

# TOWN OF LOS ALTOS HILLS

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## Basement Ordinance

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Effective Date: 11/20/2011

### **Sec. 10-1.202 Basement**

"Basement" shall mean a floor level, or portions thereof, which has:

- (1) All portions directly below a building; and
- (2) The finished floor elevation of the building level above shall not be greater than twenty-eight (28") inches above the adjoining natural or finished grade, whichever is lower; and
- (3) Have at least 75% of its perimeter length wholly underground

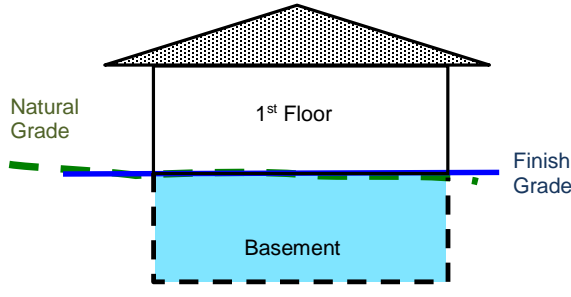
Daylighted basements shall comply with all height and setback requirements of this ordinance. Basements including cellars and bunkers, which are not located within the footprint of the building above, may be permitted by the Planning Commission when it finds that such structures do not encroach in setbacks, are a minimum of 18 inches below natural grade, are wholly underground except for required exiting, lighting and ventilation and are counted as development area except when placed under a surface already counted as development area. Bunker area that exceeds 1,500 square feet shall be counted as Floor Area and Development Area.

**Daylight Basement Structure Height Setback:** Daylight Basement Structure Height Setback: For basement floor levels, any floor area portion and the first 20 feet of a daylighted basement shall be limited in structure height per Section 10-1.504 (See Example #4).

**Note:** *Daylighted basements shall comply with the Town's grading policy. The Grading Policy is used by staff in evaluating and making recommendations to the Planning Commission and/or City Council regarding site development applications, and as guidance for applicants. Individual sites may dictate a need to deviate from the criteria, to the extent permitted by the Planning Commission and/or City Council.*

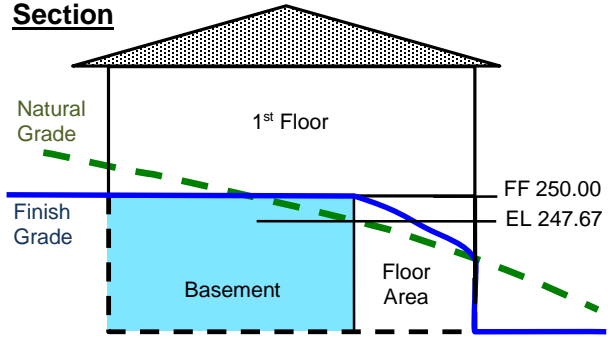
## BASEMENT EXAMPLES

① Standard Basement



② Daylight Basement

**Section**



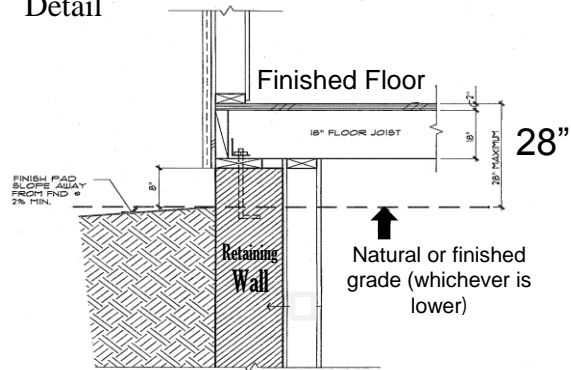
**Site Plan**

= A  
 = B  
 If B ≥ 75% of A then shaded portion is considered standard basement area



Topography line at 28" below the FF elevation  
 At least 75% of basement perimeter wholly underground

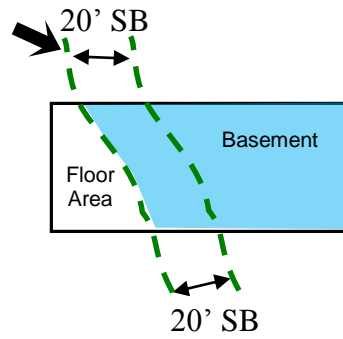
③ Basement Retaining Wall and Floor Frame Detail



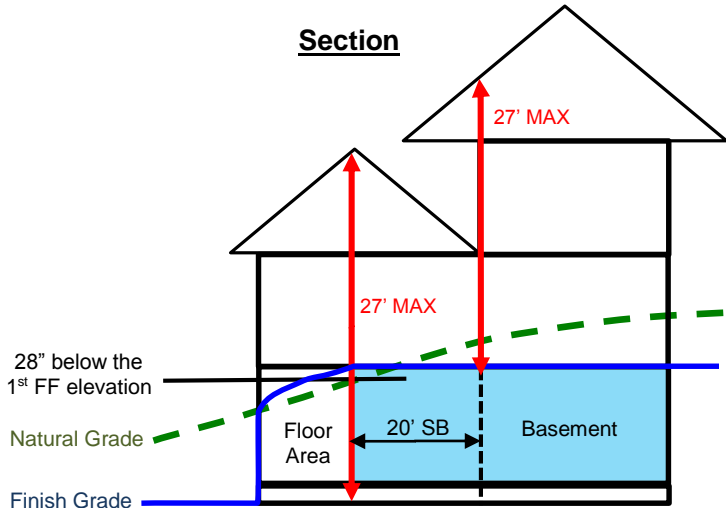
④ Daylight Basement Structure Height Setback

**Site Plan**

Topography line at 28" below the FF elevation



**Section**



LAHMC Section 10-1.202 -Structure height means the vertical distance at any point from:

- (1) the natural grade which existed prior to grading for the proposed structure,
- (2) existing grade indicated on an approved grading plan, if different than the natural grade, or
- (3) the proposed building pad if excavated below natural grade, whichever elevation is lowest, to the highest part of the structure directly above.