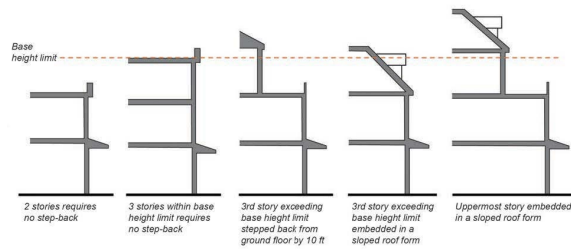
- a. Residential Only Development(s) building height shall be a maximum of forty (40) feet and four (4) stories.
- b. Mixed Use Development(s) building height shall be a maximum of forty-five (45) feet and four (4) stories.
- c. Non-Residential Use Only Development(s) building height shall be a maximum of thirty (30) feet and three (3) stories.

(Ord. No. 10-346, § 2, 3-9-2010; Ord. No. 2016-428 , § 1, 11-8-2016)

14.52.110 Design control (CD/R3).

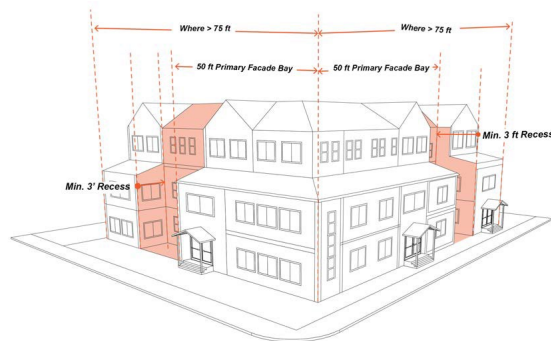
- A. Building Massing and Articulation.
 - 1. Upper-story Step-backs.
 - a. Front: Minimum ten (10) feet from ground floor façade for stories above thirty (30) feet in height (commercial or mixed use) or thirty-five (35) feet (residential only) as shown in the diagram.
 - b. Street Side: Minimum ten (10) feet from ground floor façade for stories above thirty (30) feet in height (commercial or mixed use) or thirty-five (35) feet (residential only) as shown in the diagram.

- c. For buildings over three stories, the uppermost story must be embedded in a sloped roof form such as a mansard roof or a hipped and/or gabled roof with dormers, as allowed by standards in Section 14.52.110.A.6.



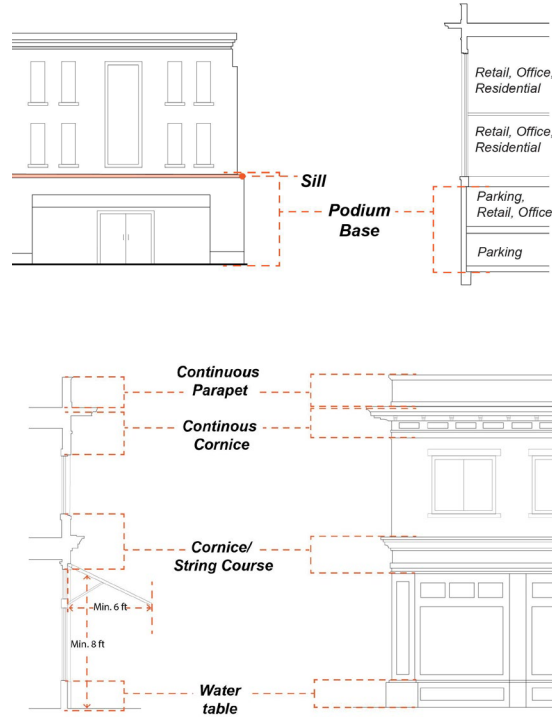
2. Vertical Articulation.

- a. When a building façade exceeds seventy-five (75) feet in length along a right-of-way, it must be separated into primary façade bays no greater than fifty (50) feet and secondary façade bays defined by a recess a minimum three feet deep and ten (10) feet wide.
- b. The building shall include at least one ground-floor entrance every twenty-five (25) feet.
- c. The eave/roof of a secondary façade bay shall be no higher than the corresponding elements of the primary façade bay.



3. Horizontal Articulation. New façades and façade modifications along a street or civic space shall be designed to visually express a base, middle, and top.

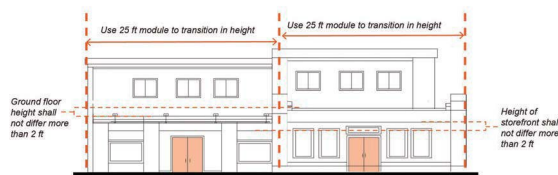
- a. One or more of the following patterns shall be used to define the base:
- Watertable: Base material extends from grade to between eight and fifty-four (54) inches above grade.
 - Podium: The base material encompasses the lowest story (or stories) of the building, with or without mezzanine(s), and terminates in a sill, string course, or cornice at its upper bound (multi-story buildings only).
 - Watertable and Cornice/String Course: A watertable using the base material is combined with a cornice or string course at the lowest story's upper bound, including any mezzanine (multi-story buildings only).
- b. The top of each building mass/bay shall be defined by elements spanning the full length of the façade of the mass/bay. Such elements may include a cornice, eave and/or gable(s), or other elements listed under Section 17.52.110.A.6. These elements shall be consistent with the overall architectural style of the building mass/bay.



4. Adjacencies.

a. Storefront Façades Adjacent to Storefront Façades.

- i. The height of a storefront shall not differ from the height of any adjacent storefront by more than two feet.
- ii. The height of ground story shall not differ from height of any adjacent ground story by more than two feet.
- iii. Storefronts may transition in height using a module of twenty-five (25) feet in length along a right-of-way.

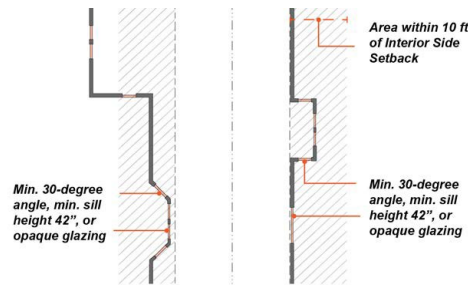


b. Compatibility with Adjacent Shorter Buildings with Height Difference of One Story or More. When adjacent to an existing shorter building with a height difference of one story or more, a proposed building must utilize two or more of the following strategies:

- i. Incorporate the uppermost floor into the roof form.
- ii. Break the mass of the building into smaller modules through changes in wall plane, setbacks, and/or height.
- iii. Match window heights and/or proportions.
- iv. Relate roof cornices and moldings at floor lines.

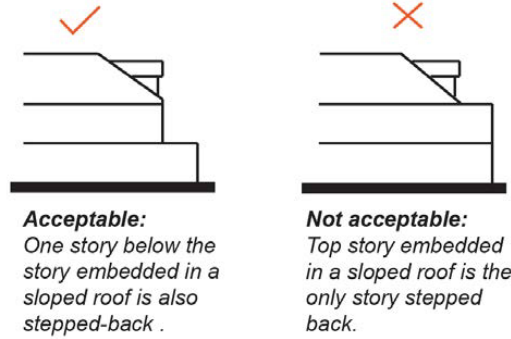
5. Privacy and Line of Sight.

- a. Primary living spaces and balconies located along a side setback shall orient principal windows and balconies toward the front and rear of the building.
- b. Where windows are within ten (10) feet of and oriented toward an interior side setback, glazing shall either be a minimum thirty (30) degree angle measured perpendicular to the adjacent side setback line, have minimum sill height of forty-two (42) inches, or be opaque.
- c. The maximum sill height for an ingress/egress window is forty-four (44) inches from finished floor.

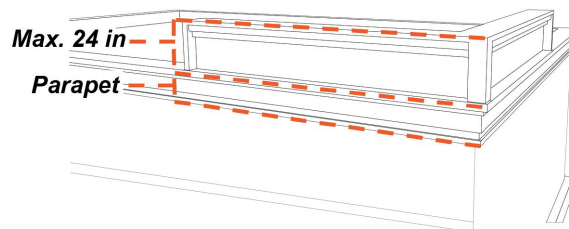


6. Roofline and Roof Design.

- a. Roof designs shall be limited to:
 - i. Hipped.
 - ii. Gable.
 - iii. Mansard.
 - (a) Applicable for buildings three or more stories.
 - iv. Dormer.
 - v. Parapet.
 - (a) Allowed only along First Street frontages.
 - (b) When used on the first or second floor, a parapet longer than twenty-five (25) feet in length must include at least one but not more than two of the following design elements to break up the length of the parapet:
 - (1) Steps.
 - (2) Curves.
 - (3) Angled surfaces.
 - (c) The length of a parapet segment on the third floor and above may not exceed twenty-five (25) feet.
- b. When the top story is stepped back and embedded in a sloped roof form such as a mansard roof or a hipped and/or gabled roof with dormers, the floor below must (and other floors may) be stepped back to meet the slope of the top story.



- c. Building façades facing an R-1 district must have a hipped or gable roof and may incorporate dormers.
- d. Roofline/parapet at corners shall not exceed roofline/parapet of adjacent wallplanes by more than twenty-four (24) inches.

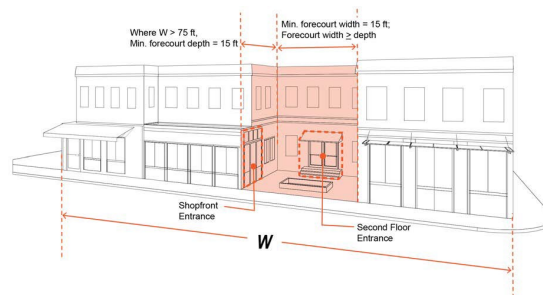


B. Building Design.

1. Façade Design.

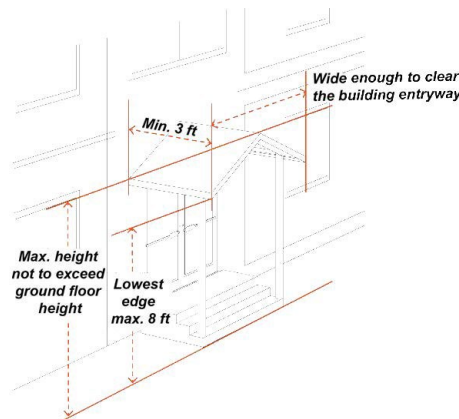
- a. Building façades must continue the pattern established by existing buildings in Downtown Los Altos by reinforcing the underlying maximum fifty (50) foot module along all street frontages through the use of the following techniques:
 - i. Building façades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls or columns. The pattern shall be visually expressed through the spacing of openings, recesses, eaves, inset panels, cornices, overhangs, trellises, exposed rafters, columns, or bay windows.
 - ii. The pattern may be shared between the ground floor and upper stories provided the ground floor exhibits enhanced detail or modulation.
 - iii. Residential façades shall incorporate at least one element that signals habitation, such as bay windows, or balconies.
 - iv. Non-glazed wall areas (blank walls) must be enhanced with architectural details, landscaping, and/or landscaped trellises or lattices.
- b. At least two of the following strategies must be used in a manner that reinforces the maximum fifty (50) foot module:
 - i. Change in roof parapet height or shape.
 - ii. Change in roof style
 - iii. Change in materials palette

- iv. Change in building height, minimum eight-foot difference.
 - v. Change in frontage type or change in details of shopfront frontage type if used.
 - vi. Use of upper floor projections such as bay windows or balconies.
2. Pedestrian-Scaled Entrances.
- a. Buildings more than seventy-five (75) feet in frontage length along a right-of-way and First Street must incorporate at least one forecourt with a minimum depth of twenty (20) feet from front façade. Required forecourts must also comply with the standards of Section 14.52.110.B.2.b.vi. below.
 - b. Building entrances must incorporate at least one of the following entry features. See Section 14.66.275 (Entrance Type Standards) for design standards applicable to each entrance type listed.
 - i. Stoop.
 - ii. Dooryard.
 - iii. Shopfront.
 - (a) The maximum width of single shopfront shall be twenty-five (25) feet.
 - iv. Gallery.
 - v. Arcade.
 - vi. Forecourt
 - (a) Forecourts must feature at least one entry to a shop and/or second floor use.
 - (b) Forecourts for buildings more than seventy (70) feet in length along a right-of-way must have a minimum width and depth of fifteen (15) feet from front façade. Width of forecourt shall be equal to or greater than depth.
 - (c) The size of the forecourt must be appropriate relative to the size of the building. The maximum ratio of building height to forecourt is 2:1 (height < 2 x width).
 - (d) Forecourt must be enclosed on at least three sides by buildings.
 - (e) Forecourt must remain open to the sky (arbors and trellises are allowed).



- vii. Terrace.
- c. Primary Entrance Location(s). Locate primary entrance on the front right-of-way and/or in the interior courtyard.

- d. Individual Entries. Ground floor residential units facing a street must provide individual entries along the street frontage.
- e. Corner Entrances. Chamfered corners must incorporate a building entrance. Any required entrances may be provided on the corner of the building assuming one of the intersecting sides is a primary frontage.
- f. Street-facing Entries to Upper Floors. Street-facing entries to upper floors shall be equal in quality and detail to storefronts. This standard may be satisfied through two or more of the following:
 - i. Dedicated awning, canopy, or other roof element.
 - ii. Stairs with a single color applied to treads and a contrasting color or pattern applied to risers.
 - iii. Dedicated light fixture(s).
 - iv. Decorative street address numbers or tiles.
 - v. Plaque signs for upper-floor business tenants.
- g. Entry Protection. Primary street-facing entrances shall be protected by a recess in the building frontage at least three feet deep or by a projection extending outward at least three feet measured horizontally from the entrance, and wide enough to clear the building entryway on both sides.
 - i. Protection may be coterminous with an accent element.
 - ii. Protection may take the form of an extended eave, overhang, awning, door canopy, gallery, arcade frontage, or other element that provides shade and shelter from the elements.
 - iii. The lowest edge of a projecting awning or door canopy shall have a vertical clearance of no more than eight feet.
 - iv. Recessed entries shall differentiate pavement within the recess through the use of a dedicated paving material or pattern.



- h. Accent elements demarcating building frontage, entrance, and common open space areas shall not exceed the height of the ground floor story. Roof elements are excepted.
3. Ground Floor Floor-to-Ceiling Height.
- a. Minimum twenty-four (24) inches taller than typical upper floor floor-to-ceiling height where ground floor is non-residential.

