



**CITY OF LOS ALTOS
CITY COUNCIL MEETING
August 25, 2015**

PUBLIC HEARING

Agenda Item # 14

SUBJECT: Consider a review of Use Permit 10-UP-03 (modification) for One Main Street to allow for the service of food and beverages to non-hotel guests, subject to the findings and conditions

BACKGROUND

On August 6, 2015, the Planning and Transportation Commission (PTC) considered a recommendation to approve a modification to Use Permit 10-UP-03 for the hotel at One Main Street. The action, requested by the applicant and recommended by staff, would have modified the use permit to allow for the service of food and beverages to non-hotel guests between the hours of 4:00 p.m. and 10:00 p.m.

At the meeting, 20 members of the public spoke in support of the modification and one member of the public spoke in opposition. Following public comment and Commission discussion, the PTC voted 5-0 (Commissioners McTighe and Moison absent) to approve the use permit modification, with the following changes to the conditions:

1. Revise Condition No. 3 to strike "minimum" from the five-foot path of travel requirement;
2. Allow the hotel to serve food and beverages to the public between the hours of 7:00 a.m. and 12:00 a.m.; and
3. Not require signage indicating that the plaza is available for public use unless desired by the applicant and subject to review and approval by the Planning Division.

The PTC report and draft meeting minutes are attached for reference (Attachments 1 and 2). Also, between the publication of the PTC staff report and the August 6, 2015 meeting, staff received additional public correspondence. This correspondence is included in Attachment 3.

EXISTING POLICY

None

PREVIOUS COUNCIL CONSIDERATION

September 14, 2010

DISCUSSION

Pursuant to Municipal Code Section 1.12.040, two Council members requested the Council review the PTC's decision. The Council will review the application de novo, but is limited to modifications to the use permit. The original use permit conditions, along with the changes approved by the PTC on August 6, 2015, are included on page 4.

PUBLIC CONTACT

A public hearing notice was published in the *San Jose Mercury News*, posted on the property and mailed to all property owners and commercial tenants within 500 feet of the property for the August

6, 2015 Planning and Transportation Commission hearing. The mailed notice included 108 property owners and 126 commercial tenants.

A public hearing notice was published in the *Town Crier*, posted on the property and mailed to all property owners and commercial tenants within 500 feet of the property for the August 25, 2015 City Council hearing. The mailed notice included 108 property owners and 126 commercial tenants.

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

FISCAL/RESOURCE IMPACT

None

ENVIRONMENTAL REVIEW

Not applicable

RECOMMENDATION

Consider a review of Use Permit 10-UP-03 (modification) for One Main Street to allow for the service of food and beverages to non-hotel guests, subject to the findings and conditions

ALTERNATIVES

1. Amend the modifications to the use permit
2. Deny the use permit modification

Prepared by: Zachary Dahl, Senior Planner

ATTACHMENT:

1. Planning and Transportation Commission report dated August 6, 2015
2. Planning and Transportation Commission DRAFT meeting minutes dated August 6, 2015
3. Public Correspondence

Consider a review of Use Permit 10-UP-03 (modification) for One Main Street to allow for the service of food and beverages to non-hotel guests, subject to the findings and conditions

FINDINGS

10-UP-03 Modification – Enchanté Hotel – One Main Street

With regard to the use permit modification to allow for the service of food and beverages to the public, the City Council finds in accordance with Section 14.80.060 of the Municipal Code that:

- a. The proposed location of the conditional use is desirable or essential to the public health, safety, comfort, convenience, prosperity, or welfare;
- b. The proposed location of the conditional use is in accordance with the objectives of the zoning plan as stated in Chapter 14.02 of this title;
- c. The proposed location of the conditional use, under the circumstances of the particular case, will not be detrimental to the health, safety, comfort, convenience, prosperity, or welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity; and
- d. The proposed conditional use will comply with the regulations of the CRS/OAD District, the district in which the site is located, and the general provisions of Chapter 14.02.

