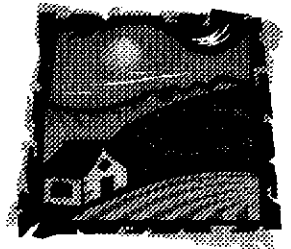


Public Hearing



The Town Council cordially requests resident input

On March 15, 2001 at approximately 7:00 p.m., the Council will consider revising the Zoning and Site Development Ordinance Section 10-1.208 "Basement" which defines what constitutes a basement. Possible revisions include allowing basements to be designed partly underground, setting basement size limits and designating appropriate basement locations. To assist the Council in its review, the following items will be considered:

1. **Current basement definition:** (Effective April 15, 1994, Ord. 369) Section 10-1.208. "Basement" shall mean a space wholly underground and having its entire height measured from its floor to its ceiling below the adjoining grade, except for required exits. Exits shall only be allowed from basements as required by the Uniform Building Code (UBC) and must be windows or doors that are not visible from off-site.
2. **Previous basement definition:** (Effective 1986-1994, Ord. 305) Section 10-1.208. "Basement" shall mean a space partly or wholly underground and having more than one-half (1/2) its height, measured from its floor to its ceiling, below the average adjoining grade.
3. **Planning Commission recommendations for a new basement definition:**
"Basement" is a floor level directly under a building which meets the following criteria:
 - A. The underside of the floor joists of the floor area above are not more than eighteen inches above the adjoining natural or finished grade at any point whichever is lower.
 - B. Provisions for light, ventilation and access shall meet the minimum requirements of the building code (UBC) and are required to be counted as development area. Additional provisions for light, ventilation and access may be permitted up to 10-feet in width as measured from the exterior of the basement wall.
 - C. The total exempt floor area for all basements on the property shall not exceed the floor area of the first floor of all approved buildings.
 - D. Where a room(s) partially meet the provisions of subsection A of this section, that is, a portion is not more than eighteen inches above adjoining natural or finished grade, whichever is lower, and a portion is more than 18 inches above such grade, a portion of such room(s) shall be considered as basement and a portion shall be considered as floor area. The rule for such determination is as follows:
 1. The outside perimeter of the room(s) shall be measured and designated "A".
 2. The outside perimeter of the room(s) where the underside of the floor joists of the floor above are not more than eighteen inches above adjoining natural or finished grade, which ever is lower, shall be measured and designated "B".
 3. The amount of floor area of the subject room(s) that will be counted as basement is then equal to the entire floor area of the room(s) multiplied by the fraction of B/A. The balance of the floor area shall be counted as floor area.
 - E. Underground room(s) including cellars, bunkers or basements which are not located within the footprint of the building above, may be permitted by the Planning Commission when it finds that such structures are counted as development area, do not encroach in setbacks, are a minimum 18 inches below natural grade, are wholly underground except for required exiting, lighting and ventilation and will not be visible from adjoining or nearby properties as such properties currently exist.
4. **Resident Input:** Any member of the public may appear to speak at the public hearing, or comments may be sent prior to the hearing to Town Hall 26379 Fremont Road, Los Altos Hills, CA 94022, may be faxed to (650) 941-3160, or may be e-mailed to planning@losaltoshills.ca.gov.