

Los Altos City Council

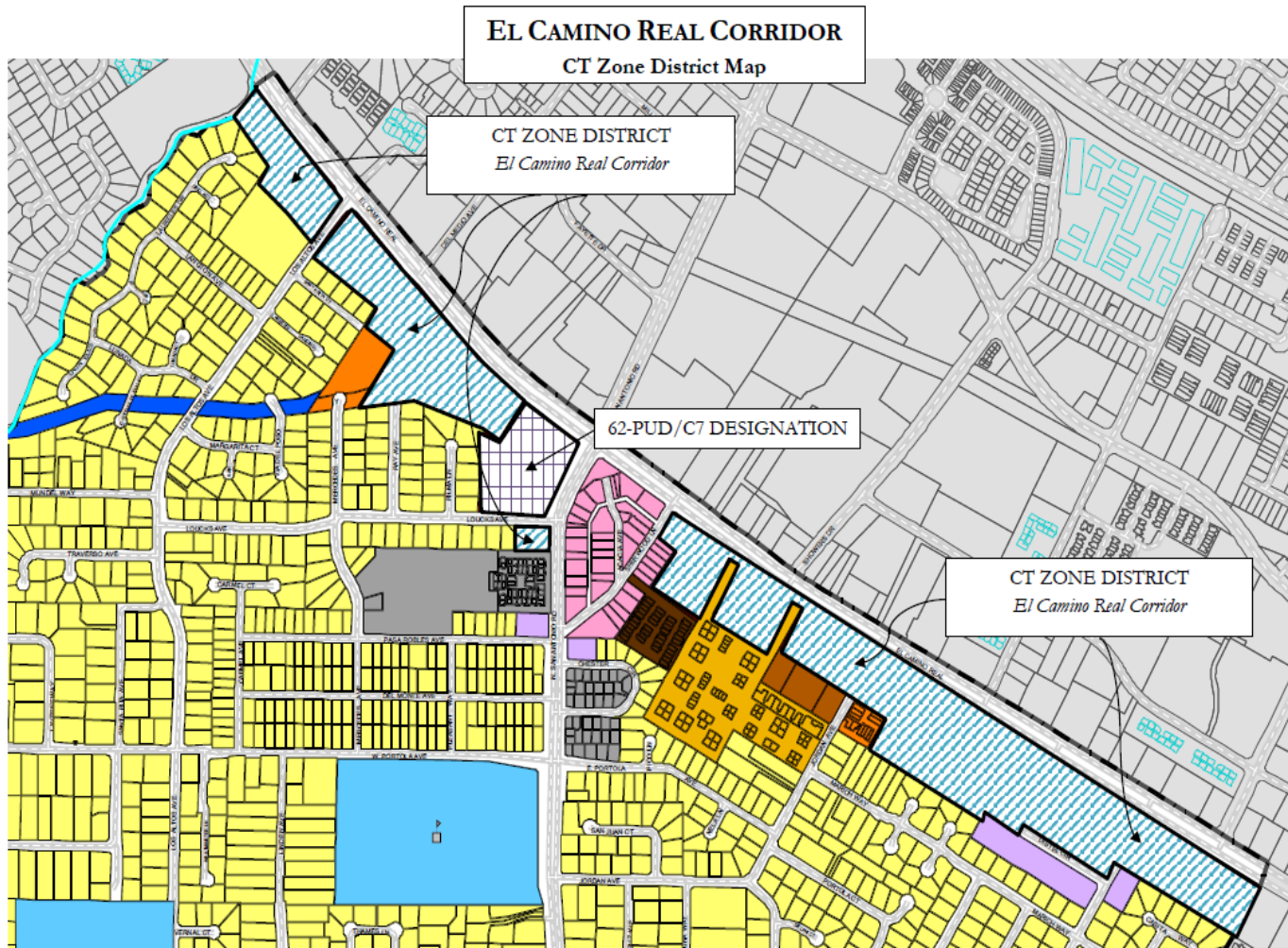
CT Zone District Amendments

Tuesday, September 12, 2017 - 7:00 pm

Los Altos Community Development Department



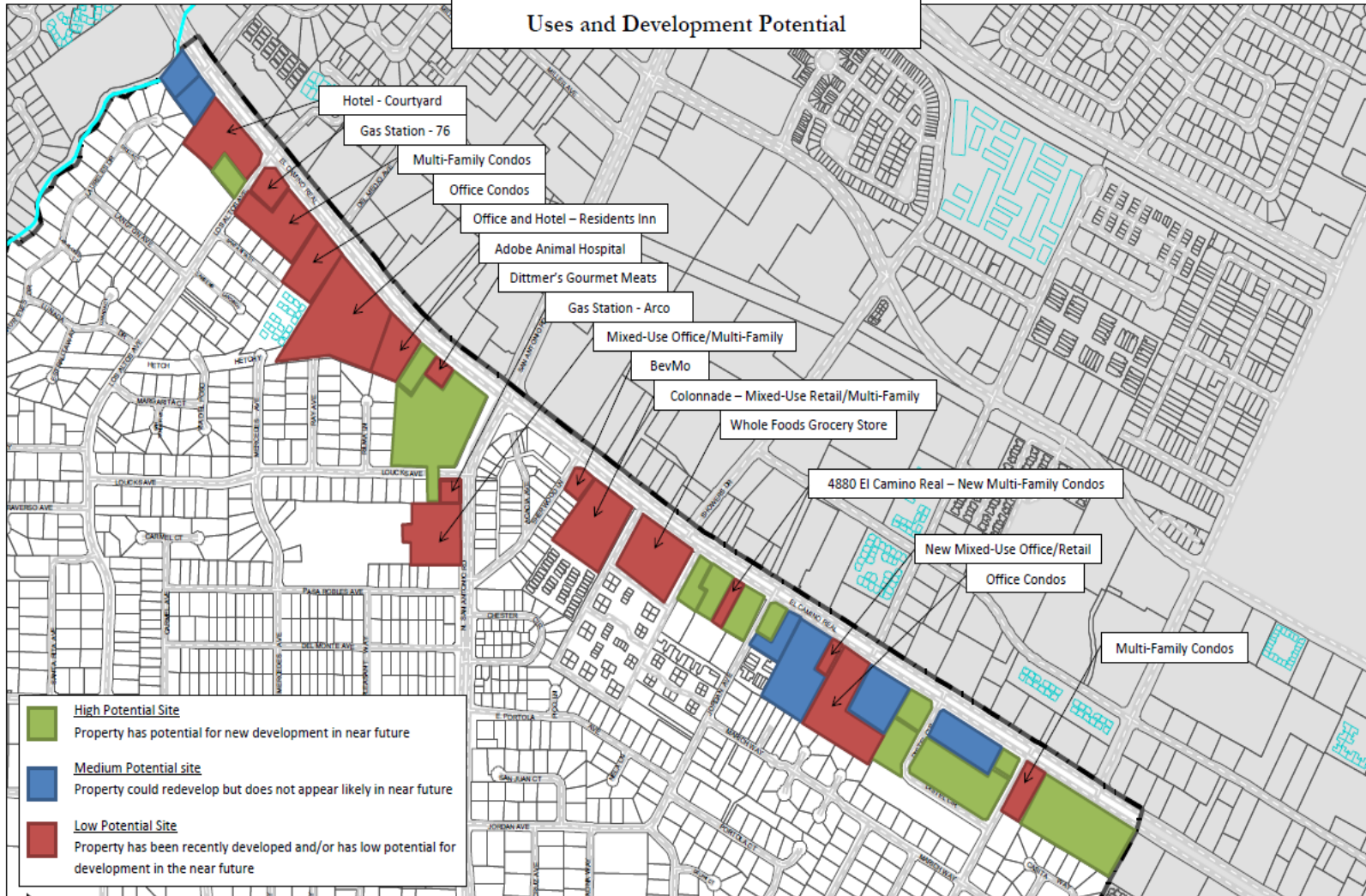
CT Zone District Amendments



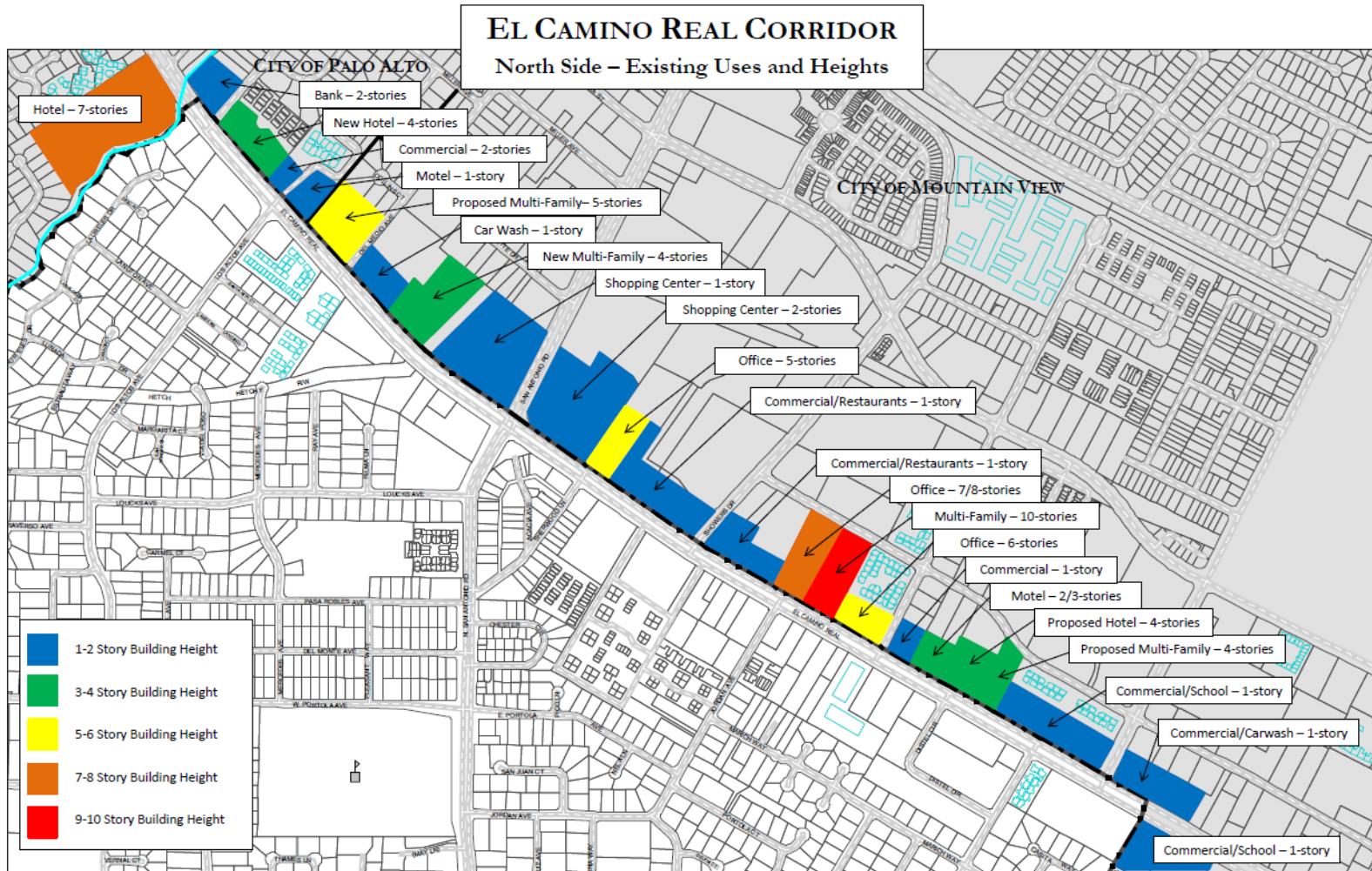
CT Zone District Amendments



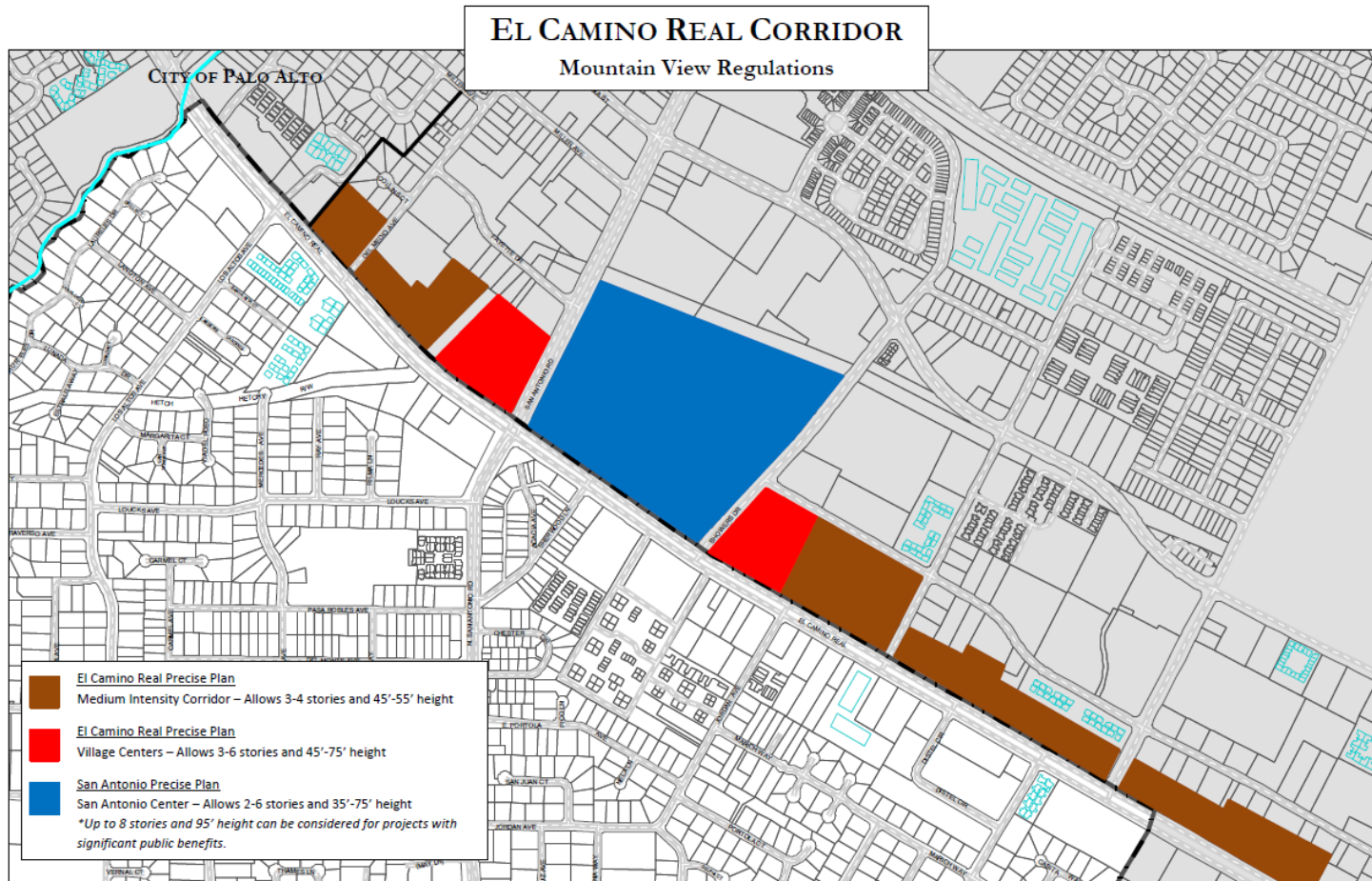
EL CAMINO REAL CORRIDOR Uses and Development Potential



CT Zone District Amendments



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CT Zone District Amendments



14.50.020. – Specific Purposes

- Added – residential, including affordable housing development, in list of Specific Purposes

14.50.030 & 14.50.040 Permitted and Conditionally Permitted Uses

- No Conditional Use Permit Required for Multiple Family Housing and Mixed Use Project Require a Conditional Use Permit

14.50.060 C. 2. - Refuse collection

- Amended to require refuse services, including pick-up, be located on site

CT Zone District Amendments



14.50.100 – Side yards

- Averaging of the side yard requirements, 7.5' for interior and 15' for a side yard adjacent to a street, with 3' minimum
- Larger setback for portions of a building above thirty feet (30') next to R District

14.50.150 – Open space

- Average of fifty (50) square feet amongst total number of units in a project
- Dimension of the private open space at least six (6) feet by six (6) feet & Standards for Common Open Space

14.50.140 Height of Structures

- 47' for Commercial or multiple-family housing project
- 49' for mixed use projects