- b. Minimum twelve (12) inches taller than typical upper floor floor-to-ceiling where ground floor is residential.



4. Interior Courtyard. Interior courtyards must be:
- Partially visible from the street and linked to the street by a clear accessible path of travel.
 - Enclosed on at least two sides by buildings.
 - Open to the sky (arbors and trellises are allowed).
 - A minimum width of twenty (20) feet and a minimum area of four hundred (400) square feet.
5. Paseos. Paseos must be:
- A minimum width of ten (10) feet for through-block paseos.
 - A minimum width of four feet for entries to courtyards or individual single businesses.

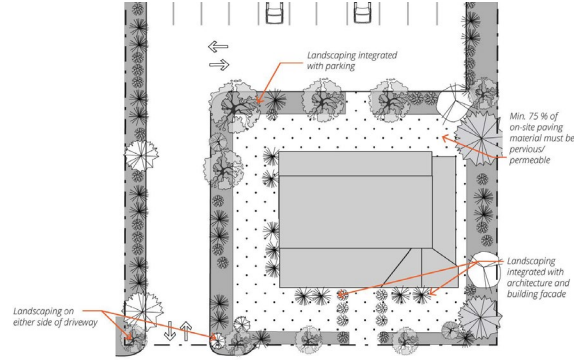
C. Window Design.

- Window frames, backbands, and sills.
 - All windows shall have a sill.
 - The sill shall extend horizontally beyond the window opening or frame/casing (if present) at each end.
 - The sill shall be sloped toward the outside.
 - The sill shall have a drip at its outer edge.
- Vinyl windows are prohibited on façades visible from a right-of-way.

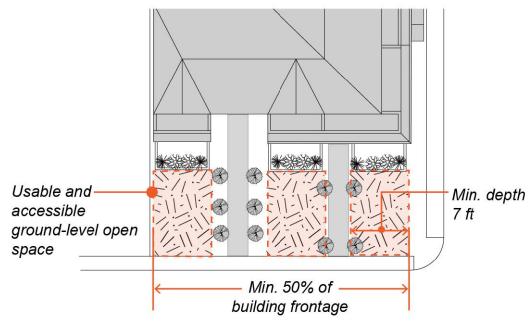
D. Building Materials.

- Primary shall mean fifty (50) percent or more of a façade surface area excluding transparent surfaces. Permitted primary cladding materials are limited to:
 - Stucco (minimum two-coat stucco; synthetic stucco or EIFS not allowed).
 - Siding (lap, vertical, panelized, or shingle).
 - All siding shall be wood, composite wood, or cement fiberboard.
 - Wood siding shall be painted or stained.
 - Vinyl and aluminum siding are not permitted.
 - Stone.
 - Brick.
- Secondary shall mean less than fifty (50) percent of a façade surface area excluding transparent surfaces. Permitted secondary cladding materials are limited to:

- a. Stucco (minimum two-coat stucco; synthetic stucco not allowed, EIFS not allowed).
 - b. Siding (lap, vertical, panelized, or shingle).
 - i. All siding shall be wood, composite wood, or cement fiberboard.
 - ii. Wood siding shall be painted or stained.
 - iii. Vinyl and aluminum siding are not permitted.
 - c. Stone (building base only).
 - d. Brick (building base only).
 - e. Tile.
 - f. Metal (matte finish or Cor-ten).
 - i. Ribbed metal, titanium, and mirrored finishes are not permitted.
 - g. Concrete masonry units (watertable and building base only, and not allowed on any façade facing a right-of-way or a single-family zone).
 - h. Concrete (building base only, board-form only, cast concrete not permitted).
- E. Downtown Gateways. Downtown gateways are located at the intersection of Foothill Expressway and Edith Avenue and the intersection of Foothill Expressway and San Antonio Road.
- 1. Building design at gateway intersection shall include:
 - a. Façade lighting; and
 - b. Overhangs or sloped roof forms.
 - 2. Ground-floor design at gateway intersections must address both street frontages through:
 - a. Entrances that are visible and directly accessible from both streets;
 - b. Building transparency beyond the required minimum for the first fifteen (15) feet of building frontage from the corner;
 - c. Landscaped area with a minimum dimension of six feet; and
 - d. A usable public space with pedestrian-scaled features.
- F. Landscaping and Paving.
- 1. Landscaping must be placed on each side of a driveway at grade or in raised planters.
 - 2. All paving located adjacent to a sidewalk must be textured (decorative or permeable).
 - 3. A minimum seventy-five (75) percent of on-site paving material must be pervious or permeable.
 - 4. Landscape elements shall be integrated with the building architecture, parking, and streetscape. Recommended patterns shall include, but are not limited to:
 - a. Planters for flowers and shrubs within street frontage.
 - b. Landscape buffers between parking spaces and building façades.
 - c. Landscaping within and/or on walls adjacent to courtyards, open spaces, and setbacks.
 - 5. See Sections 14.66.180 (Maintenance of Landscaped Areas) and 14.70.070 (Landscaped Strips) for additional landscaping standards.

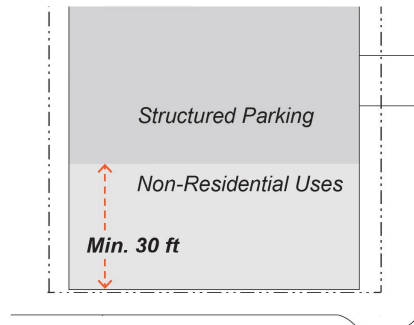


- G. Ground Level Open Space. The required front setback area for residential-only development must be improved with a usable open space a minimum of seven feet in depth for a minimum fifty (50) percent of the building frontage.

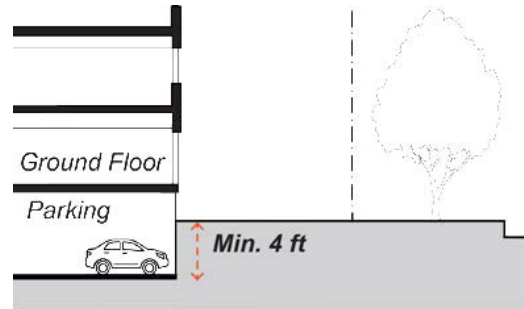


H. Parking Design and Access.

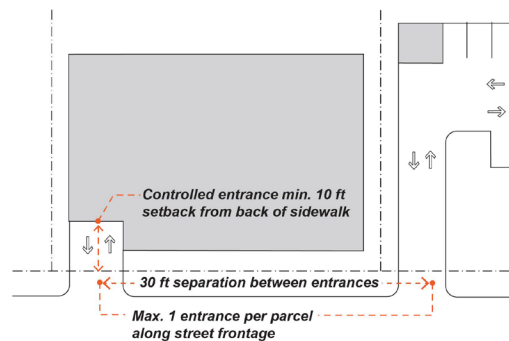
- 1. Where structured parking is provided, the parking area must be either:
 - a. "Lined" with ground floor non-residential uses at least thirty (30) feet deep as measured from the front façade; or



- b. Designed such that the floor elevation is a minimum four vertical feet below the elevation of the adjacent sidewalk.



2. Visible structured parking must be screened from view from the right-of-way by at least one of the following features:
 - a. Regular punched openings designed to resemble windows of habitable spaces.
 - b. Trellis/living wall.
 - c. Custom textured or decorative screening.
3. Entrances to Parking Facilities.
 - a. A maximum of two curb cuts for one-way traffic and one curb cut for two-way traffic may be permitted per street frontage per lot.
 - b. Controlled entrances to parking facilities (gates, doors, etc.) shall be located a minimum ten (10) feet from the back of sidewalk.
 - c. Entrances to parking facilities along a street frontage shall be separated by a minimum of thirty (30) feet.
 - d. Where possible, curb cuts serving adjacent parking facilities shall be shared.



- I. Site Circulation and Access.
 1. A clearly defined, lighted and landscaped pedestrian route shall be provided between all parking areas and primary pedestrian entrance.
 2. New development on abutting lots shall be designed to allow cross-access for internal pedestrian, bicycle, and vehicular circulation systems.
 3. Bicycle racks shall be provided:
 - a. In or within fifty (50) feet of every parking area; and
 - b. Within twenty (20) feet of at least one building entrance.

J. Service Areas and Screening.

1. Service areas must be located at the rear of lot or along a parking plaza.
2. Service areas must be enclosed in enclosures that are architecturally consistent with primary building in terms of materials, colors, and style.

K. Additional Design Standards. See Section 14.66.280 for additional design standards applicable to all residential mixed-use development in the CD/R3 District.

(Ord. No. 10-346, § 2, 3-9-2010; Ord. No. 2021-478 , § 1, 9-14-2021)

14.52.120 Nonconforming use regulations (CD/R3).

(As provided in Chapter 14.66 of this title.)

(Ord. No. 10-346, § 2, 3-9-2010)

14.52.130 Signs (CD/R3).

(As provided in Chapter 14.68 of this code.)

(Ord. No. 10-346, § 2, 3-9-2010; Ord. No. 2015-414, § 12, 9-8-2015)

14.52.140 Fences (CD/R3).

(As provided in Chapter 14.72 of this title.)

(Ord. No. 10-346, § 2, 3-9-2010)

14.52.150 Restoration of nonconforming structures (CD/R3).

(As provided in Chapter 14.66 of this title.)

(Ord. No. 10-346, § 2, 3-9-2010)

14.52.160 Exceptions for public benefit (CD/R3).

A. To implement the downtown urban design plan, exceptions from the provisions of this chapter may be granted provided the following findings are made:

1. The granting of the exception will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the area;
2. The benefit to the city derived from granting the exception is an appropriate mitigation when considered against the cost to the developer;
3. The project and mitigation will result in a public benefit to the downtown;
4. The resultant project and mitigation are consistent with the general plan and promote or accomplish objectives of the downtown urban design plan.

B. For the purposes of this chapter, exceptions may include, but are not limited to, setbacks, on-site parking, and development or building standards.

(Ord. No. 10-346, § 2, 3-9-2010)

(Supp. No. 40, Update 2)

Chapter 14.54 CRS/OAD COMMERCIAL RETAIL SALES/OFFICE-ADMINISTRATIVE DISTRICT¹

Sections:

14.54.010 CRS/OAD District.

The regulations, general provisions, and exceptions set forth in this chapter and in Chapter 14.66 of this title shall apply in the CRS/OAD District.

(Ord. 08-331 § 2 (part))

14.54.020 Specific purposes (CRS/OAD).

Specific purposes for CRS/OAD Districts are as follows:

- A. Provide for a full range of retail, office, and service uses appropriate to downtown;
- B. Promote the implementation of the downtown urban design plan;
- C. Encourage pedestrian-scale design and minimize blank walls and other dead spaces at the ground level;
- D. Create continuous building frontage without major interruption by disallowing driveways and parking lots on shopping street frontages;
- E. Allow latitude for creative design and architectural variety within limits established;
- F. Provide pedestrian amenities such as paseos, outdoor public spaces and outdoor seating;
- G. Establish a sense of entry into the downtown;
- H. Encourage the upgrading of building exteriors, signs, passageways, and rear entries; and
- I. Encourage the use of solar, photovoltaic, and other energy conserving devices.

(Ord. 08-331 § 2 (part))

14.54.030 Permitted uses (CRS/OAD).

The following uses shall be permitted in the CRS/OAD District:

- A. Business, professional, and trade schools located above the ground floor;
- B. Office-administrative services;
- C. Parking spaces and loading areas incidental to a permitted use;

¹Editor's note(s)—Ord. No. 10-346, § 4, adopted March 9, 2010, changed the title of ch. 14.54 from "CRS/OAD Commercial Office District" to "CRS/OAD Commercial Retail Sales/Office-Administrative District." Prior code history: prior code §§ 10-2.2101—10-2.2106.

- D. Personal services;
- E. Private clubs, lodges, or fraternal organizations located above the ground floor;
- F. Restaurants, excluding drive-through services;
- G. Retail; ~~and~~
- H. Medical and dental offices that are less than five thousand (5,000) gross square feet;
- I. Residential Only Development(s);
- J. Mixed Use Development(s); and
- ~~H.K.~~ Uses which are determined by the Zoning Administrator ~~city planner~~ to be of the same general character.

(Ord. 08-331 § 2 (part))

(Ord. No. 2015-406 , § 2, 2-10-2015)

14.54.040 Conditional uses and structures (CRS/OAD).

Upon the granting of a use permit in accordance with the provisions of Chapter 14.80 of this title, the following uses shall be permitted in the CRS/OAD District:

- A. Any new building that has an area greater than seven thousand (7,000) gross square feet, and any addition to an existing building which would result in the total building area exceeding seven thousand (7,000) gross square feet, including additions to buildings which presently exceed seven thousand (7,000) gross square feet in area;
- B. Cocktail lounges;
- C. Commercial recreation;
- D. Hotels;
- ~~E. Housing located above the ground floor;~~
- ~~F.E.~~ Medical and dental offices ~~clinics~~; and
- ~~G. Medical and dental offices that are five thousand (5,000) gross square feet or more; and~~
- ~~H.F.~~ Uses which are determined by the planning commission to be of the same general character.

(Ord. 08-331 § 2 (part))

(Ord. No. 2015-406 , §§ 3, 4, 2-10-2015)

14.54.050 Required conditions (CRS/OAD).

The following conditions shall be required of all uses in the CRS/OAD District:

- A. All businesses, services, and processes shall be conducted within a completely enclosed structure, except for parking and loading spaces, incidental sales and display of plant materials and garden supplies occupying no more than one thousand five hundred (1,500) square feet of exterior sales and display area, outdoor eating areas operated incidental to permitted eating and drinking services, and as otherwise allowed upon the issuance of an outdoor display permit. Exterior storage is prohibited.

