

# Los Altos City Council

## CT Zone District Amendments

Tuesday, September 26, 2017 - 7:00 pm

*Los Altos Community Development Department*



# CT Zone District Amendments



## Continued Discussion On –

- ***14.50.140 Height of Structures***
  - 45' Existing
  - 47' for Commercial or multiple-family housing project-
  - 49' for mixed use projects
  
- ***14.50.180 - Mechanical parking***

For Residential & Office Uses - % of Required Undetermined

Not For Guest, Visitor, Retail, Restaurant, or Service

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- ***14.50.030 & 14.50.040 – Permitted Uses & Conditionally Permitted Uses***

Removed proposed changes to the list of permitted and conditionally permitted uses to allow appropriate CEQA review.
- ***14.50.060 - Refuse collection***

Modified this section to make it clear the conditions applied to all projects.
- ***14.50.100 – Side yards***

Clarified that setbacks applied to those “portions” of a structure at indicated heights.

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- **14.50.150 D – Common open space**

Deleted minimum dimension requirements for private open space and the section designating percentages of common open at grade and upper floor levels.

- **14.50.170 E. – Design control**

Modified this section to direct compliance with Municipal Code Section 14.66.240 E. - provides height limit exceptions for mechanical equipment - twelve feet (12') above building height.

- **14.66.240 Height limitations - exceptions.**

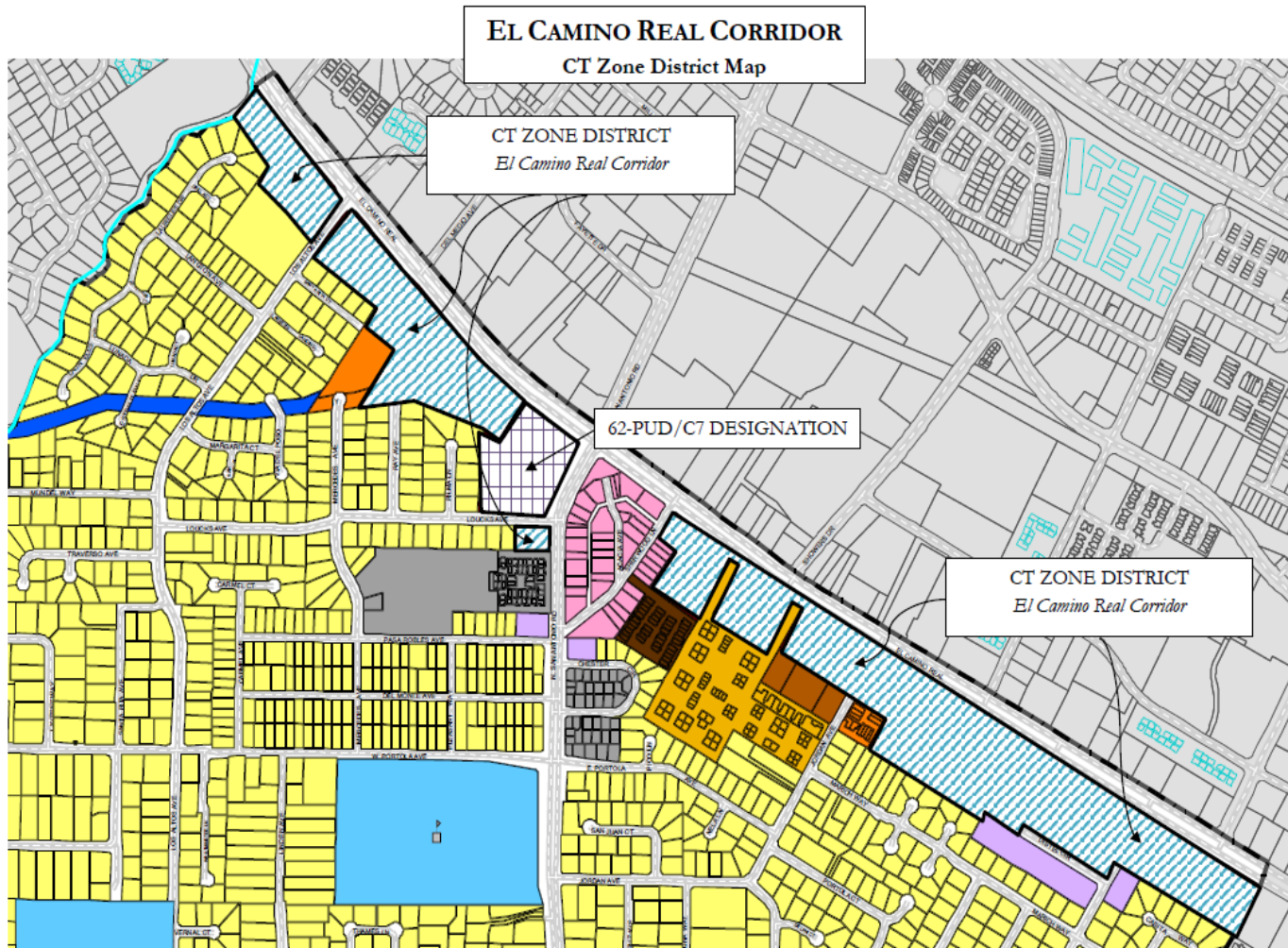
Added language that clarified the subject structures are to be integrated into the architectural style of the *exterior* of the building.

