



**CITY OF LOS ALTOS
CITY COUNCIL MEETING
June 23, 2015**

CONSENT CALENDAR

Agenda Item # 6

SUBJECT: Adopt Resolution No. 2015-24, re-authorizing the Valley Transportation Authority Cores, Corridors and Station Areas Priority Development Areas within Los Altos

BACKGROUND

In late April 2015, the City received a request from the Association of Bay Area Governments (ABAG) to verify, by resolution, the City's Priority Development Areas by June 30, 2015. The Priority Development Area concept was created by ABAG and the Metropolitan Transportation Commission (MTC) as a key part of the Bay Area's regional planning network linking land use and transportation planning. Priority Development Areas are designated areas for housing growth with good access to transit. ABAG uses Priority Development Areas to help determine its housing projections; additionally, MTC uses the Priority Development Areas as a qualifier for its One Bay Area Grant transportation funding.

Currently, the City's Priority Development Areas are defined within the Valley Transportation Authority's (VTA) Cores, Corridors and Station Areas, a component of its Community Design & Transportation Design Manual. Attachment 2 shows a map of VTA's Cores, Corridor and Station Areas defining the City's Priority Development Areas, which are also specifically described below. This relationship is for the City's convenience to leverage VTA's efforts to pursue mutually beneficial transportation grants. In accordance with recent changes to the Priority Development Area guidelines, ABAG requests that local jurisdictions assume their Priority Development Areas from their congestion management agencies to preserve local accountability and control of such areas.

Geographically, the City has two Priority Development Areas: the Downtown South Triangle and the El Camino Real Corridor (Attachment 3). The Downtown South Triangle is defined as the area bounded by Foothill Expressway, the City's South Parking Plazas (Nos. 1, 2 and 3) and South San Antonio Road; this area is zoned Commercial Downtown and Commercial Downtown/Multiple-Family. The El Camino Real Corridor is defined as those properties along El Camino Real and on North San Antonio Road within the Commercial Thoroughfare District, the Commercial Neighborhood District, the R3-1, R3-3 and R3-5 Districts, and the commercial Planned Unit Development Districts.

EXISTING POLICY

The City Council adopted Resolution No. 03-94 on October 14, 2003 endorsing VTA's Community Design and Transportation Program and its Manual of Best Practices for Integrating Transportation and Land Use (Attachment 4).

In a May 9, 2012 letter, the City Manager supported VTA's designation of the Downtown south triangle and the El Camino Real corridor as potential Priority Development Areas (Attachment 5).

PREVIOUS COUNCIL CONSIDERATION

None

DISCUSSION

Adoption of the proposed resolution supports the integration of transportation and land use and does not affect the City's land use or housing policies. The proposed resolution is based on ABAG's sample resolution.

Both the Downtown South Triangle and the El Camino Real Corridor are appropriate areas for development priority as they allow for higher density residential development and have sufficient access to public transit.

PUBLIC CONTACT

Posting of the meeting agenda serves as notice to the general public.

FISCAL/RESOURCE IMPACT

None

ENVIRONMENTAL REVIEW

Not applicable

RECOMMENDATION

Adopt Resolution No. 2015-24, re-authorizing the Valley Transportation Agency Cores, Corridors and Station Areas Priority Development Areas within Los Altos

ALTERNATIVES

Reject the resolution and eliminate the Priority Development Areas within Los Altos. This is not recommended since the Priority Development Areas help the City qualify for transportation grants.

Adjust the boundaries of the Priority Development Areas within appropriate limits related to housing potential and transit access.

Prepared by: David Kornfield, Planning Services Manager

ATTACHMENTS:

1. Resolution No. 2015-24
2. VTA Cores, Corridor and Station Areas
3. Priority Development Area Maps
4. Resolution No. 03-94
5. City Manager letter dated May 9, 2012

Adopt Resolution No. 2015-24, re-authorizing the Valley Transportation Agency Cores, Corridors and Station Areas Priority Development Areas within Los Altos

RESOLUTION NO. 2015-24

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS
RE-AUTHORIZING THE VALLEY TRANSPORTATION AGENCY CORES,
CORRIDORS AND STATION AREAS PRIORITY DEVELOPMENT AREA
WITHIN LOS ALTOS**

WHEREAS, the Association of Bay Area Governments and the Metropolitan Transportation Commission in coordination with the Bay Area Air Quality Management District and Bay Conservation and Development Commission (collectively, the “regional agencies”) have adopted Plan Bay Area as the Sustainable Communities Strategy for the San Francisco Bay Area region;

WHEREAS, Plan Bay Area’s goals support a future regional development pattern that is compact and connected; and

WHEREAS, the regional agencies seek local government partners to create a specific and shared concept of where growth can be accommodated in the Downtown South Triangle and the El Camino Real Corridor;

WHEREAS, a priority development area must meet all of the following criteria: (a) within an existing community, (b) near existing bus service, and (c) is planned for more housing;

WHEREAS, local governments in the nine-county San Francisco Bay Area are eligible to apply for designation of an area within their community as a priority development area;

WHEREAS, the regional agencies are committed to securing incentives and providing technical assistance to designated priority development areas so that positive change can be achieved in communities working to advance focused growth.