- B. No use shall be permitted and no process, equipment, or materials shall be employed which are found to be objectionable by reason of odor, dust, noise, vibration, illumination, glare, unsightliness or electrical disturbances which are manifested beyond the premises in which the permitted use is located.
- C. No property owner, business owner and/or tenant shall permit or allow operation of a business which violates the required conditions of this chapter, including the following general criteria:
1. Refuse collection. Every development, including applications for tenant improvements, shall provide suitable space for solid waste separation, collection, and storage and shall provide sites for such that are located so as to facilitate collection and minimize any negative impact on persons occupying the development site, neighboring properties, or public rights-of-way. Refuse collection areas are encouraged to be shared, centralized, facilities whenever possible.
 2. Lighting. Lighting within any lot that unnecessarily illuminates any other lot and/or substantially interferes with the use or enjoyment of such other lot is prohibited. Lighting unnecessarily illuminates another lot if (i) it clearly exceeds the minimum illumination necessary to provide for security of property and the safety of persons using such roads, driveways, sidewalks, parking lots, and other common areas and facilities, or (ii) if the illumination could reasonably be achieved in a manner that would not substantially interfere with the use or enjoyment of neighboring properties.
 3. Air pollution. Any use that emits any "air contaminant" as defined by the Bay Area air quality management district shall comply with applicable state standards concerning air pollution.
 4. Maintenance of common areas, improvements, and facilities. Maintenance of all common areas, improvements, facilities, and public sidewalks adjacent to the subject property shall be required. In the case of public sidewalks, maintenance shall be limited to keeping the sidewalk clean and free of debris, markings, and food and drink stains by means of sweeping, cleaning with water and/or steam cleaning.
 5. Odors. No use may generate any odor that may be found reasonably objectionable as determined by an appropriate agency such as the Santa Clara County health department and the Bay Area air quality management district beyond the boundary occupied by the enterprise generating the odor.
 6. Noise. No person shall operate, or cause to be operated, any source of sound at any location within the city or allow the creation of any noise on property owned, leased, occupied or otherwise controlled by such person, which causes the noise level when measured on any other property either incorporated or unincorporated, to exceed standards as set forth in Chapter 6.16 of the Los Altos Municipal Code. In order to attenuate noise associated with commercial development, walls up to twelve (12) feet in height may be required at a commercial/residential interface. Other conditions may be applied such as, but not limited to, muffling of exterior air conditioning facilities.

(Ord. 08-331 § 2 (part))

14.54.060 Front yard (CRS/OAD).

With the exception of landscaping, all development in the CRS/OAD District must be built to the back of the sidewalk.

(Ord. 08-331 § 2 (part))

14.54.070 Side yards (CRS/OAD).

No side yards shall be required, and none shall be allowed, except where the side property line of a site abuts a public parking plaza, the minimum width of the side yard shall be two feet which shall be landscaped. A required side yard may be used for parking except for the area required to be landscaped.

(Ord. 08-331 § 2 (part))

14.54.080 Rear yard (CRS/OAD).

No rear yard shall be required except as follows:

- A. Where the rear property line of a site abuts a public parking plaza, the minimum depth of the rear yard shall be two feet, which shall be landscaped.
- B. Where the rear property line of a site abuts an existing alley, the minimum depth of the rear yard shall be ten (10) feet, of which the rear two feet shall be landscaped. A required rear yard may be used for parking, except for the area required to be landscaped.

(Ord. 08-331 § 2 (part))

14.54.090 Off-street parking (CRS/OAD).

Parking facilities shall be provided in accordance with Chapter 14.74 of this title. In addition, parking facilities shall:

- A. Reduce the visual impact of parking structures and parking lots by locating them at the rear or interior portions of building sites;
- B. Minimize the street frontage of the lot or structure by placing its shortest horizontal edge along the street;
- C. When parking structures must be located at street frontage because other locations are proven infeasible, the ground level frontage shall either be used for commercial space or shall provide a landscaped area not less than five feet in width between the parking area and the public right-of-way;
- D. Not be accessed from state or Main Streets unless no other access is feasible, in which case the number of direct entrances to parking facilities from streets shall be kept to a minimum;
- E. Provide a landscaped buffer not less than five feet in width between a parking lot or structure and street frontage or buildings. Where the landscaped strip adjoins a public street or pedestrian walkway, the landscaped strip may be required to include a fence, wall, berm, or equivalent feature;
- F. Provide a minimum of interior landscaping for unenclosed parking facilities as follows: where the total parking provided is located on one site and is fourteen thousand nine hundred ninety-nine (14,999) square feet or less, five percent of total parking area; where the parking is fifteen thousand (15,000) through twenty-nine thousand nine hundred ninety-nine (29,999) square feet, seven and one-half percent of total parking area; and where the facility is thirty thousand (30,000) square feet or greater, ten (10) percent of total parking area;

Parking Area (in square feet)	Minimum Landscaping (% of Parking Area)
< 15,000	5
15,000 — 29,999	7.5

> 30,000

10

- G. Trees in reasonable number shall be provided; ground cover alone is not acceptable. Interior landscaping shall be distributed throughout the paved area as evenly as possible. Provision shall be made for automatically irrigating all planted area. All landscaping shall be protected with concrete curbs or other acceptable barriers. All landscaping shall be continuously maintained.

(Ord. 08-331 § 2 (part))

14.54.100 Common parking facilities (CRS/OAD).

(As provided in Chapter 14.74 of this title.)

(Ord. 08-331 § 2 (part))

14.54.110 Off-street loading and refuse collection (CRS/OAD).

- A. Where buildings are served by alleys, all service-delivery entrances, loading docks, and refuse collection facilities shall be located to be accessed from the alley. No loading area shall be located at the street frontage or building façade.
- B. A minimum of thirty-two (32) square feet of covered refuse collection area shall be provided and shall not be located in any front or street side yard. Where an alley exists, the refuse collection area shall be accessed from the alley. Refuse collection areas shall be on site, but are encouraged to be shared, centralized, facilities whenever possible.
- C. On sites not served by an alley, service areas shall be located to the rear, side, or at an internal location where visibility from public streets, public parking plazas and neighboring properties will be minimized.
- D. Refuse collection areas shall be enclosed by a screen wall of durable material and planting as necessary to screen views from streets, public parking plazas and neighboring properties.

(Ord. 08-331 § 2 (part))

14.54.120 Height of structures (CRS/OAD).

~~No structure shall exceed thirty (30) feet in height. 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.~~

- a. Residential Only Development(s) building height shall be a maximum of forty (40) feet and four (4) stories.
- b. Mixed Use Development(s) building height shall be a maximum of forty-five (45) feet and four (4) stories.
- c. Non-Residential Use Only Development(s) building height shall be a maximum of thirty (30) feet and three (3) stories.

(Ord. 08-331 § 2 (part))

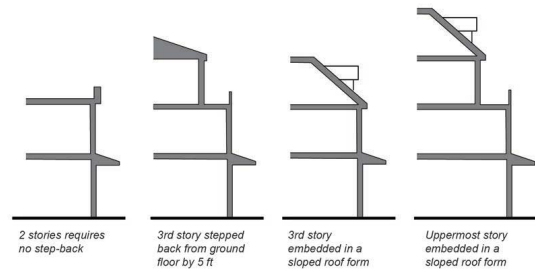
(Ord. No. 10-349, § 6, 4-27-2010)

14.54.130 Design control (CRS/OAD).

A. Building Massing and Articulation.

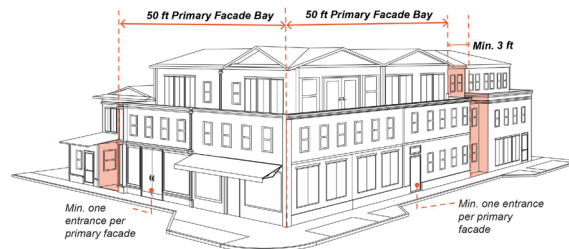
1. Upper-story Step-backs, Front and Street Side.

- a. The third story must be either stepped back a minimum five feet from the ground floor façade or embedded in a sloped roof form such as a mansard roof or a hipped and/or gabled roof with dormers, as allowed by standards in Section 14.54.130.A.6.
- b. For buildings over three stories, the uppermost story must be embedded in a sloped roof form such as a mansard roof or a hipped and/or gabled roof with dormers, as allowed by standards in Section 14.54.130.A.6.



2. Vertical Articulation.

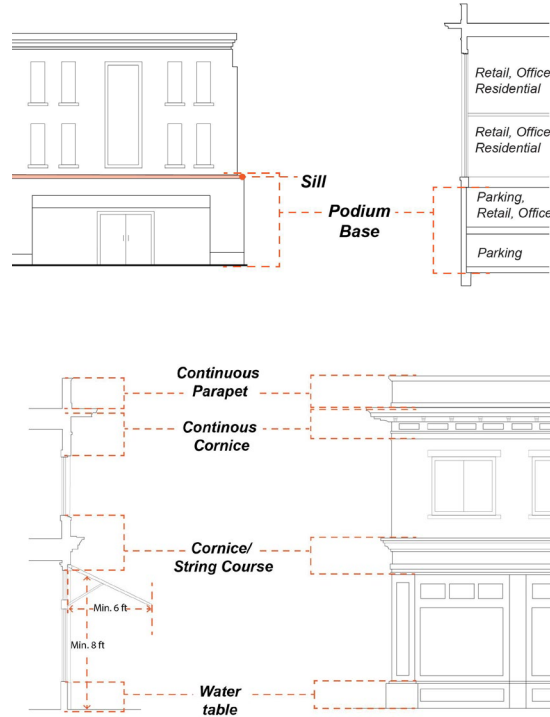
- a. When a building façade exceeds fifty (50) feet in length along a right-of-way, it must be separated into primary façade bays no greater than fifty (50) feet and secondary façade bays defined by a recess a minimum three feet deep and ten (10) feet wide.
- b. A minimum one entrance shall be provided per primary façade bay.
- c. The eave/roof of a secondary façade bay shall be no higher than the corresponding elements of the primary façade bay.



3. Horizontal Articulation. New façades and façade modifications along a street or civic space shall be designed to visually express a base, middle, and top.

- a. One or more of the following patterns shall be used to define the base:
 - i. Watertable: Base material extends from grade to between eight and fifty-four (54) inches above grade.
 - ii. Podium: The base material encompasses the lowest story (or stories) of the building, with or without mezzanine(s), and terminates in a sill, string course, or cornice at its upper bound (multi-story buildings only).

- iii. Watertable and Cornice/String Course: A watertable using the base material is combined with a cornice or string course at the lowest story's upper bound, including any mezzanine (multi-story buildings only).
- b. The top of each building mass/bay shall be defined by elements spanning the full length of the façade of the mass/bay. Such elements may include a cornice, eave and/or gable(s), or other elements listed under Section 17.54.130.A.6. These elements shall be consistent with the overall architectural style of the building mass/bay.



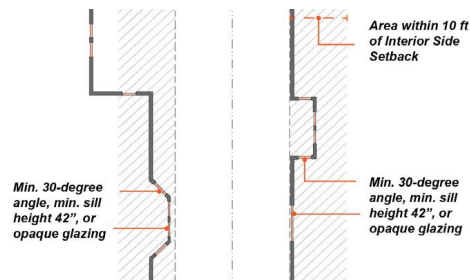
4. Adjacencies.

- a. Storefront Façades Adjacent to Storefront Façades.
 - i. The height of a storefront shall not differ from the height of any adjacent storefront by more than two feet.
 - ii. The height of ground story shall not differ from height of any adjacent ground story by more than two feet.
 - iii. Storefronts may transition in height using a module of twenty-five (25) feet in length along a right-of-way.



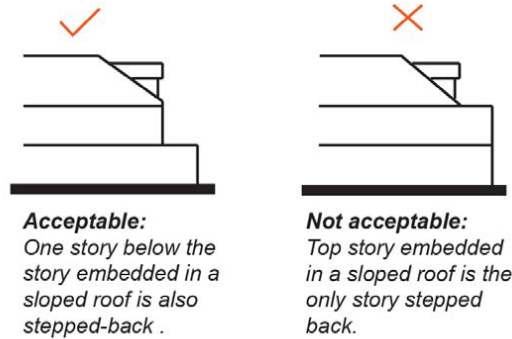
- b. Compatibility with Adjacent Shorter Buildings with Height Difference of One Story or More. When adjacent to an existing shorter building with a height difference of one story or more, a proposed building must utilize two or more of the following strategies:

- i. Incorporate the uppermost floor into the roof form.
 - ii. Break the mass of the building into smaller modules through changes in wall plane, setbacks, and/or height.
 - iii. Match window heights and/or proportions.
 - iv. Relate roof cornices and moldings at floor lines.
5. Privacy and Line of Sight.
- a. Primary living spaces and balconies located along a side setback shall orient principal windows and balconies toward the front and rear of the building.
 - b. Where windows are within ten (10) feet of and oriented toward an interior side setback, glazing shall either be a minimum thirty (30) degree angle measured perpendicular to the adjacent side setback line, have minimum sill height of forty-two (42) inches, or be opaque.
 - c. The maximum sill height for an ingress/egress window is forty-four (44) inches from finished floor.

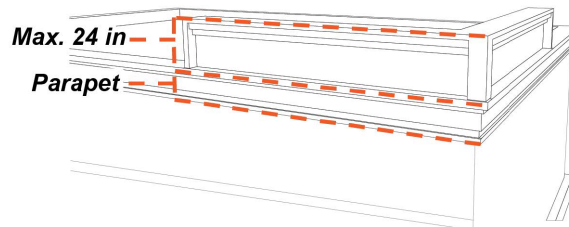


6. Roofline and Roof Design.
- a. Roof designs shall be limited to:
 - i. Hipped.
 - ii. Gable.
 - iii. Mansard.
 - (a) Applicable for buildings three or more stories.
 - iv. Dormer.
 - v. Parapet.
 - (a) When used on the first or second floor, a parapet longer than twenty-five (25) feet in length must include at least one but not more than two of the following design elements to break up the length of the parapet:
 - (1) Steps.
 - (2) Curves.
 - (3) Angled surfaces.
 - (b) The length of a parapet segment on the third floor and above may not exceed twenty-five (25) feet.

- b. When the top story is stepped back and embedded in a sloped roof form such as a mansard roof or a hipped and/or gabled roof with dormers, the floor below must (and other floors may) be stepped back to meet the slope of the top story.



- c. Building façades facing an R-1 district must have a hipped or gable roof and may incorporate dormers.
- d. Roofline/parapet at corners shall not exceed roofline/parapet of adjacent wallplanes by more than twenty-four (24) inches.

