

**MINUTES OF A REGULAR MEETING OF THE LOS ALTOS PLANNING AND
TRANSPORTATION COMMISSION, HELD ON THURSDAY, AUGUST 02, 2012,
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH
SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ROLL CALL

PRESENT: Chair BRESSACK, Vice-Chair MOISON, Commissioners BODNER, JUNAID,
McTIGHE and BAER (arrived at 8:02 PM)

ABSENT: Commissioner CHIANG

STAFF: Assistant City Manager WALGREN and Senior Planner DAHL

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Los Altos Resident Jim Wing suggested that the Commission should consider a future agenda item to look at one-way traffic control for Whitney Street and the adjacent alleys in downtown Los Altos, and suggested that they work to develop a priority list of City traffic issues for City Council.

CONSENT CALENDAR

1. Planning Commission Minutes

Recommendation to approve the minutes of the July 19, 2012 regular meeting.

MOTION by Commissioner McTIGHE, seconded by Commissioner JUNAID, to approve the minutes of the July 19, 2012 regular meeting as amended by Commissioners McTIGHE.

THE MOTION PASSED BY A 5/0/1 VOTE, WITH COMMISSIONER BODNER ABSTAINING.

PUBLIC HEARINGS

**2. 12-GPA-01, 12-Z-01, 12-D-01 and 12-UP-01 - Cody Anderson Wasney
Architects/Pinewood School - 327 and 357 Fremont Avenue**

Senior Planner DAHL presented the staff report recommending approval to the City Council of the General Plan Map Amendment and Zoning Amendment subject to the findings; and the Design Review and Use Permit applications subject to the findings and conditions. Senior Planner DAHL clarified that the General Plan Map Amendment for the property at 357 Fremont Avenue was to re-designate it as a Private School land use.

Pinewood School owner Scott Riches presented the project to the Commission, noting that the one of the primary design goals was to retain the original house and use that architectural style to inspire the design of the new structures. He also noted that since the school is a non-profit, the campus property is tax exempt, and that he had done extensive outreach with the neighborhood starting last October 2011. Project architect Chris Wasney presented the design, noting that the overall increase in building size would allow for larger classrooms, additional lab space and larger staff offices, but that the enrollment would not be increasing. He also noted that the rezoning would allow the school build a driveway that would substantially reduce traffic queuing on Fremont Avenue, allow all new buildings to be one-story and allow for extensive landscape buffering along the property lines.

Two residents spoke in opposition to the project, citing that the expansion of a business in a residential neighborhood would threaten the residential character of the neighborhood, that it would not reduce the traffic queuing, and that it could lead to a future enrollment increase. There was no other public comment.

The Commission discussed the project and expressed general support. The Commission commended the applicant for the proactive and extensive neighborhood outreach, and noted that the traffic queuing on Fremont Avenue was a problem and that the project design would significantly improve this situation and be a public benefit for the neighborhood. The Commission also expressed support for the fact that all new buildings would be one-story, that there would be no parking or entrances on Bellevue Court and that there was ample new landscaping and street trees. One Commissioner raised a concern about the lack of any new Pepper trees along the Fremont Avenue frontage, noting that there was a historic pattern of Pepper trees being planted along this street.

Staff noted that the City did not support planting Pepper trees in the public right-of-way since they do not perform well as street trees, generally require more maintenance than other species of street trees and could conflict with the overhead electrical wires.

MOTION by Commissioner JUNAID, seconded by Commissioner BODNER, to recommend approval of applications 12-GPA-01, 12-Z-01, 12-D-01 and 12-UP-01 per the staff report findings and conditions.

AMENDMENT TO MOTION by Commissioner BAER, seconded by Vice-Chair MOISON, to require the applicant to plant at least 1-2 Pepper trees along Fremont Avenue.

AMENDMENT TO MOTION FAILED BY A 1/5 VOTE, WITH COMMISSIONER BAER SUPPORTING.

ORIGINAL MOTION PASSED BY A 5/1 VOTE, WITH COMMISSIONER BAER OPPOSING.

Commissioner BAER noted that he supported the project and his dissenting vote was based on the issue of planting Pepper trees along Fremont Avenue.

COMMISSION REPORTS AND DIRECTION ON FUTURE AGENDA ITEMS

Commissioner JUNAID reported on the City Council, made note of a joint meeting to be held in September between the Planning and Transportation Commission and the City Council, and mentioned that the photo-simulation requirement code amendment would be coming before the Commission soon.

ADJOURNMENT

Chair Bressack adjourned the meeting at 8:48 P.M.