NOW THEREFORE, BE IT RESOLVED, that the City Council of the City of Los Altos re-designates the Downtown South Triangle and the El Camino Real Corridor as Priority Development Areas as shown in Attachment A.

I HEREBY CERTIFY that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 23rd day of June, 2015 by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

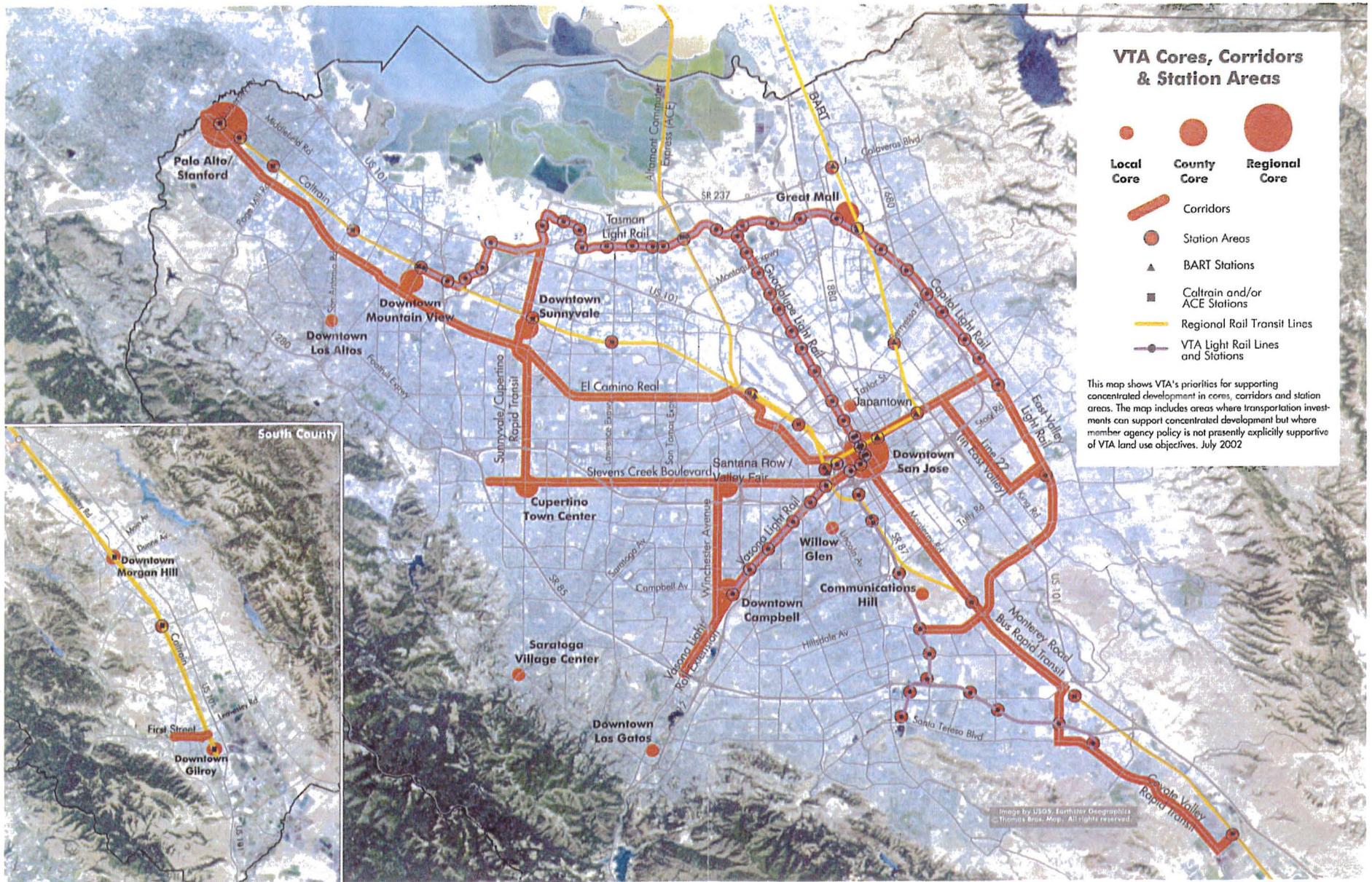
Janis C. Pepper, MAYOR

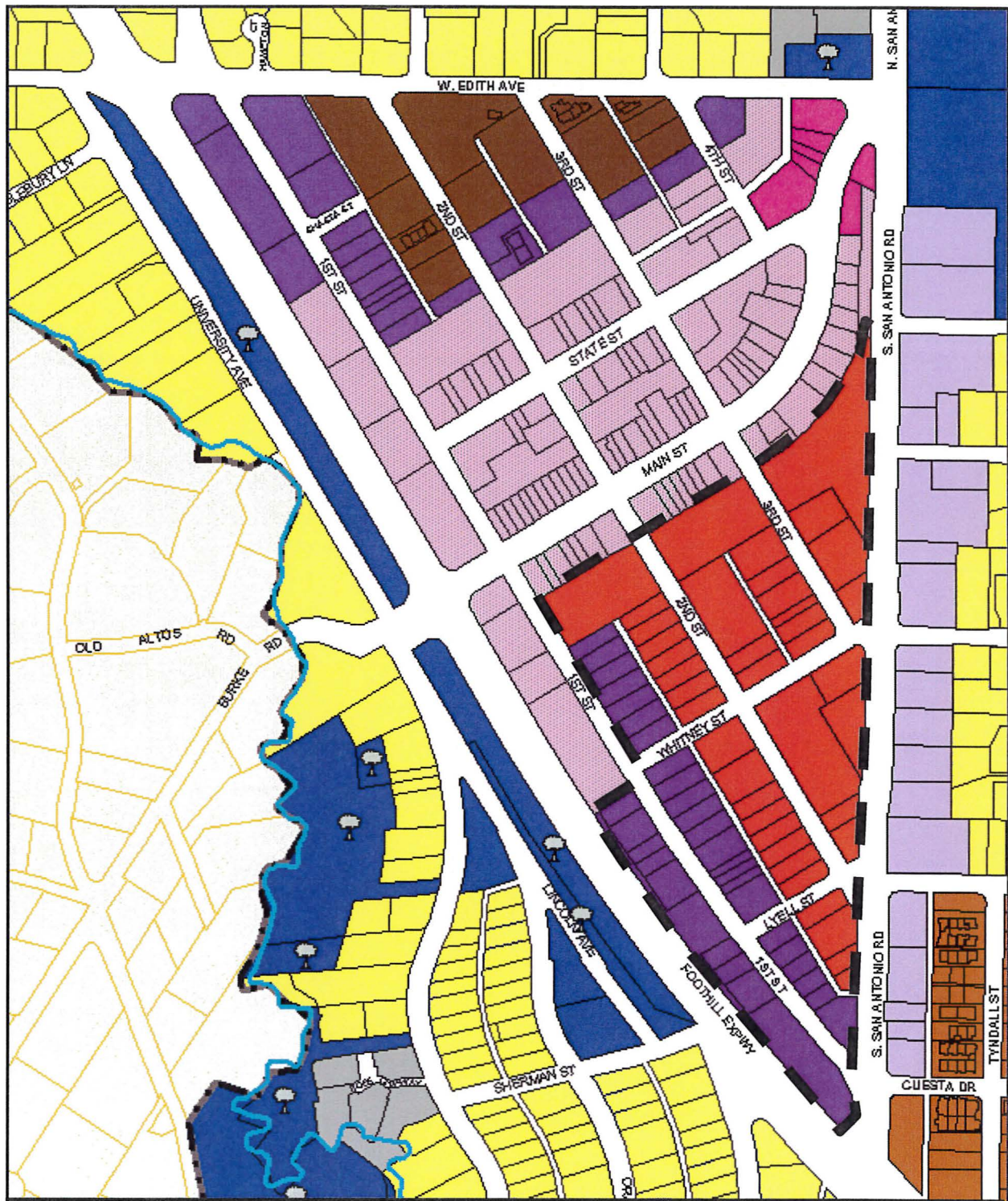
Attest:

Jon Maginot, CMC, CITY CLERK
Resolution No. 2015-24

Page 1

ATTACHMENT 1



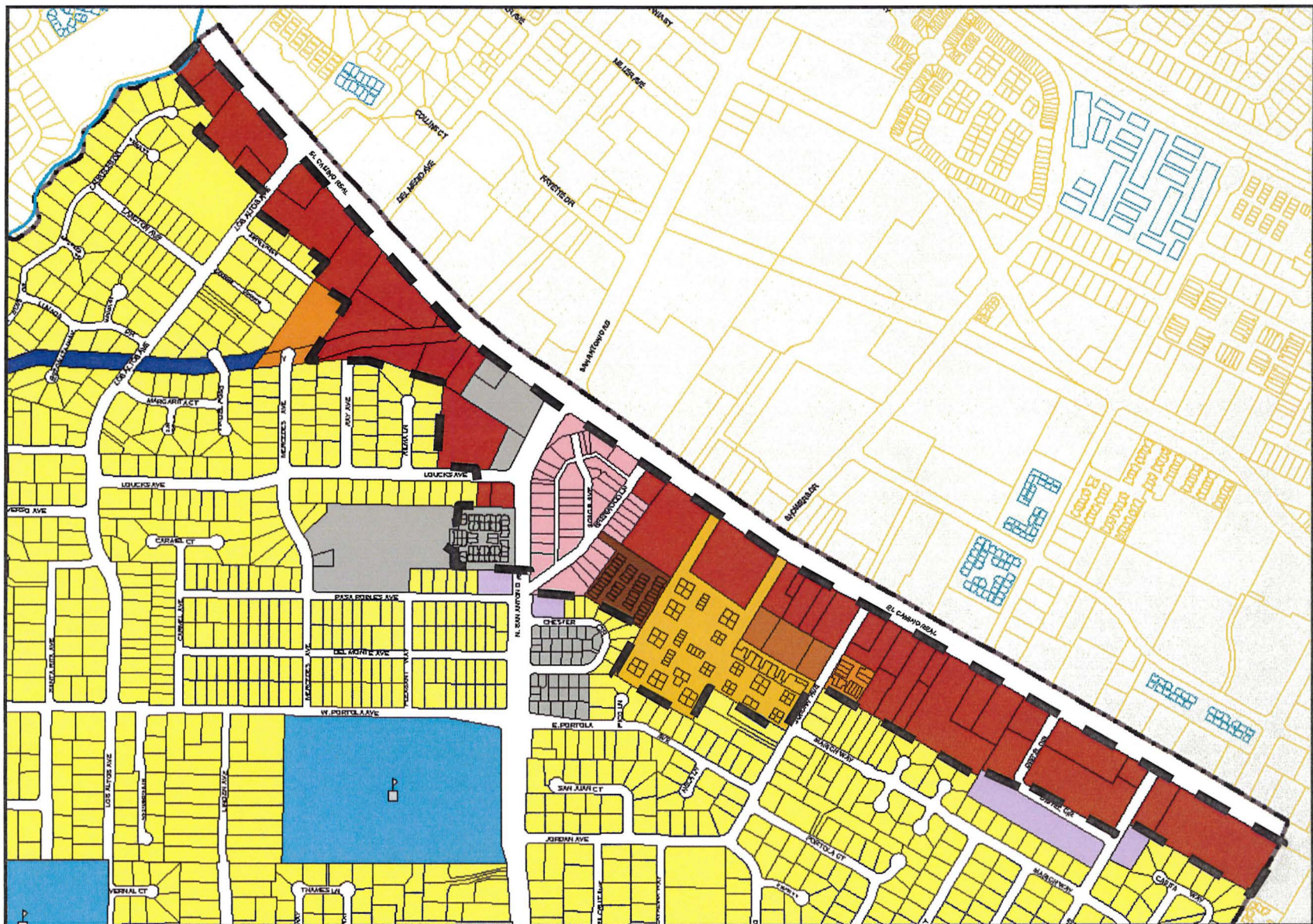


Downtown South Triangle

Priority Development Area

[] = PDA





El Camino Real Corridor Priority Development Area

[Red and Orange Shaded Area] = PDA



June 2015

RESOLUTION 03-94

**A RESOLUTION ENDORSING VTA'S COMMUNITY DESIGN AND
TRANSPORTATION PROGRAM AND ITS MANUAL OF BEST PRACTICES
FOR INTEGRATING TRANSPORTATION AND LAND USE**

WHEREAS, the Santa Clara Valley Transportation Authority (VTA) has developed a Community Design and Transportation (CDT) Program and a guiding Manual of Best Practices for Integrating Transportation and Land Use;

WHEREAS, on November 7, 2002, the Valley Transportation Authority (VTA) adopted the CDT Program as its primary program for integrating transportation and land use, and the CDT Manual of Best practices for Integrating Transportation and Land Use as the programs guiding document;