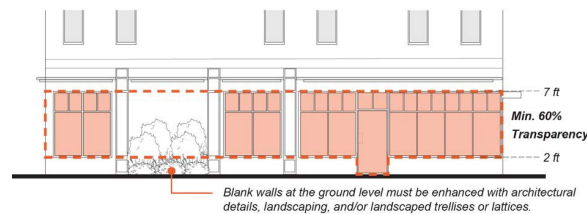


B. Building Design.

1. Façade Design.

- a. Building façade must continue the pattern established by existing buildings in Downtown Los Altos by reinforcing the underlying maximum twenty-five (25) foot module along all street frontages through the use of the following techniques:
- Building façades shall be arranged in an orderly composition of bays, defined by vertically aligned openings alternating horizontally with solid walls, columns, or other structural elements. The pattern shall be visually expressed through the spacing of openings, recesses, eaves, inset panels, cornices, overhangs, trellises, exposed rafters, columns, or bay windows.
 - The pattern may be shared between the ground floor and upper stories provided the ground floor exhibits enhanced detail or modulation.
 - Residential façades shall incorporate at least one element that signals habitation, such as bay windows, or balconies.
 - Non-glazed wall areas (blank walls) must be enhanced with architectural details, landscaping, and/or landscaped trellises or lattices.
- b. At least two of the following strategies must be used in a manner that reinforces the maximum twenty-five (25) foot module:

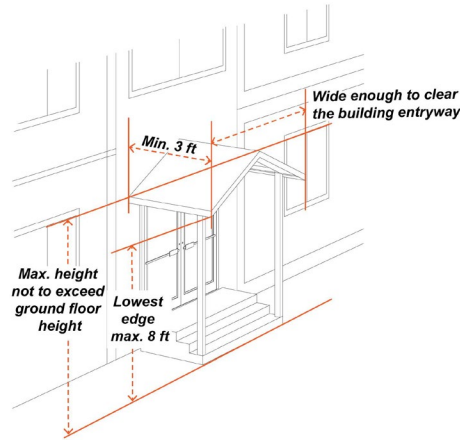
- i. Change in roof parapet height or shape.
 - ii. Change in roof style.
 - iii. Change in materials palette.
 - iv. Change in building height, minimum eight-foot difference.
 - v. Change in frontage type or change in details of shopfront frontage type if used.
 - vi. Use of upper floor projections such as bay windows or balconies.
2. Ground Level Transparency. A minimum sixty (60) percent of commercial ground floor street-facing façades between two and seven feet in height shall be transparent window surface. Opaque, reflective, or dark tinted glass is not allowed.



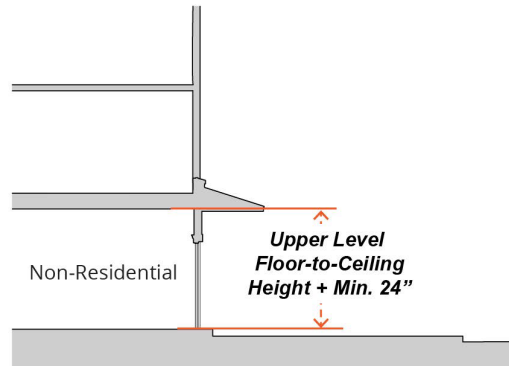
3. Pedestrian-Scaled Entrances.
- a. Building entrances must incorporate at least one of the following entry features. See Section 14.66.275 (Entrance Type Standards) for design standards applicable to each entrance type listed.
 - i. Shopfront
 - (a) Shopfronts more than twenty-five (25) feet in width must incorporate variations in bulkhead, awnings, materials and/or color to visually articulate the shopfront into modules not to exceed twenty-five (25) continuous feet.
 - ii. Gallery
 - iii. Arcade with shopfront frontage.
 - b. Primary Entrance Location(s). Locate primary entrance on the front right-of-way.
 - c. Corner Entrances. Chamfered corners must incorporate a building entrance. Any required entrances may be provided on the corner of the building assuming one of the intersecting sides is a primary frontage.
 - d. Street-facing Entries to Upper Floors. Street-facing entries to upper floors shall be equal in quality and detail to storefronts. This standard may be satisfied through two or more of the following:
 - i. Dedicated awning, canopy, or other roof element.
 - ii. Stairs with a single color applied to treads and a contrasting color or pattern applied to risers.
 - iii. Dedicated light fixture(s).
 - iv. Decorative street address numbers or tiles.
 - v. Plaque signs for upper-floor business tenants.
 - e. Entry Protection. Primary street-facing entrances shall be protected by a recess in the building frontage at least three feet deep or by a projection extending outward at least three feet

measured horizontally from the entrance, and wide enough to clear the building entryway on both sides.

- i. Protection may be coterminous with an accent element.
- ii. Protection may take the form of an extended eave, overhang, awning, door canopy, gallery, arcade frontage, or other element that provides shade and shelter from the elements.
- iii. The lowest edge of a projecting awning or door canopy shall have a vertical clearance of no more than eight feet.
- iv. Recessed entries shall differentiate pavement within the recess through the use of a dedicated paving material or pattern.



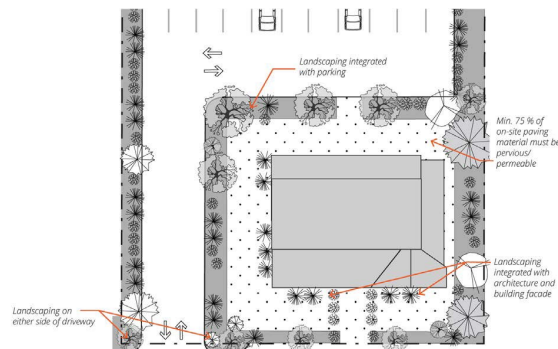
- f. Accent elements demarcating building frontage, entrance, and common open space areas shall not exceed the height of the ground floor story. Roof elements are excepted.
4. Ground Floor Floor-to-Ceiling Height. Minimum twenty-four (24) inches taller than typical upper floor floor-to-ceiling height.



5. Interior Courtyard. Interior courtyards must be:
 - a. Partially visible from the street and linked to the street by a clear accessible path of travel.
 - b. Enclosed on at least two sides by buildings.
 - c. Open to the sky (arbors and trellises are allowed).

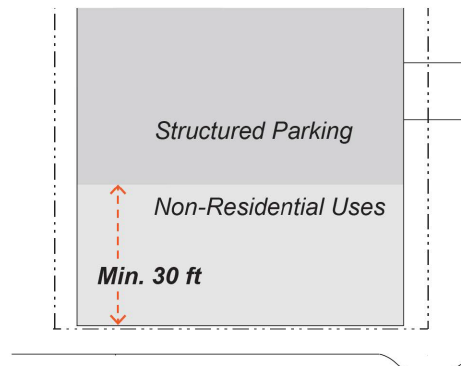
-
- d. A minimum width of twenty (20) feet and a minimum area of four hundred (400) square feet.
6. Paseos. Paseos must be:
- a. A minimum width of ten (10) feet for through-block paseos.
 - b. A minimum width of four feet for entries to courtyards or individual single businesses.
- C. Window Design.
- 1. Window frames, backbands, and sills.
 - a. All windows shall have a sill.
 - i. The sill shall extend horizontally beyond the window opening or frame/casing (if present) at each end.
 - ii. The sill shall be sloped toward the outside.
 - iii. The sill shall have a drip at its outer edge.
 - 2. Vinyl are prohibited on façades visible from a right-of-way.
 - 3. Tinted glass is not allowed.
- D. Building Materials.
- 1. Primary shall mean fifty (50) percent or more of a façade surface area excluding transparent surfaces. Permitted primary cladding materials are limited to:
 - a. Stucco (minimum two-coat stucco; synthetic stucco or EIFS not allowed).
 - b. Siding (lap, vertical, or shingle).
 - i. All siding shall be wood, composite wood, or cement fiberboard.
 - ii. Wood siding shall be painted or stained.
 - iii. Vinyl and aluminum are not permitted.
 - c. Stone.
 - d. Brick.
 - 2. Secondary shall mean less than fifty (50) percent of a façade surface area excluding transparent surfaces. Permitted secondary cladding materials are limited to:
 - a. Stucco (minimum two-coat stucco; synthetic stucco not allowed, EIFS not allowed).
 - b. Siding (lap, vertical, or shingle).
 - i. All siding wood, composite wood, or cement fiberboard.
 - ii. Wood siding shall be painted or stained.
 - iii. Vinyl and aluminum siding are not permitted.
 - c. Stone (watertable and building base only).
 - d. Brick (watertable and building base only).
 - e. Tile (for bulkheads below display windows and decorative accents only).
 - f. Metal (matte finish or Cor-ten).
 - i. Ribbed metal, titanium, and mirrored finishes not allowed.

- g. Concrete masonry units (watertable and building base only, and not allowed on any façade facing a right-of-way or a single-family zone).
 - h. Concrete (watertable and building base only, board-form only, cast concrete not permitted).
- E. Downtown Gateway. A downtown gateway is located at the intersection of Edith Avenue, State Street, and San Antonio Road.
- 1. Building design at gateway intersection shall include:
 - a. Façade lighting; and
 - b. Overhangs or sloped roof forms.
 - 2. Ground-floor design at gateway intersections must address both street frontages through:
 - a. Entrances that are visible and directly accessible from both streets;
 - b. Building transparency beyond the required minimum for the first fifteen (15) feet of building frontage from the corner;
 - c. Landscaped area with a minimum dimension of six feet; and
 - d. A usable public space with pedestrian-scaled features.
- F. Landscaping and Paving, and Pedestrian Amenities.
- 1. Landscaping must be placed on each side of a driveway at grade or in raised planters.
 - 2. All paving located adjacent to a sidewalk must be textured (decorative or permeable).
 - 3. A minimum seventy-five (75) percent of on-site paving material must be pervious/permeable.
 - 4. Landscape elements shall be integrated with the building architecture, parking, and streetscape. Recommended patterns shall include, but are not limited to:
 - a. Planters for flowers and shrubs within street frontage.
 - b. Landscape buffers between parking spaces and building façades.
 - c. Landscaping within and/or on walls adjacent to courtyards, open spaces, and setbacks.
 - d. A publicly visible and accessible pedestrian amenity such as benches, a fountain, a rain garden, decorative paving, and/or public art.
 - 5. See Sections 14.66.180 (Maintenance of Landscaped Areas) and 14.70.070 (Landscaped Strips) for additional landscaping standards.

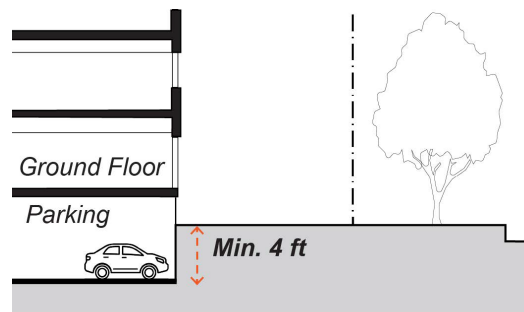


- G. Parking Design and Access.

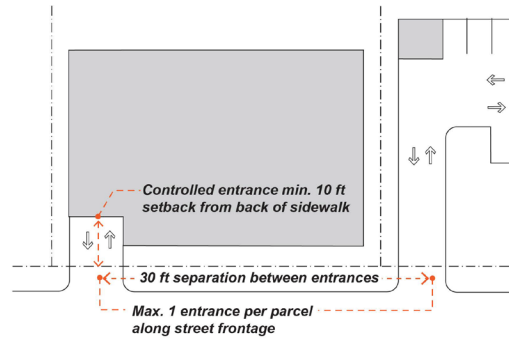
1. Where structured parking is provided, the parking area must be either:
 - a. "Lined" with ground floor non-residential uses at least thirty (30) feet deep as measured from the front façade; or



- b. Designed such that the floor elevation is a minimum four vertical feet below the elevation of the adjacent sidewalk.



2. Visible structured parking must be screened from view from the right-of-way by at least one of the following features:
 - a. Regular punched openings designed to resemble windows of habitable spaces.
 - b. Trellis/living wall.
 - c. Custom textured or decorative screening.
3. Entrances to Parking Facilities.
 - a. Controlled entrances to parking facilities (gates, doors, etc.) shall be located a minimum ten (10) feet from the back of sidewalk.
 - b. Entrances to parking facilities along a street frontage shall be separated by a minimum of forty (40) feet, excluding access to parking plazas.
 - c. Where possible, curb cuts serving adjacent parking facilities shall be shared.



H. Site Circulation and Access.

1. A clearly defined, lighted and landscaped pedestrian route shall be provided between all parking areas and primary pedestrian entrance.
2. New development on abutting lots shall be designed to allow cross-access for internal pedestrian, bicycle, and vehicular circulation systems.
3. Bicycle racks shall be provided:
 - a. In or within fifty (50) feet of every parking area; and
 - b. Within twenty (20) feet of at least one building entrance.

I. Service Areas and Screening.

1. Service areas must be located at the rear of lot or along a parking plaza.
2. Service areas must be enclosed in enclosures that are architecturally consistent with primary building in terms of materials, colors, and style.

J. Additional Design Standards. See Section 14.66.280 for additional design standards applicable to all residential mixed-use development in the CRS/OAD District.

(Ord. 08-331 § 2 (part))

(Ord. No. 2021-478 , § 1, 9-14-2021)

14.54.140 Nonconforming use regulations (CRS/OAD).

(As provided in Chapter 14.66 of this title.)

(Ord. 08-331 § 2 (part))

14.54.150 Signs (CRS/OAD).

(As provided in Chapter 14.68 of this code.)

(Ord. 08-331 § 2 (part); Ord. No. 2015-414, § 12, 9-8-2015)

14.54.160 Fences (CRS/OAD).

(As provided in Chapter 14.72 of this title.)

(Ord. 08-331 § 2 (part))

14.54.170 Restoration of nonconforming structures (CRS/OAD).

(As provided in Chapter 14.66 of this title.)

(Ord. 08-331 § 2 (part))

14.54.180 Exceptions for public benefit (CRS/OAD).

- A. To implement the downtown urban design plan, exceptions from the provisions of this chapter may be granted provided the following findings are made:
1. The granting of the exception will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the area;
 2. The benefit to the city derived from granting the exception is an appropriate mitigation when considered against the cost to the developer;
 3. The project and mitigation will result in a public benefit to the downtown; and
 4. The resultant project and mitigation are consistent with the general plan and promote or accomplish objectives of the downtown urban design plan.
- B. For the purposes of this chapter, exceptions may include, but are not limited to setbacks, on-site parking, and development or building standards.