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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
14.50.060 C. 2. - Refuse collection	No requirement for refuse collection on site.	Amended to require refuse services, including pick-up, be located on site and this standard is applicable to all projects
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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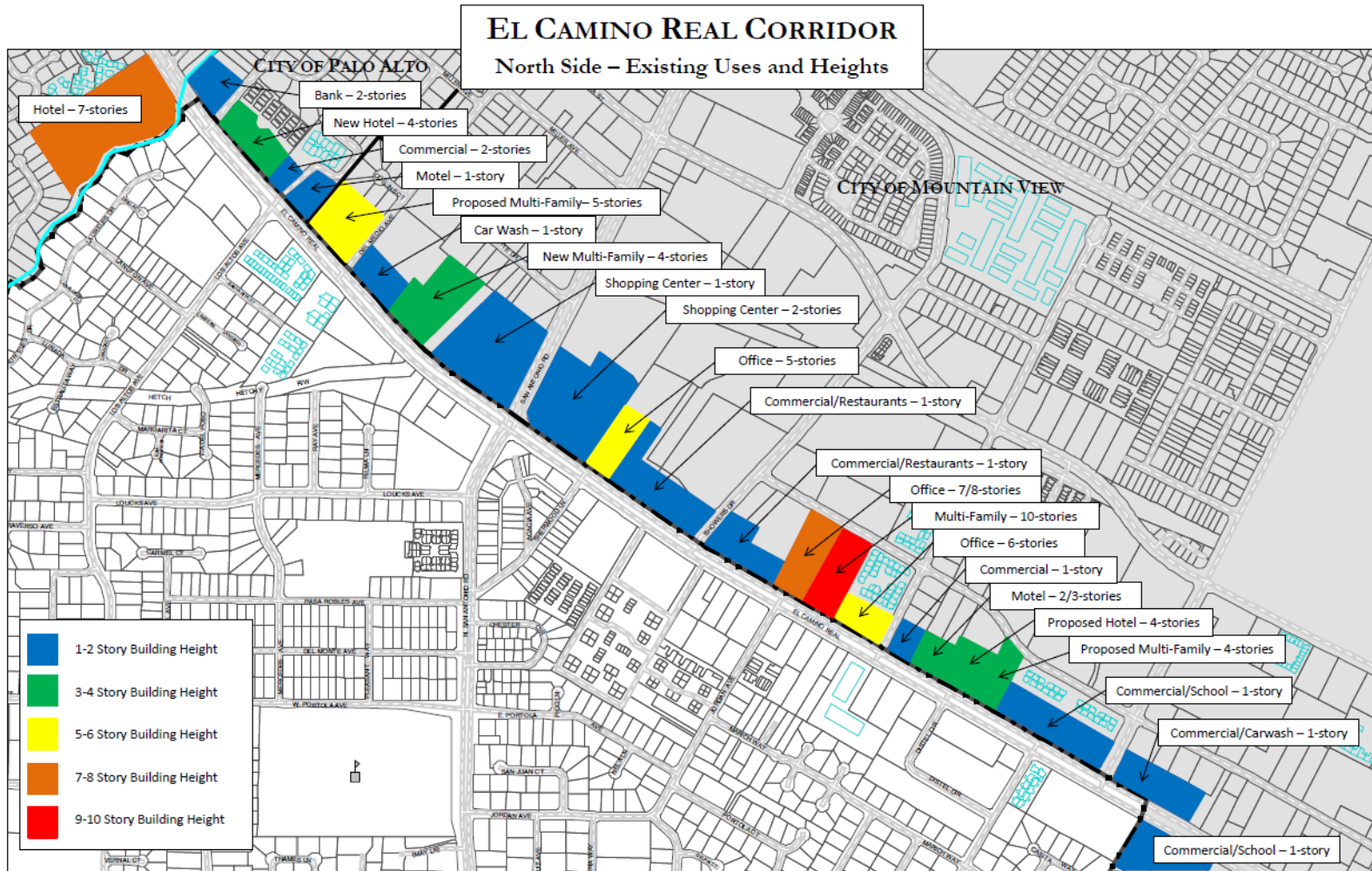
QUESTIONS - ?