CT Zone District Amendments

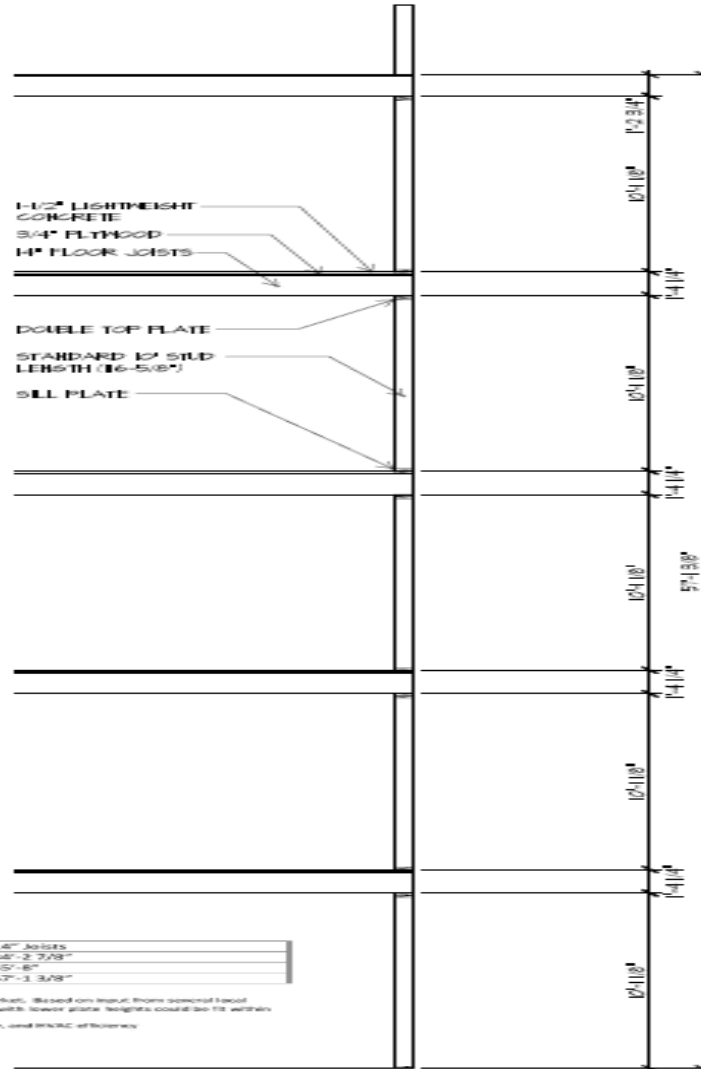


Table A

Stories / Structural Sections	33'-7/8" Joists	36" Joists
3-story	33'-6 1/4"	34'-2 7/8"
4-story	44'-11 3/2"	45'-8"
5-story	56'-2 3/4"	57'-1 3/8"

- We believe it is in the best interest of the city to provide upscale housing within this market. Based on input from several local realtors and designers we believe a 50' ceiling height is reasonable. More floors of units with lower plate heights could be fit within the height limits but would reduce the number of units.
- 32" Floor Joists provide a superior living environment including better structural stability, and HVAC efficiency.

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15.50.160 E. – Roof top uses

- Clarifies that solid waste collected in containers on roof tops be screened by enclosure and provides standards

14.50.180 - Mechanical parking

- Clarifies parking spaces for residential and office uses (both longer term parking) may be satisfied by a mechanical parking system, but guest or visitor parking and that for retail, restaurant or service uses may not