(Ord. 08-331 § 2 (part))

(Ord. No. 10-349, § 7, 4-27-2010)

Chapter 14.80 USE PERMITS¹

Sections:

14.80.010 Conditional uses.

Uses which are permitted in certain districts upon the granting of a use permit shall be deemed conditional uses. Such uses, because of their unusual characteristics, shall be given special consideration to the end that they be located properly with respect to the objectives of the zoning general plan, and municipal code and with respect to their effects upon surrounding properties. The specific conditions under which each such use is permitted shall be considered in the light of general public interests and the interests of persons residing or working in the vicinity of the use.

(Prior code § 10-2.2801)

14.80.020 Initial application review.

All applications filed with the community development services department in compliance with this zoning code shall be accompanied by the payment of a processing fee in such amount as established by resolution of the city council and initially processed as follows.

- A. Review for completeness. The community-development services director or their designee shall review all applications for completeness and accuracy before accepting them as complete. The determination of completeness shall be based on the city's list of required application contents as proscribed in the "submittal requirements" documents provided by the community development services department.
- B. Notification of applicant. The community-development director or their designee shall notify the applicant in writing within thirty (30) days of the filing of the application with the community development services department that either the application is complete and has been accepted for processing, or that the application is incomplete and that additional information, as specified in the letter, shall be provided. If subsequent written comments from the community development services director or their designee identify deficiencies not initially raised within thirty (30) days of the filing of the application, then this subsequent letter will be considered the notification of incompleteness for the purposes of determining the application expiration date.
- C. ~~Appeals of administrative decisions. Determinations of incompleteness or denials of an extension request may be appealed to the city council pursuant to Chapter 1.12 (Appeals).~~
- ~~D.~~ Expiration of application. If the applicant does not provide the information and materials necessary for a complete application within one hundred eighty (180) days after notification of incompleteness, the application shall be deemed expired. After expiration of the application or extension, if granted, a new application, including fees, plans, exhibits, and other materials will be required to commence processing of any project on the same property.
- ~~E-D.~~ Extensions. The applicant may request, in writing, within the one hundred eighty (180) day time period, an extension of up to one hundred eighty (180) days to the community development services director

¹Editor's note(s)—Ord. No. 2012-383, § 3, adopted May 22, 2012, changed all references to the "planning commission" within Ch. 14.80 to the "planning and transportation commission."

or their designee. Approval of the extension is contingent on the applicant demonstrating that there are extenuating circumstances that have caused a delay in the submittal of the required information. An application may only be granted an extension of time once.

- F.E.** Environmental information. After an application has been accepted as complete, the **community development services** director or their designee may require additional information as necessary for the project's environmental review.

(Ord. No. 2016-423 , § 11, 9-27-2016)

14.80.030 Public meeting notification requirements.

Notice of public meetings before the zoning administrator or planning commission ~~and/or city council~~ shall be given at least ten (10) days prior to the date of the meeting by all of the following methods:

- A. Mailing of notices via first-class mail to all property owners within ~~one thousand~~ three hundred (~~1,030~~) feet of the project site at the mailing address on record with the county assessor; and
- B. Mailing of notices via first-class mail to all commercial business tenants within ~~one thousand three hundred~~ (~~1,030~~) feet of the project site at the addresses shown on the latest city business license records; and
- C. Posting of a notice on the project site in accordance with the standards set by the **community development services** director or their designee; and
- D. All meetings before the planning commission ~~and/or city council conducted under this section, excluding study sessions,~~ shall be ~~noticed separately and~~ conducted as public hearings and shall satisfy all notification requirements applicable to public hearings, including a notice published in a newspaper of general circulation within the city.

(Ord. 00-382 § 4: prior code § 10-2.2803; Ord. No. 2019-457 , § 4, 1-28-2020)

14.80.040 Hearings—Procedure.

At the public hearing the planning commission shall review the application and statements, plans, and drawings submitted therewith and shall receive pertinent evidence concerning the proposed use and the proposed conditions under which it would be operated or maintained, and make the required findings particularly with respect to the issues set forth in Section 14.80.060 ~~of this chapter on which the commission is required to make findings prior to transmitting its report to the council.~~

(Prior code § 10-2.2804)

~~14.80.045 Authority of the Development Services Director. Hearings—Procedures for office and commercial districts.~~

~~In the event that a particular application or proposed use is determined to be sensitive in nature the development services director shall be authorized to require any application to be reviewed by the City Council.~~

~~Notwithstanding the provisions of Section 14.80.040 of this chapter, the planning commission shall be the decision-making body for conditional use permit applications in all OA and C districts for businesses proposed in existing structures. This section shall not apply to conditional use permit applications that are subject to the requirements of Chapter 14.78 of this title. All other applicable provisions of this chapter shall remain in effect. The~~

~~action of the planning commission shall be final unless it is appealed in writing to the city council, and the appropriate fee is paid, within fifteen (15) days of the date of the action.~~

~~(Ord. 07-312 § 11; Ord. 01-394 § 6; Ord. No. 2016-423, § 12, 9-27-2016; Ord. No. 2019-457, § 5, 1-28-2020)~~

14.80.050 Hearings—Procedures for personal wireless communication facilities.

- A. Notwithstanding the provisions of Section 14.80.040 of this chapter, hearings for personal wireless services and facilities shall be conducted in accordance with the provisions of this chapter, except as follows:
1. Administrative review. The ~~community~~ development services director or their designee shall be the approving authority for all distributed, repeater, or microcell antenna systems and building-mounted antennas that comply with applicable zoning regulations.
 2. Planning commission review. The planning commission shall be the approving authority for all monopole antennas that comply with applicable zoning regulations.
 3. Planning commission ~~and city council~~ review. The planning commission ~~and city council~~ shall be the approving authority for all antennas that require a variance to the applicable zoning regulations.
- B. Notice of public hearings shall be in accord with Sections 14.80.030(C) and (D) of this chapter. The action of the ~~community~~ development services director or their designee may be appealed to the planning commission. The action of the planning commission may be appealed to the city council. Actions of the ~~community~~ development services director or their designee and planning commission are final unless appealed in writing within ~~fifteen-fourteen~~ (154) days of the date of action.

~~(Ord. 06-304 § 2; Ord. 05-277 § 2; prior code § 10-2.2804.1; Ord. No. 2016-423, § 1, 9-27-2016; Ord. No. 2019-457, § 5, 1-28-2020)~~

14.80.060 FindingsCommission and council action.

The ~~planning~~ commission ~~and council shall make a specific finding on each of the following issues may only approve a conditional use permit application upon making the following findings:~~

- A. That the proposed location of the conditional use is desirable or essential to the public health, safety, comfort, convenience, prosperity, or welfare;
- B. That the proposed location of the conditional use is in accordance with the objectives of the zoning plan as stated in Chapter 14.02 of this title;
- C. That the proposed location of the conditional use, under the circumstances of the particular case, will not be detrimental to the health, safety, comfort, convenience, prosperity, or welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity;
- D. That the proposed conditional use will comply with the regulations prescribed for the district in which the site is located and the general provisions of Chapter 14.02;
- E. ~~When the proposed conditional use and/or structure is located in the CRS District, the commission and council shall make a specific finding on each of the following issues:~~
 1. ~~That the proposed use and/or structure is in scale with the existing development and it enhances the unique village character of the CRS District; and~~
 2. ~~That the proposed use and/or structure will not cause degradation in the level of service of the streets and intersections within the CRS District;~~

- ~~F.~~ When the proposed conditional use is a flag lot, the commission ~~and council~~ shall make a specific finding on each of the following issues. Any negative findings may result in denial of the use permit or in conditions of approval which alter the minimum development standards, e.g., height, floor area, and setbacks, for the district in which the property is located.
1. That the size of the proposed flag lot is sufficient to mitigate development impacts and is compatible with the existing lots in the immediate neighborhood;
 2. That the proposed flag lot will not result in unreasonable noise impacts for neighbors adjoining the access corridor;
 3. That the proposed flag lot will not result in unreasonable privacy invasion or unreasonable massing as a result of building height;
 4. That the proposed flag lot will not result in incompatible setbacks from neighboring properties;
 5. That the allowed floor area ratio in accordance with district regulations will not result in adverse impacts on neighboring properties;
- ~~G.~~ ~~When the proposed conditional use is a large family day care home as defined by the California Health and Safety Code, the commission and council shall make a specific finding on each of the following issues:~~
- ~~1. That the day care home provides a minimum of four off street parking spaces;~~
 - ~~2. That the day care home provides staggered drop-off and pick-up times in order to minimize traffic impacts;~~
 - ~~3. That the day care home provides noise mitigation measures in order to minimize the noise levels generated by outdoor play areas, and that children's outdoor play only occurs between the hours of 8:00 a.m. and 7:00 p.m.;~~
 - ~~4. That the day care home is not located within one thousand five hundred (1,500) feet of another large family day care home, as measured following the street, or within five hundred (500) feet of another large family day care home as measured from any property line;~~
 - ~~5. That the day care home is visually incidental and secondary to the residential use of the property;~~
 - ~~6. That the day care home is the principal residence of the child care provider;~~
 - ~~7. That if the day care home is located on a flag lot, that lot shall be a minimum of fifteen thousand (15,000) square feet;~~
- ~~H.F.~~ When the proposed conditional use is a nonconforming ground floor office use, the planning ~~and transportation~~ commission ~~and city council~~ shall make one or more of the following findings:
1. That access to the space to be occupied can only be reached through another business;
 2. That there is no direct frontage to the space to be occupied from the street or parking plaza; and/or
 3. That the building to be occupied is constructed in such a manner that its conversion to retail is infeasible or would cause unreasonable economic hardship due to the type of construction, the structural remodeling required to convert to retail, lack of window display, or other constraint identified with the findings;
- ~~I.G.~~ When a conditional use permit is required ~~for a medical or dental office, or medical, dental or animal clinic or hospital~~, the planning ~~and transportation~~ commission shall make a specific finding that there is adequate on-site parking to support the facility, including staff, patients, visitors and other ancillary support services. This determination shall be based on a parking demand analysis prepared by a

qualified professional and presented to the planning ~~and transportation~~ commission at a public hearing;

- ~~J. When conditional expansion in the LC/SPZ District is requested as provided for in Section 14.42.040, the commission and council shall make a specific finding on each of the following issues:~~
- ~~1. That the proposed construction is found to meet the specific purposes of the district pursuant to Section 14.42.020 of the Los Altos Municipal Code;~~
 - ~~2. That the proposed square footage contributes to expansion potential pursuant to Section 14.42.040 of the Los Altos Municipal Code in the following order:

 - ~~i. The square footage contributes to the permitted fifteen thousand (15,000) square foot new ground level retail until such total square footage is achieved, at which time,~~
 - ~~ii. The square footage contributes to the permitted four thousand (4,000) square foot second-level retail services until such total square footage is achieved, at which time,~~
 - ~~iii. The square footage contributes to the permitted four thousand (4,000) square foot second-level office;~~~~
 - ~~3. That the use occupying the proposed square footage builds upon the existing strengths of the Loyola Corners Neighborhood Commercial Center and adds business which is appropriate in terms of use, physical scale, and size of the site.~~
- ~~Notwithstanding the above findings, the planning and transportation commission and city council may find that a use which meets all code criteria may not be in the best interest of the Loyola Corners Commercial Neighborhood Center;~~
- ~~K. When an extension of time is requested for an office use in the LC/SPZ District as provided for in Section 14.42.030 of this chapter, the commission and council may in its sole discretion make a determination as to the length of the term, provided findings on each of the following issues can be made:~~
- ~~1. That there is a five percent or greater vacancy rate (excluding the space in question) in the LC/SPZ zoning district;~~
 - ~~2. That the property owner has demonstrated to the satisfaction of the commission and council that the use has been economically beneficial to the Loyola Corners Neighborhood Commercial Center;~~
 - ~~3. That the use has proven to be of a type that receives significant on-site clientele visitations;~~
 - ~~4. That the use has maintained a pedestrian friendly exterior by maintaining visual access into the building interior through windows which are not permanently blocked during business hours; and~~
 - ~~5. That continuance of the use would not further move the area from an ideal cost/benefit ratio of seventy (70) percent retail and thirty (30) percent office which is determined necessary to: (i) provide a retail center whose function it is to provide retail services to the surrounding community; (ii) provide a lively, active, and diversified shopping experience; and (iii) ensure that a reasonable portion of the commercial activities are generating taxable retail sales.~~

(Ord. 07-312 § 12; Ord. 05-294 § 4; Ord. 05-271 § 3; prior code § 10-2.2805)

(Ord. No. 2015-406 , § 6, 2-10-2015)

14.80.070 Appeals.

- A. Within ~~fifteen~~fourteen (15) days of any action on a use permit by the planning commission, the decision may be appealed to the city council by any interested party.
- B. Within ~~fifteen~~fourteen (15) days of any action (approval or denial) on a use permit by the planning commission may be called up for review by the city council if two members of the city council submit requests to the city clerk pursuant to Section 1.12.040.

(Prior code § 10-2.2806; Ord. No. 2019-457 , § 6, 1-28-2020)

14.80.080 Revocation.

A use permit may be revoked by the planning commission ~~and/or city council~~, or whichever body initially approved the permit, based upon a determination by the ~~community~~ development services director or their designee 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.

(Prior code § 10-2.2807)

(Ord. No. 2011-368, § 3, 7-26-2011; Ord. No. 2016-423 , § 1, 9-27-2016; Ord. No. 2019-457 , § 7, 1-28-2020)

14.80.090 New applications.

Following the denial of a use permit application or the revocation of a use permit by the planning commission ~~or council~~, no application for a use permit for the same or substantially the same conditional use on the same or substantially the same site shall be filed within six (6) months after the date of the denial or revocation of the use permit.

