



1 North San Antonio Road  
Los Altos, California 94022-3087

## MEMORANDUM

**DATE:** September 26, 2023  
**TO:** City Council  
**FROM:** Nick Zornes, Development Services Director  
**SUBJECT:** **AGENDA ITEM #4**  
**SUGGESTED CHANGES TO PROPOSED ORDINANCE**

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Based on recent Public Comment received, staff suggests the following changes to the proposed ordinance (Agenda Item #4).

- Remove the allowance of “Residential Only Development(s)” from the Permitted Uses of Section 14.40.030.
- Modify the Permitted Use of “Mixed Use Development(s)” to include language consistent with SB 167, the Housing Accountability Act. The modified Permitted Use would read as follows:
  - *Mixed Use Development(s) which shall consist of residential and non-residential uses with one-third of the square footage designated for non-residential use and the remaining two-thirds of the square footage designated for residential use.*
- Remove the allowance of “Residential Only Development(s) building height shall be a maximum of forty (40) feet and four (4) stories.
- Modify Floor Area Ratio requirements of Section 14.40.070 to read as follows:
  - *a. Mixed Use Development(s) shall have no maximum floor area ratio within the Commercial Neighborhood (CN) Zoning District.*
  - *b. Non-Residential Use Only Development(s) shall have a maximum floor area ratio of thirty-five (35) percent of the total area of the site.*

Lastly, any necessary renumbering shall be incorporated as appropriate and is non substantive in nature if the above suggestions are accepted by the City Council.