14.50.190 – Loading Space

- Provides standards for on-site loading and unloading space

14.66.240 Height limitations - Exceptions.

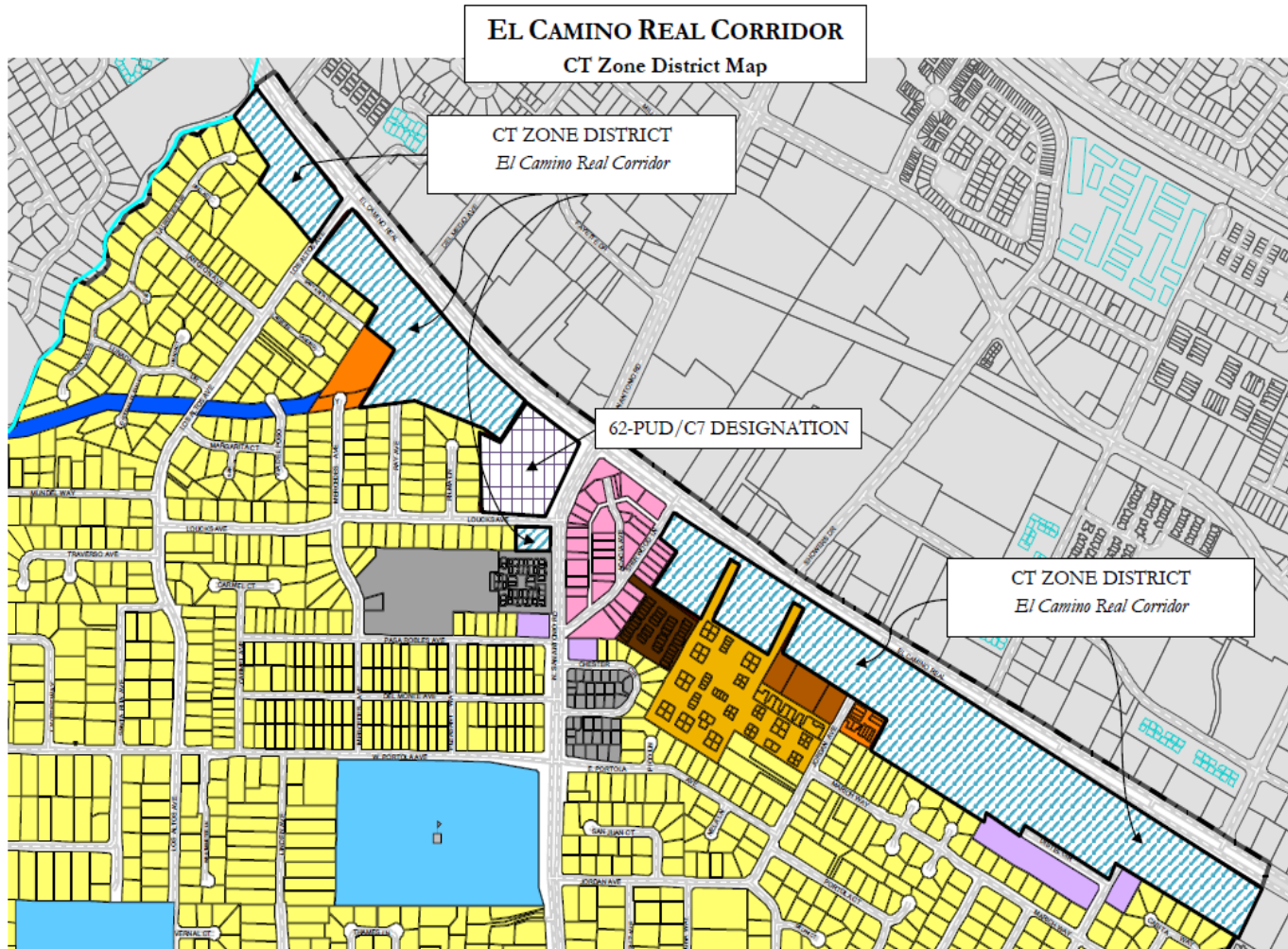
- Enclosed penthouse or roof structure – minimum necessary to accommodate mechanical and structural elements

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DEVELOPMENT STANDARD	CURRENT ORDINANCE	PROPOSED AMENDMENT
14.50.020 – Specific Purposes	-	Added – residential, including affordable housing development, in list of Specific Purposes
14.50.030 & 14.50.040 Permitted and Conditionally Permitted Uses	Multiple Family Housing and Mixed Use Project Require a Conditional Use Permit	No Conditional Use Permit Required for Multiple Family Housing and Mixed Use Project Require a Conditional Use Permit
14.50.100 - Side yards	None required – except for those properties abutting an ‘R’ District	Side Yard Setbacks Introduced for abutting CT properties.
14.50.140 Height of Structures	45’	47’ for commercial or Multiple-Family Housing Project 49’ for Commercial or Mixed Use Project with ground floor Commercial
14.50.150 – Open Space	No Current Standards	Common and Private Open Space Standards Introduced
14.50.160 - Rooftop Uses	No Current Standards	Standards for Rooftop Uses Proposed
14.50.180 Mechanical Parking	No Current Standards	Standards for Mechanical Parking Systems Proposed
14.50.190 Loading Space Requirements	No Current Standards	Standards for Loading Spaces Proposed
14.66.240 Height Limitations - Exceptions	Twelve Feet (12’)	Minimum Necessary to Accommodate Mechanical and Structure Elements Required for Enclosure

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QUESTIONS - ?