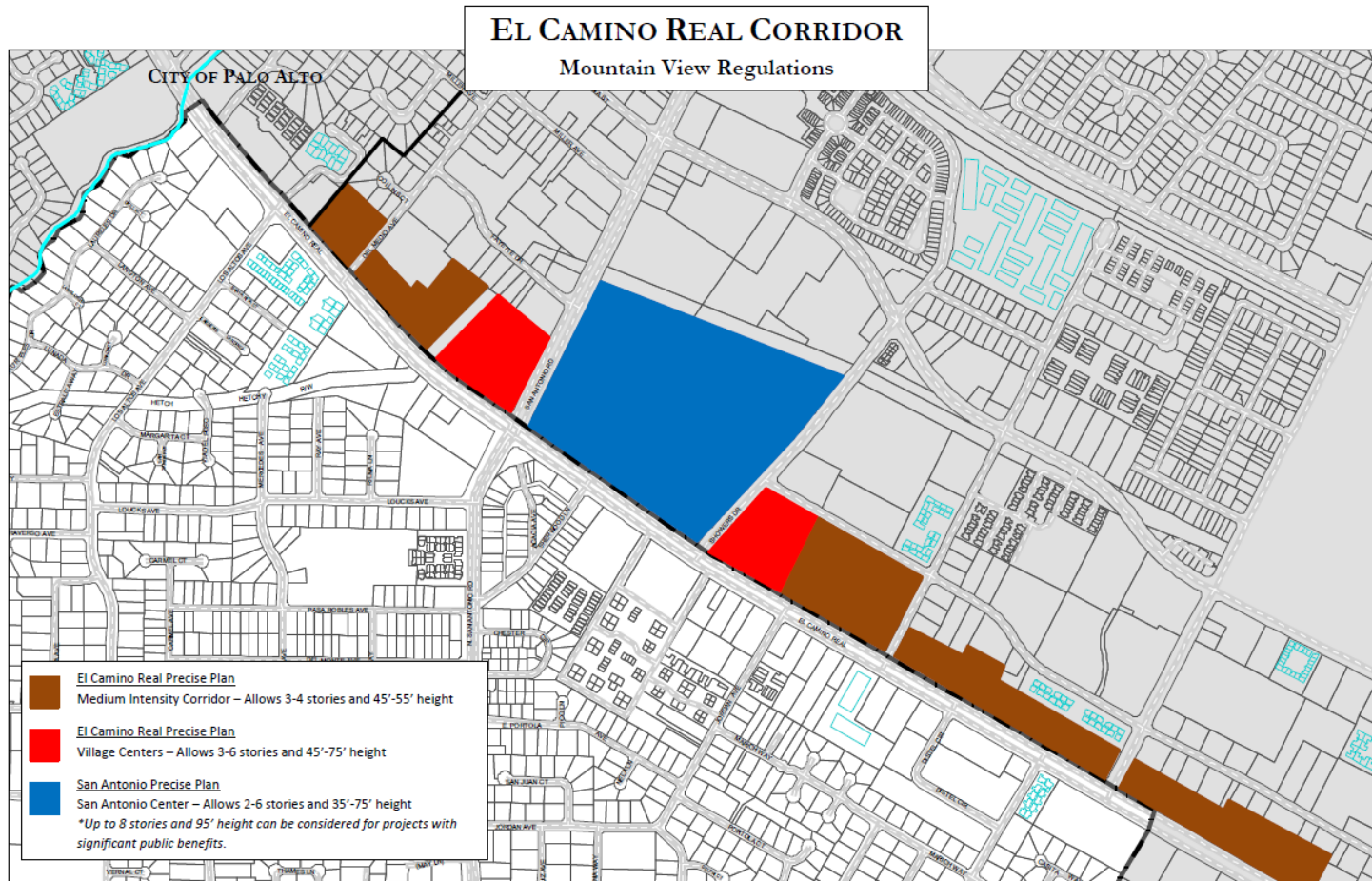




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## ***14.50.020. – Specific Purposes***

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

## ***14.50.060 C. 2. - Refuse collection***

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

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## ***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

