

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND
TRANSPORTATION COMMISSION OF THE CITY OF LOS ALTOS, HELD ON
THURSDAY, JULY 19, 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 BAER, , JUNAID,
CHIANG and McTIGHE
ABSENT: Commissioner BODNER
STAFF: Assistant City Manager WALGREN, Planning Services Manager KORNFIELD
and City Attorney HOUSTON

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

CONSENT CALENDAR

1. **Planning Commission Minutes**
Recommendation to approve the minutes of the July 5, 2012 regular meeting.

MOTION by Commissioner BAER, seconded by Commissioner CHIANG, to approve the minutes of the July 5, 2012 regular meeting as amended by Commissioners BAER to have the Commissioner input include a focus on a retail building with office above and amended by Commissioner CHIANG to have the Commissioner input reflect a desire to improve the corner entry element, respective to the project at 400 Main Street. THE MOTION PASSED BY A 5/0/1 VOTE, WITH COMMISSIONER JUNAID ABSTAINING.

PUBLIC HEARINGS

2. **12-UP-02 - M. Heffernan - 151 First Street**
Use Permit application to allow a commercial recreational use, a video game arcade, to occupy an existing commercial building. *Project Planner: Dabl*

Planning Services Manager KORNFIELD presented the staff report recommending approval of Use Permit application 12-UP-02 subject to the listed findings and conditions.

Mary Heffernan, the project applicant/business owner, showed a PowerPoint presentation for the proposed business use. She stated that she would work with staff to install bike racks and train the landscaping to go over the fence, that the sedge grass would grow abundantly, but that she could

work with staff to improve the landscaping, and she would provide parking signage for Area 151 use only, where she will require employees to park.

Four residents spoke in opposition to the project citing noise concerns due to operation hours and special events, and noise issues with activities in the courtyard and from the potential bicycle and skateboard activity in the alley. One resident spoke in support of the use stating that the City needs vibrancy and families downtown and there could be public art such as murals and street graphics in the parking lot. There was no other public comment.

The Commission discussed the project and gave their general support. They discussed limiting special events to non-school nights, specifying the number of days/weeks/months they could hold events, allowing the use temporarily and revisiting in six months to a year by complaint or a report by staff, and using a “Quiet Zone” signage rather than “no noise” signage to encourage positive behavior. The Commission also asked the property owner if there were plans to improve the building maintenance. Following the Commissioners’ comments, Assistant City Manager WALGREN recommended a 12-month review of the business use given the Commission’s concerns about the noise potential of the use.

“This is a quiet zone – respect our neighbors”.

MOTION by Commissioner CHIANG, to approve Use Permit application 12-UP-02 per the staff report findings and conditions, with the following changes:

- Strike Condition No. 2.
- Modify Condition No. 3 to strike the words “possession or consumption” of alcohol from the condition to allow for limited alcohol use.
- Strike Condition No. 5.

THE MOTION FAILED DUE TO LACK OF A SECOND.

MOTION by Commissioner JUNAID, seconded by Vice-Chair MOISON, to approve Use Permit application 12-UP-02 per the staff report findings and conditions, with the following changes:

- Modify condition No. 2 to modify the permitted hours of operation to 8 AM – 10 PM on weekends (Friday - Saturday) and 10 AM – 8 PM on weekdays (school days and Sundays).
- Modify condition No. 3 to strike, “possession or consumption” to allow for limited alcohol use.
- Modify condition No. 5 to install “Quiet Zone” signage in the parking lot.
- Require the Planning and Transportation Commission’s review the conditions of approval for the Use Permit application in 12 months from the date of occupancy to see if additional mitigation is required.

Chair BRESSACK offered an amendment to the motion as follows:

- The applicant shall work with staff to improve the building, landscaping, and bike rack locations.

Commissioner BAER offered an amendment to the motion as follows:

- Employees shall be required to park in the parking lot.

The amendments were accepted by Commissioners JUNAID and MOISON.

MOTION CARRIED UNANIMOUSLY.

The Planning Commission took a five minute break and then reconvened for the remainder of the agenda items.

DISCUSSION

3. 11-D-03 - Lowney Architecture - 160 First Street

Commercial design review modification for an approved Safeway grocery store. The project includes architectural modifications to the building exterior but will not change the parking configuration or size of the grocery store. *Project Planner: Walgren/Dahl*

Assistant City Manager WALGREN presented the staff report recommending approval of the plan revisions.

Bill Caradella, Safeway Real Estate Manager, spoke about their plans to start construction by January 2013 and open by November 2013. He noted that the revised plans improved the stairway, internal flow, exterior plaza, and seating deck. He further stated that he would agree to not store the shopping carts in the lobby area and volunteered a condition to affect that, and suggested a condition to allow Safeway to revert back to the original plan if that was necessary.

A resident stated that the Tivoli lights needed more support at the building corner. A local business employee stated that they supports the new layout, encouraged adding more glass to the stairway element to make it more interesting, and reduce the signage to the approved plan. A resident also state that public art was needed at the site including artistic bike racks, and that reduced signage was appropriate. There was no other public comment.

Commissioners McTIGHE, JUNAID, BAER, Vice-Chair MOISON and Chair BRESSACK had *ex parte* meetings with the applicant and stated that there was no new information.

The Commission discussed the proposed changes and gave their general support noting the improved lobby areas, expanded second level deck and improved design. The Commission discussed if the stairway element near State Street could incorporate more glass similar to the original design, the potential impacts of leaving shopping carts in the public and private areas, the need to reduce the signage, the potential to incorporate public art, the effect of the sun reflecting off the building glass, and the need to coordinate the First Street Tivoli lights with the project.

MOTION by Commissioner BAER, seconded by Commissioner JUNAID, to direct staff to approve the plan revisions per the staff report and add the following conditions:

- The applicant shall consider changes to the elevator tower design to incorporate more glass and make the element more distinctive.
- The applicant shall work with staff to locate additional bike racks and reduce the signage.

THE MOTION CARRIED UNANIMOUSLY.

COMMISSION REPORTS AND DIRECTION ON FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair BRESSACK adjourned the meeting at 9:40 PM.

David Kornfield, AICP
Planning Services Manager