Consider a review of Use Permit 10-UP-03 (modification) for One Main Street to allow for the service of food and beverages to non-hotel guests, subject to the findings and conditions

CONDITIONS

10-UP-03 Modification – Enchanté Hotel – One Main Street

1. Project approval is based upon the plans approved by the City Council on September 14, 2010, the project modification approved by the Architecture and Site Review Committee on December 1, 2010, and the updated plaza plan approved by the Planning and Transportation Commission on February 20, 2014, except as modified by these conditions.
2. As a condition of the use permit, the building cannot be converted to a permitted use in the CRS/OAD District without a new use permit being approved. Any amendments to the use permit shall include a review to ensure that the new use meets the City's parking requirements.
3. As a condition of the use permit, the applicant shall obtain an outdoor display permit for the tables, chairs, a cart and other movable objects proposed for the public plaza. A five-foot wide path of travel through the public plaza shall be maintained at all times. The hotel can serve food and beverages to the public in the public plaza and dining room area between the hours of 7:00 am and 12:00 am. No signage indicating that the plaza is available for public use is required unless desired by the applicant. Any proposed signage is subject to review and approval of the Planning Division.
4. As a condition of the use permit, the two (2) new parking spaces in the Main Street public right-of-way that are in located front of the hotel shall be striped for either passenger loading (white) or short term parking (green). The City reserves the right to review the designation of all public parking spaces in the future and, if necessary, re-designate depending on use and traffic circulation demands.
5. The applicant agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.

Consider a review of Use Permit 10-UP-03 (modification) for One Main Street to allow for the service of food and beverages to non-hotel guests, subject to the findings and conditions



DATE: August 6, 2015

AGENDA ITEM # 2

TO: Planning and Transportation Commission

FROM: Zachary Dahl, Senior Planner

SUBJECT: 10-UP-03 Amendment – Enchanté Hotel – One Main Street

RECOMMENDATION:

Approve an amendment to Use Permit 10-UP-03 to allow for the service of food and beverages to non-hotel guests subject to the findings and conditions

PROJECT DESCRIPTION

This is a request to amend the existing use permit for the boutique hotel at One Main Street. The amendment would allow for the service of food and beverage to the general public in the public plaza and in the hotel's dining room. The original use permit for the hotel allowed for a kitchen and bar to serve hotel guests, but it did not specify that the kitchen and bar could be used to serve the public. This amendment is intended to clarify that the use permit allows for service to the public in the public plaza and the dining room. A letter from the applicant that provides additional information about the request is included in Attachment A. A petition in support of the use permit amendment was submitted by the applicant is also included in Attachment A.

BACKGROUND

On September 14, 2010, the City Council approved a design review and use permit application to allow for the development of a new boutique hotel with 18 rooms and a manager's suite at One Main Street. The project included the development of a public plaza, on both public and private property, at the corner of Main Street and San Antonio Road to create an entry point to Downtown Los Altos. The hotel also included a kitchen, bar and dining room to serve hotel guests.

A building permit for the new hotel was issued on June 5, 2012 and a temporary certificate of occupancy, which allowed the hotel to be open to the public, was issued on February 11, 2015. A final certificate of occupancy for the building is pending resolution of a couple of non-critical issues related to Fire Department requirements, painting of the southern wall to match the color of the rest of the building and the recording of a pedestrian use easement for the public plaza.

DISCUSSION

Use Permit Amendment

Since the project description provided by the applicant did not include any references to allowing for service to the public, the use permit approved by the City Council limited the kitchen and bar to

hotel-related uses. The intent of this amendment request is not to allow the kitchen and bar to operate as a separate restaurant use, but rather to allow for the hotel to serve food and beverages to members of the public who are using the plaza.