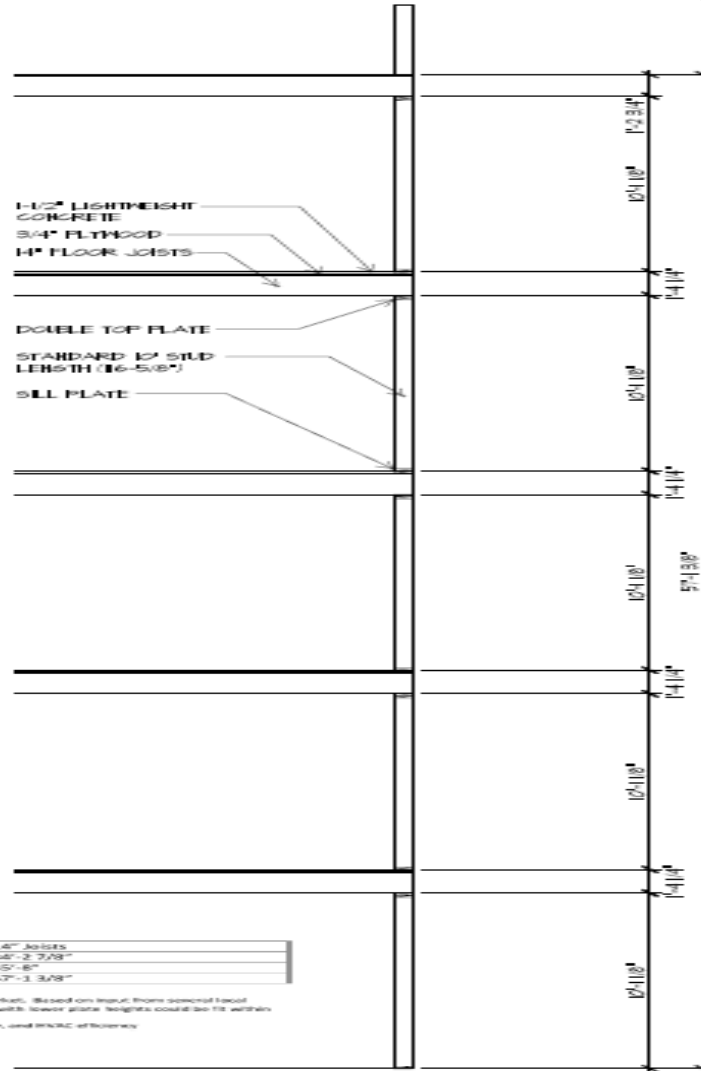
## ***14.50.140 Height of Structures***

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

## ***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

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**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.
- 36" 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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