WHEREAS, the City recognizes that, to effectively meet the current and future needs of its changing communities, transit, pedestrian, and multimodal roadway facilities must play increasingly important roles in the City's total transportation system;

WHEREAS, to better meet the current and future needs of its communities, the City desires a strengthened "transportation consciousness" between VTA and the City that is reflected within the City's individual departments and actions by the Council;

WHEREAS, to optimize the City's investments in, and utility of, transportation and urban services infrastructure, mixed-use, pedestrian-oriented developments should be located in urban cores, major transportation corridors, and transit station areas;

WHEREAS, the purpose of this endorsement is to convey on behalf of the City and Council a strong spirit of support for the concepts, principles and practices conveyed in VTA's CDT Program's *Manual of Best Practices for Integrating Transportation and Land Use*;

WHEREAS, the City has considered and incorporated many of the CDT Manual of Best Practices for Integrating Transportation and Land Use concepts, principles and practices in Los Altos' General Plan, Specific Plans, Design Guidelines, Ordinances and similar planning documents;

NOW, THEREFORE, BE IT RESOLVED, that it shall be the policy of the City to consider the concepts, principles and practices conveyed in the CDT Manual of Best Practices for Integrating Transportation and Land Use in its project development, review, and approval processes, when these concepts, principles and practices are consistent with Los Altos' General Plan, Specific Plans, Design Guidelines, Ordinances and similar planning documents;

LET IT BE FURTHER RESOLVED, that the City will consider opportunities to provide an integrated and interconnected system of transit services, pedestrian facilities, bicycle routes, and multimodal roadways;

LET IT BE FURTHER RESOLVED, that the City will consider opportunities for creating multimodal streets and implementing alternative street design standards and strategies, as defined in VTA's Community Design and Transportation Program;

LET IT BE FURTHER RESOLVED, that the City will consider bus stops and transit centers as "opportunity areas" for pedestrian, bicycle, and transit infrastructure improvements;

LET IT FURTHER BE RESOLVED, that the City recognizes the cores, major transportation corridors, and station areas as identified in the CDT Manual of Best Practices for Integrating Transportation and Land Use and by the City as key areas to implement the CDT concepts, principles and practices;

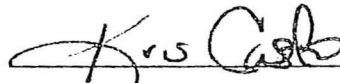
LET IT FURTHER BE RESOLVED, that the City recognizes the public value in identifying and preserving right-of-way for transportation facilities such as streets, transit stops and stations, transit preferential facilities, and pedestrian and bicycle facilities in its planning and programming process, as applicable, practicable and as opportunities permit;

LET IT FURTHER BE RESOLVED, the City recognizes the need for, and benefits of, multi-jurisdictional coordination, cooperation, and participation in projects and processes that address transportation issues having cross-border or regional significance;

LET IT FURTHER BE RESOLVED, that the City will seek opportunities for partnerships with VTA and neighboring jurisdictions to consider mutually beneficial studies and projects.

I HEREBY CERTIFY that this resolution was duly introduced and adopted at the Regular Meeting of the Los Altos City Council on the 14th day of October, 2003 by the following roll call vote:

AYES:	MOSS, LA POLL, BECKER, LEAR, CASTO
NOES:	NONE
ABSENT:	NONE


KRIS CASTO, MAYOR


SUSAN KITCHENS, CITY CLERK



City of Los Altos
One North San Antonio Road
Los Altos, California 94022

May 9, 2012

Mr. Chris Augenstein
VTA Deputy Director, Planning
3331 North First Street
San Jose, CA 95134

SUBJECT: PDA Designations within Los Altos

Dear Mr. Augenstein:

I am writing in response to your request for direction from the City of Los Altos on the designation of VTA's Cores, Corridors, and Station Areas within the City as Priority Development Areas. As you are aware, when the VTA adopted the Cores, Corridors, and Station Area framework in 2002, the City supported these land use and transportation best practices by adopting the attached resolution.

PDA's have been identified by ABAG and MTC as areas where new development will support the day-to-day needs of residents and workers in a pedestrian-friendly environment served by transit. Local jurisdictions are able to define the character of their PDA's according to existing conditions and future expectations consistent with their adopted General Plan, Specific Plans, Design Guidelines, Ordinances and similar planning documents.

Given this understanding, the City of Los Altos does support the designation of the El Camino Real corridor and the downtown south-triangle area as Potential Priority Development Areas given their proximity to significant transportation corridors.

Please feel free to contact Assistant City Manager James Walgren at (650) 947-2635 or jwalgren@losaltosca.gov if the City can be of any further assistance.

Sincerely,

Marcia Somers
City Manager

c: James Walgren, Assistant City Manager