



**CONSENT CALENDAR**

**Agenda Item # 2**

**AGENDA REPORT SUMMARY**

**Meeting Date:** September 12, 2017

**Subject:** Ordinance No. 2017-433: Larkellen Lane Single-Story Overlay District

**Prepared by:** Zachary Dahl, Planning Services Manager – Current Planning

**Reviewed by:** Jon Biggs, Community Development Director

**Approved by:** Chris Jordan, City Manager

**Attachments:**

1. Ordinance No. 2017-433

**Initiated by:**

Citizen

**Previous Council Consideration:**

February 28, 2017

**Fiscal Impact:**

None

**Environmental Review:**

Ordinances are exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act of 1970, as amended.

**Policy Question for Council Consideration:**

- Is the establishment of a one-story overlay zone district in this neighborhood consistent with the City's General Plan and in the best public interest?

**Summary:**

- A new one-story overlay zone district is proposed for 47 properties in the neighborhood surrounding Larkellen Lane
- A mail-in election resulted in 84 percent of the property owners who submitted ballots voting in support of establishing the one-story overlay zone district
- On July 20, 2017, the Planning and Transportation Commission held a public hearing and voted unanimously to recommend amending the Zoning Code and establish the one-story overlay district
- On August 22, 2017 the City Council introduced and waived further reading of an ordinance to establish the one-story overlay district

**Staff Recommendation:**

Move to adopt Ordinance No. 2017-433 adding Section 14.88.710 to Title 14 of the Municipal Code adopting the Single-Story Overlay (R1-S) District regulations



**Subject:** Ordinance No. 2017-433: Larkellen Lane Single-Story Overlay District

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### **Purpose**

Adopt Ordinance No. 2017-433 to establish a new single-story overlay (R1-S) district that includes 47 properties on Larkellen Lane, the west side of Ravenswood Drive between Fallen Leaf Lane and Havenhurst Drive, the north side of Havenhurst Drive between Ravenswood Drive and Fallen Leaf Lane, and Fallen Leaf Lane between Havenhurst Drive and Ravenswood Drive.

### **Background**

On August 22, 2017 the City Council held a public hearing and voted 4-0 (Councilmember Bruins recused herself) to introduce and waive further reading of Ordinance No. 2017-433 to establish the Larkellen Lane Single-Story Overlay District.

### **Discussion/Analysis**

Ordinance No. 2017-433 will go into effect 31 days after adoption.

### **Options**

- 1) Adopt Ordinance No. 2017-433 to establish the Single-Story Overlay District.

**Advantages:** The overlay will recognize the neighborhood's desire to maintain the one-story character of the area and will promote new homes and additions that are compatible with the existing context of the surrounding neighborhood.

**Disadvantages:** Development of new two-story homes and one-story homes that exceed 20-feet in height will be prohibited in this neighborhood.

- 2) Do not adopt Ordinance No. 2017-433 to establish the Single-Story Overlay District.

**Advantages:** Development of new two-story homes and one-story homes that exceed 20-feet in height will continue to be allowed in this neighborhood.

**Disadvantages:** The denial would be inconsistent with the single-story overlay election results and the neighborhood's desire to maintain the one-story character of the area.

### **Recommendation**

The staff recommends Option 1.

**ORDINANCE NO. 2017-433**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS  
AMENDING TITLE 14 ZONING OF THE LOS ALTOS MUNICIPAL CODE  
PERTAINING TO THE ESTABLISHMENT OF A NEW SINGLE-STORY  
OVERLAY DISTRICT**

**WHEREAS**, a citizen initiated a rezoning application (16-Z-02) to amend Title 14 of the Los Altos Municipal Code pertaining to the establishment of a new single-story overlay (R1-S) district that included 47 properties on Larkellen Lane, the west side of Ravenswood Drive between Fallen Leaf Lane and Havenhurst Drive, the north side of Havenhurst Drive between Ravenswood Drive and Fallen Leaf Lane, and Fallen Leaf Lane between Havenhurst Drive and Ravenswood Drive; and

**WHEREAS**, the single-story overlay district in the best interest for the protection or promotion of the public health, safety, comfort, convenience, prosperity, and welfare of the City because it protects the one-story character of the neighborhood and 84 percent of the property owners who submitted ballots voted in support of establishing the one-story overlay zone district; and

**WHEREAS**, the single-story overlay district is in conformance with the City of Los Altos General Plan because it supports the neighborhood's desire to maintain the one-story character of the area and promotes architectural design of new homes and additions that are compatible with the context of the surrounding neighborhood; and

**WHEREAS**, required public notices and public hearings were duly given and duly held according to law; and

**WHEREAS**, the rezoning application was processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

**WHEREAS**, the Planning and Transportation Commission held a duly noticed public hearing on the rezoning application on July 20, 2017; and

**WHEREAS**, the City Council held a duly noticed public hearing on the rezoning application August 22, 2017; and

**WHEREAS**, the location and custodian of the documents or other materials which constitute the record of proceedings upon the City Council's decision are based in the Office of the City Clerk; 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.

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

**SECTION 1. AMENDMENT OF CODE:** Section 14.88.710 entitled “Zoning map amended” is hereby added to Chapter 14.88 of Title 14 of the Los Altos Municipal Code to read as follows:

**14.88.710. Zoning map amended.**

Those properties located in the Larkellen Lane Neighborhood, as delineated on Rezoning Map No. 16-Z-02, attached hereto and incorporated herein by reference, are hereby included within the R1-S Overlay District.

The Zoning Map is amended in accordance with provisions of this Section and the district boundaries are so designated.

**SECTION 2. CONSTITUTIONALITY.** If any section, subsection, sentence, clause or phrase of this code is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

**SECTION 3. PUBLICATION.** This ordinance shall be published as provided in Government Code section 36933.

**SECTION 4. EFFECTIVE DATE.** This ordinance shall be effective upon the commencement of the thirty-first day following the adoption date.

The foregoing ordinance was duly and properly introduced at a regular meeting of the City Council of the City of Los Altos held on August 22, 2017 and was thereafter, at a regular meeting held on \_\_\_\_\_, 2017 passed and adopted by the following vote:

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

\_\_\_\_\_  
Mary Prochnow, MAYOR

Attest:

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Jon Maginot, CMC, CITY CLERK