The applicant has indicated that the intent of this amendment is to allow for service to the public in the afternoons and evenings after 4:00 pm. Hotel service during breakfast and lunch would still be limited to hotel guests only. This limitation would ensure that there is no potential to add any additional parking demand to the public parking plazas during the peak parking demand hours of 11:00 am to 2:00 pm. A condition has been included to address this issue. However, allowing for the public to be served in the plaza is not anticipated to generate much, if any, additional parking demand since the plaza users will already be Downtown or live within a close proximity to the hotel. In addition, allowing for the service of food and beverages in the public plaza would allow for better use and enjoyment of the space by the public.

Therefore, based on the minor nature of the request and the limitation to when the public can be served, there do not appear to be any detrimental impacts related to public health, safety, comfort, convenience, prosperity, or welfare to persons residing or working in the vicinity, and staff recommends approval of the use permit amendment.

Other Issues

As noted in the Background section, staff is still working with the applicant to record the pedestrian use easement for the public plaza. This is necessary to ensure that there is public access to use and walk through the space. A site plan of the public plaza is included as Attachment B. The hotel developed the plaza as a public benefit in exchange for a development incentive (no on-site parking), so ensuring that the plaza is available and usable to the public is an important aspect of the project.

Due to the layout of the plaza, a path of travel through the plaza area is necessary to connect the San Antonio Road and Main Street sidewalks. As a condition of approval, the project was required to maintain a *minimum* five-foot wide pedestrian path of travel through the plaza. However, since the most common use of the space involves members of the public walking through the plaza, a five-foot wide path of travel appeared to be too narrow for pedestrians to comfortably walk around the tables and chairs. So, to ensure that the tables and chairs do not conflict with the public's ability to walk through the plaza, staff is requiring that an eight-foot wide path of travel be provided. The attached site plans and current layout of the tables and chairs in the plaza provide for this wider path of travel. This increased width was based on multiple site visits and observations of pedestrians walking through the site.

Also, due to the use of custom materials and the plaza's relationship to the activities of the hotel, it is not readily apparent to a pedestrian walking by that this is a plaza that is available for public use. In order to ensure that the public is aware that this is a public plaza and not a private seating/dining area for the hotel, staff is requiring that signs, which indicates the space is available for public use, be installed at the entry points to the plaza. The pedestrian use easement will address both of these requirements.

PUBLIC CORRESPONDENCE

Staff has received 10 letters from members of the public commenting on the use permit amendment. Eight of the letters express support for allowing food and beverages to be served to the public in the plaza. One letter raises concerns about maintaining pedestrian access through the plaza and the other letter raises concerns about allowing the hotel bar and kitchen to be open to the public without providing any parking. These letters are included in Attachment D.

PUBLIC CONTACT

A public hearing notice was published in the *Town Crier*, posted on the property and mailed to all property owners and commercial tenants within 500 feet of the property for the August 6, 2015 Planning and Transportation Commission hearing. The mailed notice included 108 property owners and 126 commercial tenants.

cc: Abigale Ahrens, Applicant and Owner

Attachments:

- A. Applicant Letter
- B. Public Plaza Site Plan
- C. Area, Vicinity and Notification Maps
- D. Public Correspondence

FINDINGS

10-UP-03 Amendment – Enchanté Hotel – One Main Street

With regard to the use permit amendment to allow for the service of food and beverages to the public, the Planning and Transportation Commission finds in accordance with Section 14.80.060 of the Municipal Code that:

- a. The proposed location of the conditional use is desirable or essential to the public health, safety, comfort, convenience, prosperity, or welfare;
- b. The proposed location of the conditional use is in accordance with the objectives of the zoning plan as stated in Chapter 14.02 of this title;
- c. The proposed location of the conditional use, under the circumstances of the particular case, will not be detrimental to the health, safety, comfort, convenience, prosperity, or welfare of persons residing or working in the vicinity or injurious to property or improvements in the vicinity; and
- d. The proposed conditional use will comply with the regulations of the CRS/OAD District, the district in which the site is located, and the general provisions of Chapter 14.02.

