

**ORDINANCE NO. 2023-\_\_**

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS  
AMENDING CHAPTER 14.16, 14.18, 14.20, 14.22, 14.24, 14.40, 14.44, 14.48, 14.52, 14.54,  
14.80 OF THE LOS ALTOS MUNICIPAL CODE TO IMPLEMENT PROGRAM 3.B,  
PROGRAM 3.C, PROGRAM 3.F, PROGRAM 3.G, AND PROGRAM 3.N OF THE  
SIXTH CYCLE HOUSING ELEMENT UPDATE**

**WHEREAS**, the City Council is empowered pursuant to Article XI, Section 7 of the California Constitution to make and enforce within the City all local, police, sanitary, and other ordinances and regulations not in conflict with general laws; and

**WHEREAS**, on January 24, 2023, the City Council approved the City's Sixth Cycle Housing Element Update; and

**WHEREAS**, the City Council held a duly noticed public hearing on September 26, 2023, and October 10, 2023; and

**WHEREAS**, Program 3.B of the Housing Element Update calls for Modify building height in mixed-use zoning districts; and

**WHEREAS**, Program 3.B of the Housing Element Update to facilitate housing development in mixed-use zoning districts, the City will amend the Zoning Code to increase allowed building heights as referenced in the Downtown Vision Plan height recommendation section at minimum if not greater; and

**WHEREAS**, Program 3.C of the Housing Element Update calls for Remove floor-to-area ratio (FAR) restriction at Rancho Shopping Center and Woodland Plaza; and

**WHEREAS**, Program 3.C of the Housing Element Update expressly requires the removal of site-specific 0.35 floor-to-area ratio (FAR) limitation applicable to the Rancho Shopping Center and Woodland Plaza; and

**WHEREAS**, Program 3.F of the Housing Element Update calls for the reduction of Conditional Use Permit requirements for residential mixed-use and multi-family; and

**WHEREAS**, Program 3.F of the Housing Element Update expressly allows residential and mixed use zoning in the CN, CD, CRS, CT, and CRS/OAD districts; and

**WHEREAS**, Program 3.G of the Housing Element Update calls for amending the Conditional Use Permits findings applicable to housing developments; and

**WHEREAS**, Program 3.G of the Housing Element Update expressly requires CUP findings will be amended so that only objective findings and standards are applicable to housing developments; and

**WHEREAS**, Program 3.N of the Housing Element Update calls for Modifying standards in the R3 zoning districts; and

**WHEREAS**, Program 3.N of the Housing Element Update expressly requires the City to increase allowed site coverage in the R3 zoning districts to ensure maximum densities can be achieved; and

**WHEREAS**, having committed itself to implement Housing Element Update in its entirety, the City Council now desires to adopt this Ordinance; 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; and

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

**SECTION 1. AMENDMENT OF CHAPTER 14.16 OF THE MUNICIPAL CODE.** Chapter 14.16 of the Los Altos Municipal Code are hereby amended as set forth in Appendix A to this Ordinance, underline indicating addition, strikethrough indicating deletion.

**SECTION 2. AMENDMENT OF CHAPTER 14.18 OF THE MUNICIPAL CODE.** Chapter 14.18 of the Los Altos Municipal Code are hereby amended as set forth in Appendix B to this Ordinance, underline indicating addition, strikethrough indicating deletion.

**SECTION 3. AMENDMENT OF CHAPTER 14.20 OF THE MUNICIPAL CODE.** Chapter 14.20 of the Los Altos Municipal Code are hereby amended as set forth in Appendix C to this Ordinance, underline indicating addition, strikethrough indicating deletion.

**SECTION 4. AMENDMENT OF CHAPTER 14.22 OF THE MUNICIPAL CODE.** Chapter 14.22 of the Los Altos Municipal Code are hereby amended as set forth in Appendix D to this Ordinance, underline indicating addition, strikethrough indicating deletion.

**SECTION 5. AMENDMENT OF CHAPTER 14.24 OF THE MUNICIPAL CODE.** Chapter 14.24 of the Los Altos Municipal Code are hereby amended as set forth in Appendix E to this Ordinance, underline indicating addition, strikethrough indicating deletion.

**SECTION 6. AMENDMENT OF CHAPTER 14.40 OF THE MUNICIPAL CODE.** Chapter 14.40 of the Los Altos Municipal Code are hereby amended as set forth in Appendix F to this Ordinance, underline indicating addition, strikethrough indicating deletion.

**SECTION 7. AMENDMENT OF CHAPTER 14.44 OF THE MUNICIPAL CODE.** Chapter 14.44 of the Los Altos Municipal Code are hereby amended as set forth in Appendix G to this Ordinance, underline indicating addition, strikethrough indicating deletion.

**SECTION 8. AMENDMENT OF CHAPTER 14.48 OF THE MUNICIPAL CODE.** Chapter 14.48 of the Los Altos Municipal Code are hereby amended as set forth in Appendix H to this Ordinance, underline indicating addition, strikethrough indicating deletion.

**SECTION 9. AMENDMENT OF CHAPTER 14.52 OF THE MUNICIPAL CODE.** Chapter 14.52 of the Los Altos Municipal Code are hereby amended as set forth in Appendix I to this Ordinance, underline indicating addition, strikethrough indicating deletion.

**SECTION 10. AMENDMENT OF CHAPTER 14.54 OF THE MUNICIPAL CODE.** Chapter 14.54 of the Los Altos Municipal Code are hereby amended as set forth in Appendix J to this Ordinance, underline indicating addition, strikethrough indicating deletion.

**SECTION 11. AMENDMENT OF CHAPTER 14.80 OF THE MUNICIPAL CODE.** Chapter 14.80 of the Los Altos Municipal Code are hereby amended as set forth in Appendix K to this Ordinance, underline indicating addition, strikethrough indicating deletion.

**SECTION 12. CONSTITUTIONALITY; AMBIGUITIES.** If any section, subsection, sentence, clause, or phrase of this Ordinance is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions hereof. Any ambiguities in the Los Altos Municipal Code created by this Ordinance shall be resolved by the Director of Development Services, in their reasonable discretion, after consulting the City Attorney.

**SECTION 13. PUBLICATION.** This Ordinance shall be published as provided in Government Code Section 36933.

**SECTION 14. EFFECTIVE DATE.** This Ordinance shall be effective upon the commencement of the thirty-first day following the adoption hereof.

The foregoing Ordinance was duly and properly introduced at a regular meeting of the City Council of the City of Los Altos held on \_\_, 2023, and was thereafter, at a regular meeting held on \_\_, 2023, passed and adopted by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTAIN:

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Sally Meadows, MAYOR

Attest:

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Melissa Thurman, MMC, CITY CLERK

**APPENDIX A**  
**AMENDMENTS TO CHAPTER 14.29**