(Prior code § 10-2.2808; Ord. No. 2019-457 , § 8, 1-28-2020)

14.80.100 Expiration of use permit approval—Extensions.

- A. Use permit approvals granted pursuant to this chapter shall expire twenty-four (24) months from the date on which the approval became effective, unless prior to such expiration date, a building permit is issued for the improvements constituting the subject of the use permit approval, and construction thereof is commenced and prosecuted diligently toward completion.
- B. Use permit approvals may be extended for a period of time not exceeding twelve (12) months. The application for extension shall be filed prior to the expiration date and shall be accompanied by the payment of a fee in such amount as established from time to time by resolution of the city council. Extensions of use permit approval are contingent on the ~~community~~ development services director or their designee finding that the project complies with all current zoning ordinance regulations.

(Ord. 05-279 § 1: prior code § 10-2.2809; Ord. No. 2016-423 , § 1, 9-27-2016)

14.80.110 Modification of a use permit.

For modifications to an approved use permit, the planning commission shall be the decision-making body. The action of the planning commission shall be final unless:

A. It is appealed in writing to the city council, and the appropriate fee is paid, within ~~fifteen~~ fourteen (154) days of the date of the action~~;~~

~~B. — Two members of the city council submit requests to the city clerk pursuant to Section 1.12.040.~~

(Ord. No. 2016-423 , § 13, 9-27-2016; Ord. No. 2019-457 , § 8, 1-28-2020)

From: [Scott Leonard](#)
To: [Public Comment - PC](#)
Subject: Proposed Rezoning of Rancho Shopping Center
Date: Monday, September 04, 2023 4:05:59 PM

Dear Los Altos Planning Commission,

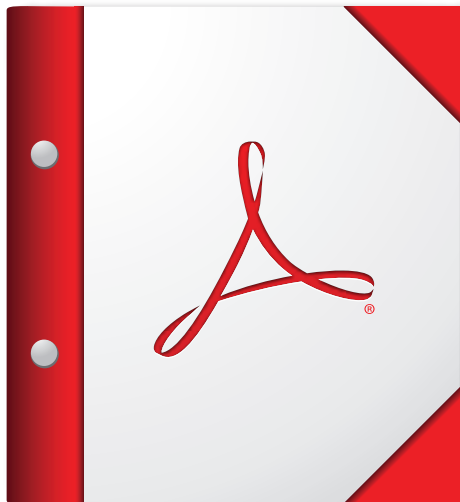
I am writing to express my strong opposition to the pending proposal to rezone Rancho Shopping Center (RSC) for residential development. Such development would destroy dozens of thriving businesses and eliminate an even greater number of jobs. It would eliminate most of the current retail in South Los Altos, along with the walkability that makes this neighborhood special. The increased traffic it would bring would further damage quality of life in the neighborhood (not to mention property values).

The logical place to build high density housing in Los Altos is along the El Camino corridor (where such housing already exists and which is well served by transit) or in downtown Los Altos. If state goals cannot be met through development in these areas, Los Altos should consider zoning tweaks to certain single family zoned parcels located throughout the city, as was done in Los Altos Hills. At least in this manner the burden would be spread throughout the city, rather than putting a disproportionate burden on a single neighborhood.

Thank you for your consideration.

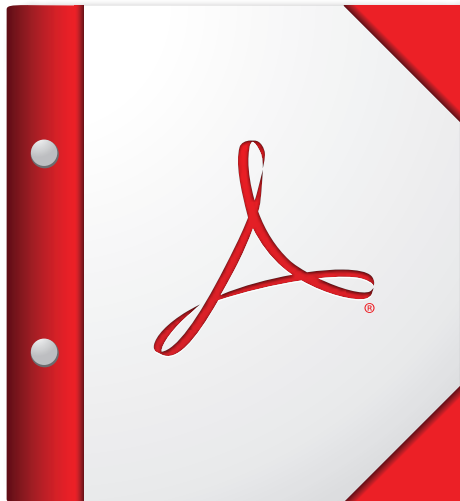
Sincerely,

Scott Leonard



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For the best experience, open this PDF portfolio in Acrobat X or Adobe Reader X, or later.

[Get Adobe Reader Now!](#)

From: [Naveen Agarwal](#)
To: [Public Comment - PC](#)
Subject: Rancho shopping center rezoning proposal
Date: Tuesday, September 05, 2023 9:53:40 AM

Dear Los Altos Planning Commission,

I am writing to express my strong opposition to the pending proposal to rezone Rancho Shopping Center for residential development. Such development would destroy dozens of thriving businesses and eliminate an even greater number of jobs. It would eliminate most of the current retail in South Los Altos, along with the walkability that makes this neighborhood special. The increased traffic it would bring would further damage quality of life in the neighborhood (not to mention property values).

The logical place to build high density housing in Los Altos is along the El Camino corridor (where such housing already exists and which is well served by transit) or in downtown Los Altos. If state goals cannot be met through development in these areas, Los Altos should consider zoning tweaks to certain single family zoned parcels located throughout the city, as was done in Los Altos Hills. At least in this manner the burden would be spread throughout the city, rather than putting a disproportionate burden on a single neighborhood.

Thank you for your consideration.

Sincerely,
Naveen Agarwal
Edge Ln, Los Altos

September 5, 2023

RECEIVED

Item 2.

SEP - 5 2023

City of Los Altos

To: Planning Commission
and Nick Zornes, Development Services Director

As a resident in the immediate area of Rancho Shopping Center, I urge the Planning Commission to think carefully about allowing the center to be re-zoned for new housing. These are my concerns:

- Contrary to what is stated in the *Daily Post* article of Sept. 2-3, the center is located in the midst of a single-family neighborhood, no different than many other Los Altos neighborhoods in that respect. The closest existing multi-unit housing is 1.25 miles away on the other side of El Monte Avenue.
- High-density housing on the center's property would exponentially increase traffic, congestion, and noise in the neighborhood to extremely high levels. The present suburban neighborhood has been one of primarily single-story homes on relatively large lots, with many mature trees, since its original development in the 1940s and '50s; but in contrast, with high-density multi-story housing, the neighborhood would become an urban environment. Residents adjacent to the center would lose backyard privacy and views. Berry Avenue traffic would be especially increased. And have you seen northbound Foothill Expressway on weekday mornings, even now?
- Contrary to what the *Daily Post* implies, the shopping center is quite busy and active with both pedestrian and vehicle traffic during the day. Loss of walkable shopping would be a hugely significant disadvantage for Rancho area residents. While there is some tenant turnover, as the article states, I suspect the turnover rate is lower than in commercial downtown Los Altos.
- It's likely that in order to handle the increased traffic of multiple additional households, a stoplight would have to be installed at Berry and Springer, and possibly another at Berry and Riverside, adding to the urbanization that has long been antithetical to Los Altos.
- The center's architecture is unique and very appealing to many. There is no other shopping center in the greater peninsula area with a wood-shake roof, wooden beams, round wooden pillars, casement windows, etc. A product of 1950 Los Altos, the design of the center reflects that era's lifestyle, which initially attracted many of us to Los Altos and which we would like to see maintained. Once torn down, it could never be rebuilt, and a part of Los Altos history would be forever destroyed.
- And finally, feedback from neighboring residents about this major zoning change proposal should be solicited. Why was no advance notice given of the Planning Commission's consideration of it, and only one week before it goes before the City Council?

Please give the above points your serious consideration. I will also point out that Woodland Plaza is not as closely bordered by residential property and would be a preferable location for high-density housing since it would have less impact on the neighborhood, and other potential areas, such as along El Camino Real, could also be further explored.

Gina Atkinson

Gina Atkinson
650-643-8833

September 5, 2023

To: Planning Commission
Nick Zornes, Development Services Director

Regarding: Removing limits on density at Rancho Shopping Center

I am absolutely against the Planning Commission getting rid of the limits on density at Rancho Shopping Center:

- The surrounding streets and current neighborhoods cannot support the high-density. It would increase traffic, congestion, and noise in the neighborhood beyond what is tolerable let alone safe.
- Unfortunately, the City has already over-burdened the area by allowing the Pinewood schools to expand. This has already brought an increase in traffic, noise, pollution and water usage etc. The number of cars at pick-up and drop-off times and during the School's increasingly frequent events is a burden on the neighborhood and I don't believe the neighborhood can support additional density.
- The center's architecture is unique and very appealing to many. There is no other shopping center in the greater peninsula area with a wood-shake roof, wooden beams, round wooden pillars, casement windows, etc. A product of 1950's Los Altos, the design of the center reflects that era's lifestyle, which initially attracted many of us to Los Altos and which we would like to see maintained. According to Los Altos own vision document it is important to preserve the village character of Los Altos. Once torn down, it could never be rebuilt, and a part of Los Altos history would be forever destroyed. Perhaps it should become a historical landmark.
- Rancho is a community center and a place of gathering for the neighborhood. In addition to the retail, there are areas of grass and outdoor seating. Many people, including our older citizens, rely on the center for a safe place to interact, sit and have a cup of coffee, and to purchase quality groceries. Removing the current retail (even during the interim) will have a strong negative impact. Increasing the density will not provide for open air areas for the neighborhood to congregate.
- And finally, feedback from neighboring residents about this major zoning change proposal should be solicited. Why wasn't advance notice given?

Downtown Los Altos, surrounding parts of San Antonio Road, El Camino etc. are better locations for increases in density.

Leah Roth
415.999.8424

From: [Ashish Mehta](#)
To: [Public Comment - PC](#)
Subject: Rancho complex
Date: Wednesday, September 06, 2023 9:53:06 AM

For both my wife and I who live in the area - we are against the idea of building housing at Rancho.

We are learning more now, but believe there are better locations and this will impact our community in a negative way.

Thanks,
Ash

From: Dan Binn
To: Dan Binn
Subject: Changes to Rancho shopping center
Date: Wednesday, September 06, 2012 10:04:31 AM

Hello,

I'm writing to express my concern to the proposal to re zone Rancho shopping center to allow new mixed use housing. I believe there are other sites that would impact the neighborhood far less. Other smaller sites, when combined, can accomplish the housing requirements Los Altos now faces.

My family has lived nearby Rancho for 11 years. The retail businesses at Rancho shopping center are essential community resources in the area. The only one of its kind in Los Altos except for downtown. It is also a social center; our rides their bikes to meet friends and hang out there, adults see each other at the stores or at coffee, etc. It is a place that makes this part of town whole.

One mile south is a Luckys store with lots of empty parking all the time. Whenever I've gone there it has very light use. Rancho is packed all day. Woodland area as well is lightly used. I believe it's already under consideration. Neither of these are community centers like Rancho.

I'm confident there are other options to lessen the impact to the area and the quality of the neighborhood.

Best regards,

Dan Binn
Los Altos homeowner
1180 Russell Ave.

Daniel B. Binn, Managing Partner
Private Portfolios, Inc.
An SEC Registered Investment Advisory Firm

424 North San Mateo Dr., Suite 200
San Mateo, CA 94401
650.548.9800
650.548.9882 FAX

Securities offered through Securities America, Inc., a Registered Broker/Dealer,
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Daniel B. Binn, Registered Representative, CA Insurance License #0B95049
Advisory Services offered through Private Portfolios, Inc.
Private Portfolios, Inc., and Securities America, Inc. are independent companies.

Trading instructions sent via email will not be honored. Please contact our office at 650-548-9800 or Securities America, Inc. at 800-747-6111 for all buy/sell orders. Please be advised that communications regarding trades in your account are for informational purposes only. You should rely on confirmations and statements received by the custodian(s) of your assets. This message and any attached documents may contain confidential and privileged information. If you are not the intended recipient, you may not read, copy, distribute, or use this information. If you have received this transmission in error, please destroy it and notify the sender immediately by reply email. Thank you for your cooperation.





September 6, 2023

Re: September 7, 2023, Meeting, Agenda Item # 2 (Zone Text Amendments)

Dear Chair Mensinger and Members of the Planning Commission:

The League of Women Voters (LWV) supports policies that encourage the development of housing, particularly affordable housing.

The LWV supports the staff recommendations to the Planning Commission, as set forth in the staff report.

These amendments should encourage housing development that will allow Los Altos to meet its Regional Housing Needs Allocation (RHNA) goals. Additional height limits in mixed-use zones were noted as a serious constraint to redevelopment, as were the floor-area-ratios (FARs) at Rancho Shopping Center and Woodland Plaza. Allowing residential mixed use in various districts and multi-family uses in appropriate areas of mixed-use districts as a permitted use rather than a conditional use will provide greater certainty to developers and reduce the permitting time.

Please send any questions about this email to Sue Russell, Co-Chair of the Housing Committee, at housing@lwvlamv.org.

Sincerely,

Katie Zoglin
President
LWV of Los Altos-Mountain View Area

C: Gabe Engeland, City Manager
Melissa Thurman, City Clerk
Nick Zornes, Development Services Director
PCPublicComment@losaltosca.gov

September 5, 2023

Item 2.

To: Planning Commission
Nick Zornes, Development Services Director
City Council: Jonathan Weinberg and Nessa Filgor

As a resident in the immediate area of Rancho Shopping Center, I urge the Planning Commission to think carefully about allowing the center to be re-zoned for new housing. These are my concerns:

- Contrary to what is stated in the *Daily Post* article of Sept. 2-3, the center is located in the midst of a single-family neighborhood, no different than many other Los Altos neighborhoods in that respect. The closest existing multi-unit housing is 1.25 miles away on the other side of El Monte Avenue.
- High-density housing on the center's property would exponentially increase traffic, congestion, and noise in the neighborhood to extremely high levels. The present suburban neighborhood has been one of primarily single-story homes on relatively large lots, with many mature trees, since its original development in the 1940s and '50s; but in contrast, with high-density multi-story housing, the neighborhood would become an urban environment. Residents adjacent to the center would lose backyard privacy and views. Berry Avenue traffic would be especially increased. And have you seen northbound Foothill Expressway on weekday mornings, even now?
- Contrary to what the *Daily Post* implies, the shopping center is quite busy and active with both pedestrian and vehicle traffic during the day. Loss of walkable shopping would be a hugely significant disadvantage for Rancho area residents. While there is some tenant turnover, as the article states, I suspect the turnover rate is lower than in commercial downtown Los Altos.
- It's likely that in order to handle the increased traffic of multiple additional households, a stoplight would have to be installed at Berry and Springer, and possibly another at Berry and Riverside, adding to the urbanization that has long been antithetical to Los Altos.
- The center's architecture is unique and very appealing to many. There is no other shopping center in the greater peninsula area with a wood-shake roof, wooden beams, round wooden pillars, casement windows, etc. A product of 1950 Los Altos, the design of the center reflects that era's lifestyle, which initially attracted many of us to Los Altos and which we would like to see maintained. Once torn down, it could never be rebuilt, and a part of Los Altos history would be forever destroyed.
- And finally, feedback from neighboring residents about this major zoning change proposal should be solicited. Why was no advance notice given of the Planning Commission's consideration of it and announced in the Palo Alto Daily (in print with no link and no Los Altos news outlets) on the Friday of a three-day weekend prior to going before the City Council that next Thursday?

