



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

MEMORANDUM

DATE: 2/16/2023
TO: Los Altos Planning Commission
FROM: Nick Zornes, Development Services Director
SUBJECT: STAFF REQUESTED AMENDMENTS TO DRAFT ORDINANCE

This memorandum shall serve as staffs formal request to the Planning Commission to consider and accept amendments to the Draft Ordinance being considered tonight and included in tonight's agenda as Item #2.

Should the Planning Commission accept the four (4) amendments to the draft ordinance a motion may be made which includes the amendments as outlined below by the motion referencing this memorandum.

REQUESTED AMENDMENTS TO DRAFT ORDINANCE ARE IDENTIFIED IN YELLOW.

AMENDMENT #1

14.76.030 Requirement for administrative design review.

No building permit shall be issued for any new main or accessory structure, or addition or alteration thereto within a single-family district, until such construction has received administrative design review approval by the ~~community~~ development services director or their designee. Window replacements, reroofing and rooftop venting and exhausting equipment, ~~and~~ mechanical equipment, attached or detached accessory dwelling unit(S) and junior accessory dwelling unit(s) are exempt from this requirement.

AMENDMENT #2

14.76.060 Design review findings.

- C. The natural landscape will be preserved insofar as practicable by minimizing tree and soil removal; grade changes shall be minimized ~~and will be in keeping with the general appearance of neighboring developed areas;~~

AMENDMENT #3

14.76.060 Design review findings.

- E. General architectural considerations, including the ~~character,~~ size, and scale and ~~quality of the design,~~ the architectural relationship with the site and other buildings, building materials and similar elements have been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings on the same project site; and

AMENDMENT #4

14.78.020 Requirement for design review.

- B. Planning commission design review.

- ~~1. Additions to existing buildings that exceed five hundred (500) square feet but are equal to or less than 50 percent of the total floor area on the subject site and do not increase the existing height of the building(s) require approval by the planning commission at a public meeting.~~

~~C.—City Council Design Review.~~

- ~~1.—~~All new buildings, and additions to existing buildings that exceed five hundred (500) square feet or fifty (50) percent of the total floor area on the subject site and/or increase the height of the existing building(s), require approval by the ~~city council~~ planning commission at a public meeting.