

Chapter 14.42 ~~RESERVED LC/SPZ LOYOLA CORNERS SPECIFIC PLAN ZONE DISTRICT~~

Sections:

14.42.010 ~~RESERVED FOR FUTURE USE LC/SPZ District.~~

~~The regulations, general provisions, and exceptions set forth in this chapter, Chapter 14.40, and Chapter 14.66 shall apply in the LC/SPZ District. The zoning district regulations implement the Loyola District. The zoning district regulations implement the Loyola Corners neighborhood commercial center specific plan. These district regulations incorporate by reference Chapter 14.40 — Neighborhood Commercial District Regulations except as indicated below. Where a conflict occurs between this chapter and Chapter 14.40, this chapter shall take precedence.~~

~~(Prior code § 10-2.1701)~~

14.42.020 ~~Specific purposes (LC/SPZ).~~

~~Specific purposes for LC/SPZ Districts are as follows:~~

- ~~A. — To maintain a neighborhood convenience commercial orientation supplemented on a limited basis with retail service and office administrative services uses;~~
- ~~B. — To implement the objectives, policies and commercial center specific plan;~~
- ~~C. — To assist in the re-establishment of business momentum for Loyola Corners;~~
- ~~D. — To protect nearby residents from unreasonable intrusions from the shopping area;~~
- ~~E. — To apply to the area delineated below:~~

C. ~~Voluntary discontinuance of the office use shall require conversion of such use to a permitted use, a conditionally permitted use found to meet the criteria of Chapter 14.80 of this title of the Los Altos Municipal Code, or a limited permitted use based on the findings of this section.~~

D. ~~Any request for an extension of time shall be subject to the provisions outlined in Chapter 14.80 of this title.~~
(Prior code § 10-2-1703)

~~14.42.040 Conditional expansion.~~

A. ~~In order to allow moderate expansion to enhance economic vitality, twenty-three thousand (23,000) square feet of expansion (over and above the approximately ninety-one thousand (91,000) square feet, one hundred ten thousand (110,000) including the Post Office, of existing square feet in December 1990) shall be permitted subject to a use permit pursuant to Chapter 14.80 of this title of the Los Altos Municipal Code. The additional square footage shall be aggregated as follows:~~

- ~~1. New ground level retail fifteen thousand (15,000) square feet;~~
- ~~2. Second level retail service four thousand (4,000) square feet;~~
- ~~3. Second level office use four thousand (4,000) square feet.~~

B. ~~The following definitions apply in allocating space for expansion;~~

- ~~1. Retail stores are commercial establishments which predominantly sell products rather than services, directly to the general public, generally for household use, on a daily basis. Examples include groceries, produce markets, liquor stores, furniture stores, sporting goods and gas stations and other types of establishments which tend to draw other people into the area.~~
- ~~2. Retail services are commercial establishments which predominantly sell services directly to the general public, generally for household use, on a daily basis. Examples include beauty and barber shops, banks, dry cleaners and repair shops.~~
- ~~3. Office administrative services are commercial establishments which predominantly sell to the general public or to businesses and other customers as well. The contact with the general public is not as frequent as with retail services and a significant portion of the business may take place at other locations. Examples include law offices, accountants, medical, advertising and software computer programming.~~

C. ~~This section shall apply to all properties within the Loyola Corners planning area except for those defined in the specific plan as "specific parcels" which have policies contrary to this section, as approved by the city.~~

(Prior code § 10-2-1704)

(Ord. No. 2015-406, § 2, 2-10-2015)

~~14.42.050 Off-street parking (LC/SPZ).~~

~~Not less than one parking space for each three hundred (300) square feet of gross floor area shall be required. Properties whose existing ground floor space is occupied by a nonconforming use shall not be permitted second level office use expansion based upon a parking ratio of one space for each three hundred (300) square feet of gross floor area unless an amount of ground floor space equivalent to the second floor addition is converted to a conforming permitted or conditionally permitted use, unless the nonconforming use is found by the city council to be an undesirable retail location, and there is a parking study from which the city council may determine that on-site parking is adequate.~~

~~(Prior code § 10-2.1705)~~

~~(Ord. No. 10-348, § 9, 4-13-2010)~~