Please give the above points your serious consideration. I will also point out that Woodland Plaza is not as closely bordered by residential property and would be a preferable location for high-density housing since it would have less impact on the neighborhood and other potential areas, such as along El Camino Real. Downtown Los Altos could also be further explored.

Cynthia Karr
650.917.1619

147

September 5, 2023

To: Planning Commission,
City Council,
Nick Zornes, Development Services Director

Regarding: Removing limits on density at Rancho Shopping Center

We are absolutely against the Planning Commission getting rid of the limits on density at Rancho Shopping Center:

- The surrounding streets and current neighborhoods cannot support the increase in density. The increase traffic, congestion, and noise in the neighborhood is beyond what is tolerable, let alone safe.
- Unfortunately, the City has already over-burdened the area by allowing the Pinewood schools to expand. This has already brought an increase in traffic, noise, pollution and water usage, etc. The number of cars at pick-up and drop-off times and during the School's increasingly frequent events is a burden on the neighborhood and we don't believe the neighborhood can support additional density.
- The center's architecture is unique and very appealing to many. There is no other shopping center in the greater peninsula area with a wood-shake roof, wooden beams, round wooden pillars, casement windows, etc. A product of 1950's Los Altos, the design of the center reflects that era's lifestyle, which initially attracted many of us to Los Altos and which we would like to see maintained. According to Los Altos own vision document it is important to preserve the village character of Los Altos. Once torn down, it could never be rebuilt, and a part of Los Altos history would be forever destroyed. Perhaps it should become a historical landmark.
- Rancho is a community center and a place of gathering for the neighborhood. In addition to the retail, there are areas of grass and outdoor seating. Many people, including our older citizens, rely on the center for a safe place to interact, sit and have a cup of coffee, and to purchase quality groceries. Removing the current retail (even during the interim) will have a strong negative impact. Increasing the density will not provide for open air areas for the neighborhood to congregate.
- And finally, feedback from neighboring residents about this major zoning change proposal should be solicited. Why wasn't advance notice given?

Downtown Los Altos, surrounding parts of San Antonio Road, El Camino etc. are a better fit for increases in density.

Janet & Peter Roth
650.948.3718

9/6/23

Letter to City of Los Altos Planning Commission

Re: Multi-family developments at Rancho Shopping Center

To Whom It May Concern:

I've lived in the SF Bay Area for over 40 years and currently live in Los Altos. Los Altos is the best city I've ever lived in. We were drawn to the city because of its small-town feel, rural atmosphere, strong schools, low crime, charming and private neighborhoods, and many other reasons. We are a stone's throw from Rancho Shopping Center ("Rancho"). We love Rancho for the same reason we love Los Altos. It is a microcosm of Los Altos where we can engage with the community, meet neighbors, and develop relationships.

The qualities that drew my family to Los Altos are at risk with the City's apparent desire to let developers build high density apartments at Rancho. I have many concerns including:

1. The safety risks presented by the inevitable increase in traffic, noise, and congestion from high-density, multi-unit developments.
2. Insufficient infrastructure and roads for the added traffic and congestion.
3. A permanent and unwanted change in the character, aesthetic, and atmosphere of central Los Altos.
4. The loss of enjoyment and home value due to the creation of these high-density, multi-unit developments.

These aren't theoretical, pie-in-the-sky concerns. Anyone who has ever spent time at Rancho knows the parking lot gets busy and chaotic. Cars come in from Springer, Foothill Expressway and Fremont Streets. Cars often race through the parking lot. Imagine adding 100 or 200 apartments there. Now add the cars of each of those residents. The current infrastructure cannot handle the corresponding increase in people and cars. It is foreseeable that there will be more cars, traffic and unfortunately accidents. These safety risks are predictable and preventable. We should not build these high-density, multi-unit residences at Rancho.

Preserving the character and nature of Los Altos is our duty. If we don't do it who will? Generations before us have carried and fulfilled this duty. Now we must carry that torch and pass onto future generations what we've been given. We should consider other locations for building multi-unit residences.

It seems fundamentally unfair to me that the Planning Commission and a land developer – whose primary motivation is profits – can permanently and unilaterally alter the character of our neighborhood without the consent of the owners whose homes, families, and lives will be directly impacted. This is not what we signed up for. Many – if not all – of my neighbors share that sentiment.

I have many questions.

- Why is the City targeting Rancho Shopping Center to build these multi-unit complexes given Rancho's close proximity to residential homes?
- What other areas has Los Altos looked at to create housing that complies with SB 35? It seems downtown would be a better fit.
- How many units does Los Altos need to build to comply with SB 35?
- How many units have been built so far and where have those been built?
- How many units does Los Altos envision building at Rancho? Will there be a limit to the number of units that can be built at Rancho? We are embarking on a slippery slope. Once some development begins, it will be that much easier later on to add more development. Soon the cherished nature and character of our City will be gone.

I have many concerns and know my neighbors do as well. We need many more open and honest discussions about the possible multi-unit housing at Rancho before the City takes any further actions. It would be helpful if the Planning Commission publicly shared the above information on its website so that concerned residents are informed and educated about such significant news. I only learned of this information from the newspaper. Our City should be alerting residents of this directly. We have a right to participate in this process and protect the Los Altos way of life for us and future generations.

I look forward to continuing the dialogue and learning from the Planning Commission about how we can best balance all the important interests at stake.

David T. Wang

From: [David Littlewood](#)
To: [Public Comment - PC](#)
Subject: Public hearing agenda item 2
Date: Wednesday, September 06, 2023 5:57:46 PM

Hi. I am a Los Altos home owner at 680 Berry Avenue and I want to provide input to the plans to build housing at Rancho Shopping Center.

My home backs directly onto the rear of Andronica's, so we are homeowners who will be significantly impacted by plans to turn that area into affordable housing. I understand the need for more housing and the state mandate that Los Altos has to comply with, but I believe there have to be better options.

My first choice is not to rezone and I am against the idea of building housing at Rancho given the impact it will have on the surrounding residential area and the lifestyle of those who have chosen to live there like myself and my family. I have always said there are much better sites such as the church area across from Andronico's, on the cross of Magdalena and Foothill – closer to 280 and further away from schools. Or further development on El Camino where condos and affordable housing would fit in much better with what is already there. The cross street of Springer and Berry is already very busy with cars and can be dangerous for kids who are walking or cycling to Loyola or even Blach. Springer is already a main route to Foothill and 280 freeway. The city recently painted new cycle lanes outside my home on Berry, I am sure for this reason. With affordable housing this will be magnified with even more cars and people so it will be a zoo and very dangerous in the mornings and afternoons.

If my first choice is no longer an option, then I have some strong suggestions below for any rezoning. For reference, I have recently had plans approved to build an ADU at my home which would add one unit to the inventory and which I believe is what the city and state wants. However, the Rancho rezoning plans under consideration make me hesitate to do construction if the highly likely impact will be a reduction in the value of the homes in the area and a reduced quality of life.

Here are my requests as a family who will be significantly impacted;

1. Parking to be underground only to minimize impact to the area
2. Dedicated 2 parking spaces for each residence (pretty sure every family in the development will have a minimum of 2 cars)
3. Vehicle entrance and exit only on Springer and Foothill to avoid further traffic impact to the surrounding area
4. Building height limited to 35 ft to minimize overlook and impact on visibility for existing homes
5. Buildings to be a minimum of 30 ft from the property line from single family residences

Thank you,
David Littlewood

From: [Gina Geranen](#)
To: [Public Comment - PC](#)
Subject: Re-zoning Rancho
Date: Wednesday, September 06, 2023 6:08:20 PM

Hello,

I have lived in the neighborhood for 60 years and I am opposed to the re-zoning of Rancho to residential. If residential goes up then more traffic in the neighborhood in which we don't need on top of the morning drop off and afternoon pickup at Loyola School. It's already hard enough getting in and out of our street.

We do not need anymore housing going up in our neighborhood. We don't need anymore traffic than what we have to deal with now.

Please consider leaving Rancho as is.

Thank you

Neighbor on Brentwood Street

[Sent from Yahoo Mail for iPhone](#)

From: [Richard Moss](#)
To: [Public Comment - PC](#)
Subject: Rezoning Rancho, Shopping Center
Date: Wednesday, September 06, 2023 7:14:15 PM

As a Senior citizen that has lived in this neighborhood since 1966 we feel that taking away local businesses that we can walk to would be a shame.
Not only for our neighbors but for our loyal and local businesses .
Ranch has been such a support for all is us including the schools and a place for children and adults to gather.
It seems to be a big surprise for this to be on an agenda with no local publicity except for the Palo Alto Daily.
Susan and Richard Moss.

[Sent from AT&T Yahoo Mail for iPhone](#)



September 6, 2023

Dear Chair Mensinger and Planning Commissioners,

We support the text amendments submitted by Staff to bring the city's zoning ordinance into compliance with our adopted Housing Element. These changes to zoning will meaningfully encourage development in our mixed-use districts and will accommodate the potential for more housing in our CN and R3 districts. We also believe that removal of Conditional Use Permits in certain instances, as outlined by Staff, are important to remove barriers to development.

We fully support the approval of these amendments to decrease barriers to development and hope that the Commission also sees their value.

Respectfully,
LAAHA Steering Committee

Los Altos Affordable Housing Alliance

Committed to educating and inspiring the Los Altos community to build housing that is affordable for those who live and work in Los Altos

<https://losaltosaffordablehousing.org/>

From: [Rachel K](#)
To: [Public Comment - PC](#)
Subject: Proposed housing development at Rancho Shopping Center
Date: Wednesday, September 06, 2023 8:54:58 PM

Dear Los Altos Planning Commission,

I am writing to express my strong opposition to the pending proposal to rezone Rancho Shopping Center (RSC) for residential development. Such development would displace dozens of thriving businesses and eliminate an even greater number of jobs. It would eliminate most of the current retail in South Los Altos which is already scarce, along with the walkability that makes this neighborhood special. The increased traffic to the congested Springer/Foothill intersection, will further damage quality of life in the neighborhood.

The logical place to build high density housing in Los Altos is along the El Camino corridor (where such housing already exists and which is well served by transit) or in downtown Los Altos. If state goals cannot be met through development in these areas, Los Altos should consider zoning tweaks to certain single family zoned parcels located throughout the city, as was done in Los Altos Hills. At least in this manner the burden would be spread throughout the city, rather than putting a disproportionate burden on a single neighborhood.

Thank you for your consideration.

Sincerely,

Jaehee Kim, Los Altos resident

From: [Jeannie Richter](#)
To: [Public Comment - PC](#)
Subject: Rancho Shopping Center Housing plan
Date: Thursday, September 07, 2023 8:19:23 AM

Hello,

We are writing to express our opposition to the plan to build multi family housing on the Rancho Shopping Center site. We have lived in the neighborhood, between Rancho and Loyola School for over 40 years and have benefitted from being able to walk to shop and allowing our children to walk to school.

While we recognize the need for housing, it seems large developments would be better built along El Camino. We notice a lot of demolition going on down there but very little building up.

Finally, we were surprised to hear about this plan so late, and from a neighbor! We read the Town Crier weekly and have read nothing about it!

Please consider going back to the drawing board on this ill conceived plan.

Sincerely,
Wells & Jeannie Richter
722 Brentwood Ct,
Los Altos, CA 94024

From: [Stephanie Williams](#)
To: [Yvonne Dupont](#); [Public Comment - PC](#)
Subject: FW: Rancho rezoning.
Date: Thursday, September 07, 2023 10:48:47 AM

From: BillAmy Parkhurst-Wright <parkwright@comcast.net>
Sent: Thursday, September 7, 2023 10:37 AM
To: Stephanie Williams <swilliams@losaltosca.gov>
Subject: Rancho rezoning.

I am in general not opposed to increasing housing in some areas of Los Altos. Adding 200+ residences to the Rancho shopping center site seems I'll advised. To say there will be no environmental impact is also wrong.

if housing were to be allowed at this location, it should be modest while maintaining the retail shops on the main level. As a nearby resident, I rely on Andronicos Market for much of my shopping and appreciate the walkable neighborhood, Rancho pizza, restaurant, bagel store, etc.

Living on Springer St. I can tell you that there are 3 times a day when I can not pull out of my driveway to go toward Foothill Expressway, in the AM just before school starts, in the PM When school lets out, and around 5 PM when workers from Mountain View and beyond head home. I am able to avoid these times of day, but not everyone in the neighborhood has that flexibility. Exhaust fumes often fill my from yard as cars idle while waiting to get through the stop sign at Berry and the double light between Rancho and the expressway. I can't imagine what my exit strategy will be with over 200 people leaving Rancho at those times of day and others. Springer is constrained by housing from Berry to Cuesta making it impossible to widen.

Rezoning for mixed use without reasonable height limits as well as occupancy limits will lead to traffic congestions, not to mention added air pollution. I can't even imagine the infrastructure required for such a project.

Giving the current property owner carte blanche to use it for maximum profits will be a decision you will regret and neighbors will suffer the consequences.

Places for high density, high rise housing would be better situated near existing multi-story buildings and public transit.

Thank you for your serious consideration of this matter.

Amy Wright
707 Edge Lane
Los Altos, Ca 94024

From: [Stephanie Williams](#)
To: [Yvonne Dupont](#); [Public Comment - PC](#)
Subject: FW: Public Comment : Re zoning of Rancho Shopping Center
Date: Thursday, September 07, 2023 10:56:31 AM
Attachments: [image001.png](#)

From: Public Comment <publiccomment@losaltosca.gov>
Sent: Thursday, September 7, 2023 10:43 AM
To: Nick Zornes <nzornes@losaltosca.gov>; Stephanie Williams <swilliams@losaltosca.gov>
Subject: FW: Public Comment : Re zoning of Rancho Shopping Center

Hi Nick and Stephanie,

I believe this is for the Planning Commission meeting.



Melissa Thurman, MMC
City Clerk
City of Los Altos
www.losaltosca.gov
 1 N. San Antonio Road | Los Altos, CA 94022

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From: Julie Miller <juliemiller630@gmail.com>
Sent: Thursday, September 7, 2023 9:32 AM
To: Public Comment <publiccomment@losaltosca.gov>
Subject: Public Comment : Re zoning of Rancho Shopping Center

To whom it may concern,

I strongly urge you to preserve the Rancho Shopping Center. It would be a disaster for our neighborhood to have high density housing built on that site. I live around the corner and rely heavily on the access and proximity to the shopping center.

As a homeowner, I'm also deeply concerned about the increase in traffic, cars, noise, and potential for crime in my backyard.

Please do not approve the rezoning of the Rancho Shopping Center. It's a staple of the neighborhood and creates tremendous value for the community.

Thank you

Julie Miller

975 Parma Way
Los Altos, CA
(858) 232-5609

From: [Cheryl Reicker](#)
To: [Public Comment - PC](#)
Subject: Public Comments for 9/7/23 Planning Commission Meeting, Agenda Item #2: Zone Text Amendments
 Implementing the 6th Cycle Housing Element
Date: Thursday, September 07, 2023 11:51:57 AM

To the Planning Commission:

I understand the intent of Los Altos' current Housing Element (adopted 1/23, revised 8/23). I am, however, extremely concerned about forced housing development coming at the expense of its residents and the current business owners who support our community. I would like to comment on several of the items up for discussion at the 9/7/23 Planning Commission Meeting:

- **Program 3.B: Modify building height in mixed-use zoning districts.** I believe building height should be limited to 36 feet, and 3 stories. With current zoning in mixed-use zoning districts allowing no more than two stories, moving to 3 stories still increases the property's potential use by 50%. The proposed 40-45 feet limit (4 stories in some districts) is excessive.
- **Program 3.C: Remove floor-to-area ratio (FAR) restriction at Rancho Shopping Center and Woodland Plaza:**
 - Potential for redevelopment of the two main shopping/business centers along the Foothill Expressway and southern part of Los Altos should be staggered. If the FAR is removed simultaneously for both locations and developers come in with acceptable proposals, redevelopment could eliminate (at least temporarily) the full service grocery stores many Los Altos residents, commuters, and workers rely on each and every day. With possible concurrent redevelopment of the four corners at Mary and Fremont in Sunnyvale (Smart & Final and Zanotto's), and expressed interest in redeveloping Foothill Crossing Shopping Center (pg. 136, Housing Element), residents could have to travel for miles just to take care of basic shopping needs. This possibility flies in the face of a walkable/bikeable community.
 - The Housing Element lists the time frame for this action as December, 2024. I would like to suggest a more prudent approach of initially removing FAR on only one of these sites. There needs to be balance between meeting State mandates and serving the needs of the existing community. With interest already having been expressed to redevelop the Foothill Crossing Shopping Center, combined with elimination of building restrictions at Loyola Corners (unenforceable density cap through at least 2030; ref. pg 171 Housing Element, and proposed elimination of Section 14.80.060, item J of the Municipal Code), it seems The Rancho Shopping Center would be a more appropriate candidate to go first. Otherwise, the current approach appears poised to make the residential areas of South Los Altos/Grant Park take the brunt of much of the development outside the downtown and El Camino corridor areas (i.e., Lucky's and surrounding areas, Loyola Corners, Foothill Crossing).
- **Program 3.G: Amend Conditional Use Permits findings applicable to housing Developments: Re: 14.80.060, Item G:** Large Family Daycares should continue to be required to obtain Conditional Use Permits. Large family daycares (up to 14 children) are large business enterprises. Within quiet residential areas, they can have serious adverse impacts to the surrounding residents related to noise, traffic, privacy, visual

impact, property value, etc. A large family day care is essentially a busy, noisy business, and should therefore not be allowed without a neighborhood impact report or, at a minimum, notice to surrounding neighbors and ability for them to weigh in on approval of the family day care.

- **Program 3.N: Modify standards in the R3 zoning district:** The stated plan is to "increase allowed site coverage in all R3 zoning districts to ensure maximum densities can be achieved". Though this comment pertains to program 3.N, it carries well beyond this. The Housing Element seems designed to cram as many residences as possible into a given space with little regard for existing residents. Let's also not forget we are stewards of our environment. Green space (and by this I do not mean artificial turf), plants, trees, etc., are needed not only for our mental well being, but also to support nature and clean the air. All development should balance meeting a variety of housing needs while providing a good quality of life for current and future residents and visitors, as well as create a hospitable business environment.

Regards,
Cheryl Reicker
Los Altos resident since 1996

September 7, 2023

Dear Planning Commission Members,

I am writing to urge you not to remove the the FAR restrictions and keep the requirements/zoning/density limits that allow Rancho Shopping Center to remain as it is, a neighborhood shopping center.

As a resident of the Rancho neighborhood, I feel that allowing construction of high density housing here would be completely out of character for the neighborhood and be a detriment to our community. The shopping center is in full use to the local community and has been so since inception of the shopping center and surrounding neighborhood. Contrary to some of the content the Daily Post article, the parking lot is often full from use of local residents, as well as lots of foot and bike traffic. The change to high density housing would create upheaval, traffic, and the negative effect on Rancho businesses and all of our neighborhood would be dramatic and unacceptable. I am originally from Palo Alto, and my move to Los Altos was specifically for the rural nature of living here. Even the photo on the Planning Commission website of downtown is all about the quaint and picturesque town, not of a big city. And the Rancho neighborhood, exemplifies the small town ambience even more so. To increase traffic, noise, congestion, and disruption goes against all of the things we live here for.

I understand that the city has obligations for new housing. But putting that in a neighborhood should not be the best option. What about areas like along San Antonio between Foothill and Hillview where there are low businesses that front onto San Antonio? That is a more commercial area with access to downtown, but not in a neighborhood. I believe other options must be considered.

I hope that you will give serious consideration to the negative impact this would have on those of us who reside in this and surrounding neighborhoods. I urge you to keep Rancho zoned as it is.

Thank you,
Susan Goldberg
sue@thegoldbergs.us

From: [Barb Orrock](#)
To: [Public Comment - PC](#)
Subject: Planning Dept.
Date: Thursday, September 07, 2023 6:39:59 PM

As a resident of Los Altos since 1967, I am deeply concerned about the proposed change in zoning for single family homes at the Rancho Shopping Center location for the following reasons:

- * Rancho Shopping Center is a central location for those of us who do not live "downtown". Rancho allows for easier accessibility than those shops in downtown Los Altos. Rancho is a busy shopping center with both pedestrian and vehicular traffic during the day which has served the community since its development in the 50's. To include high-density housing will only magnify the problems that come along with it: Increase in traffic, parking issues, increased noise, and exponential difficulty in navigating the area of Foothill/Springer/Berry & Riverside. It is already difficult to drive in that area as it stands now. Have you completed a traffic study for Rancho and the impact for the surrounding area with a high density project in mind?
- * While I understand the city is scrambling to be in compliance with the new state guidelines for affordable housing, I don't believe you have explored other areas in Los Altos that would have far less of an impact than those neighbors who live around Rancho - ie along El Camino Real perhaps? Woodland Park makes more sense for high density housing due to the property having a single tenant (Lucky), a large parking lot, and less impact to surrounding neighborhoods.
- * Lastly, why is it that we are only hearing about this plan now, with no feedback from the surrounding neighborhoods? Why should we find out about this through the Daily Post article on Sept. 2-3? Don't you think the planning department should consider how the ramifications of high density housing will impact current owners and their enjoyment of the homes they purchased with the understanding that Rancho wouldn't become a 3 or 4 story high albitroth? To push this through with no transparency is deeply concerning.

Please consider engaging the surrounding neighbors and those who utilize Rancho for what it is now, before making a decision that will impact the look and feel of the area around Rancho forever.

Barb Orrock
650-996-4106

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From: [paresh patel](#)
To: [Public Comment - PC; paresh patel](#)
Subject: Planning commission meeting today 9/7/2023
Date: Thursday, September 07, 2023 2:29:11 PM

September 7, 2023

To: Planning Commission and Nick Zornes, Development Services Director

As a resident in the immediate area of Rancho Shopping Center, I urge the Planning Commission to think carefully about allowing the center to be re-zoned for new housing. These are my concerns:

Contrary to what is stated in the Daily Post article of Sept. 2-3, the center is located in the midst of a single-family neighborhood, no different than many other Los Altos neighborhoods in that respect. The closest existing multi-unit housing is 1.25 miles away on the other side of El Monte Avenue.

High-density housing on the center's property would exponentially increase traffic, congestion, and noise in the neighborhood to extremely high levels. The present suburban neighborhood has been one of primarily single-story homes on relatively large lots, with many mature trees, since its original development in the 1940s and '50s; but in contrast, with high-density multi-story housing, the neighborhood would become an urban environment. Residents adjacent to the center would lose backyard privacy and views. Berry Avenue traffic would be especially increased. And have you seen northbound Foothill Expressway on weekday mornings, even now?

Contrary to what the Daily Post implies, the shopping center is quite busy and active with both pedestrian and vehicle traffic during the day. Loss of walkable shopping would be a hugely significant disadvantage for Rancho area residents. While there is some tenant turnover, as the article states, I suspect the turnover rate is lower than in commercial downtown Los Altos.

It's likely that in order to handle the increased traffic of multiple additional households, a stoplight would have to be installed at Berry and Springer, and possibly another at Berry and Riverside, adding to the urbanization that has long been antithetical to Los Altos.

The center's architecture is unique and very appealing to many. There is no other shopping center in the greater peninsula area with a wood-shake roof, wooden beams, round wooden pillars, casement windows, etc. A product of 1950 Los Altos, the design of the center reflects that era's lifestyle, which initially attracted many of us to Los Altos and which we would like to see maintained. Once torn down, it could never be rebuilt, and a part of Los Altos history would be forever destroyed.

And finally, feedback from neighboring residents about this major zoning change proposal should be solicited. Why was no advance notice given of the Planning Commission's consideration of it, and only one week before it goes before the City Council?

Please give the above points your serious consideration. I will also point out that Woodland Plaza is not as closely bordered by residential property and would be a preferable location for high-density housing since it would have less impact on the neighborhood, and other potential areas, such as along El Camino real could be explored.

Paresh
650-947-9750

From: [Lori Leonard](#)
To: [Public Comment - PC](#)
Subject: Rancho Shopping Center
Date: Thursday, September 07, 2023 6:45:15 PM

As someone who grew up in this area and now as a resident of Los Altos who purchased her Grandparent's home, I am sad to hear that there are plans to get rid of Rancho. Rancho is a big part of the area's history. I can remember walking from my grandparents house to the market often.

While I understand the need for affordable housing, I would suspect that the more viable options are lots closer to El Camino and sources of public transportation. Especially since there is so much new housing already being created in this area.

Please reconsider.

Sincerely,
Lori M. Leonard

Sent from my iPad

From: [Stephanie Williams](#)
To: [Yvonne Dupont](#); [Public Comment - PC](#)
Subject: FW: Input on Rancho ordinance - strongly supporting more housing in Los Altos
Date: Thursday, September 07, 2023 7:36:51 PM

From: Emma Dorn <emmadorn@gmail.com>
Sent: Thursday, September 7, 2023 7:34 PM
To: Stephanie Williams <swilliams@losaltosca.gov>
Subject: Input on Rancho ordinance - strongly supporting more housing in Los Altos

Hi

I am on the meeting right now, and had not realized that I had to be in person to fill in a speakers form, thus am providing my comments by email as I am travelling for work this week.

I am **strongly supportive of more housing in Los Altos and specifically at the Rancho site.** I live about half a mile from Rancho and my family (myself, my husband and my 3 school-aged kids) walk there frequently to shop and dine.

I am supportive of encouraging more housing on the site for several reasons:

- Enabling more housing (and hopefully especially affordable housing) for teachers, nurses, and the people who nanny our children, serve our food etc
- Bringing more families and vitality to Los Altos School District which has been suffering declining enrollment (e.g., Loyola declined from 600-300 kids while my kids were there)
- Bringing racial and economic justice and desegregation
- Reducing the environmental impact of commuting into the bay area (currently 4.5 jobs per residence)

Thank you for consideration,

Emma

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Emma Dorn
emmadorn@gmail.com
Tel: 617-304-4627

September 5, 2023

Item 2.

To: Planning Commission
and Nick Zornes, Development Services Director

As a resident in the immediate area of Rancho Shopping Center, I am writing to express my strong opposition to allowing the center to be re-zoned for new housing. I am concerned the rezone will change the character of the local area, possibly leading to more people, traffic, safety issues, and noise, as well as a reduction in my property values.

- Being a resident on Riverside Drive, high-density property would increase traffic and safety of pedestrians. The traffic surge during morning rush hours will also negatively impact safety for children, LASD is major walk and bike to school district. The present suburban neighborhood has been one of primarily single-story homes on relatively large lots, with many mature trees, since its original development in the 1940s and '50s; but in contrast, with high-density multi-story housing, the neighborhood would become an urban environment. Residents adjacent to the center would lose backyard privacy and views
- Contrary to what is stated in the *Daily Post* article of Sept. 2-3, the center is located in the midst of a single-family neighborhood, no different than many other Los Altos neighborhoods in that respect. The closest existing multi-unit housing is 1.25 miles away on the other side of El Monte Avenue.
- The shopping center also is still thriving - its parking lots are rarely less than full to capacity. Loss of walkable shopping would be a hugely significant disadvantage for Rancho area residents. With the latest addition of Redwood Grill, it is bringing community back together and is the local communities unofficial town center.
- Quoted in the Los Altos Town Crier (Oct 2021) "*We feel fortunate to own the property in trust for the community,*" said John Vidovich, current owner of Rancho Shopping Center and a part of De Anza Properties. "*It is our intention to restore the property to its original condition and keep it a viable center with a mixture of local businesses.*" This center is a product of 1950 Los Altos, the design reflects that era's lifestyle, which initially attracted many of us to Los Altos and which we would like to see maintained.

I urge you to disapprove the proposed rezoning, and from discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Cathy Pacheco



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408-666-1933