CONDITIONS

10-UP-03—One Main Street

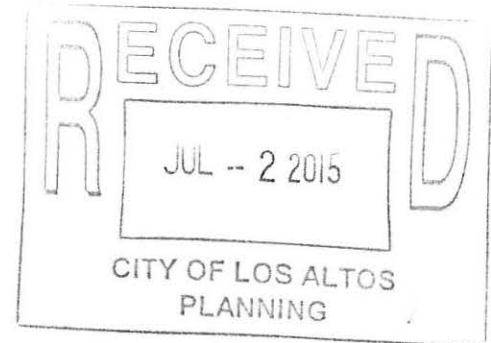
These conditions supersede the September 14, 2010 conditions

1. Project approval is based upon the plans approved by the City Council on September 14, 2010, the project modification approved by the Architecture and Site Review Committee on December 1, 2010, and the updated plaza plan approved by the Planning and Transportation Commission on February 20, 2014, except as modified by these conditions.
2. As a condition of the use permit, the building cannot be converted to a permitted use in the CRS/OAD District without a new use permit being approved. Any amendments to the use permit shall include a review to ensure that the new use meets the City's parking requirements.
3. As a condition of the use permit, the applicant shall obtain an outdoor display permit for the tables, chairs, a cart and other movable objects proposed for the public plaza. A minimum five-foot wide path of travel through the public plaza shall be maintained at all times. The hotel can serve food and beverages to the public in the public plaza and dining room area between the hours of 4:00 pm and 10:00 pm.
4. As a condition of the use permit, the two (2) new parking spaces in the Main Street public right-of-way that are in located front of the hotel shall be striped for either passenger loading (white) or short term parking (green). The City reserves the right to review the designation of all public parking spaces in the future and, if necessary, re-designate depending on use and traffic circulation demands.
5. The applicant agrees to indemnify, defend, protect, and hold City harmless from all costs and expenses, including attorney's fees, incurred by the City or held to be the liability of City in connection with City's defense of its actions in any proceeding brought in any State or Federal Court, challenging any of the City's action with respect to the applicant's project.



June 29, 2015

James Walgren, Community Development Director
City of Los Altos
One North San Antonio Road
Los Altos, CA 94022



Re: Ancillary Use of Kitchen and Bar

Dear Mr. Walgren;

Please accept this letter as my agreement to the City request for clarification of the rights of the public to be served, along with guests of the hotel on the plaza that the city will have an easement on thus making it open to the community.

I understand that this single issue will be heard by the Planning and Transportation Commission on August 6, 2015 where a positive approval will allow for non-discrimination of service from the hours of 4pm to 10pm.

This then would clarify and amend the existing Use Permit for the Hotel.

Please note that both the ABC Liquor License and the Health Department so anticipated such use.

Sincerely,

Abby Ahrens
Enchanté Boutique Hotel, Inc.

Letters to the Editor

City should allow Enchanté to operate bar

I am writing in support of allowing the Enchanté Boutique Hotel to open a bar and restaurant that is open to the public.

The hotel is a beautiful addition to our town. It is a shame that it is not open to the community

to enjoy. It would be a wonderful spot for local residents to gather and socialize. How wonderful it would be to see people out on the patio enjoying a glass of wine instead of the empty patio, which seems to never be used. It is a showcase location in our town. It would be great advertising for the entire town if people driving by saw people enjoying our town instead of it looking like a ghost town.

I am not concerned about the parking or the noise or the safety of being near the road. The Los Altos City Council should let Enchanté have a permit to operate a bar and restaurant at the site.

I welcome the time when my husband and I can enjoy the Enchanté hotel instead of driving by and wishing we could sit outside and enjoy a glass of wine there.

Karen Parker
Los Altos

Hotel hasn't caused parking problems

As a major property owner directly across the street from Enchanté Boutique Hotel at 1 Main St., my building and tenants at 4 Main St. would be directly impacted if its lack of parking caused the significant parking problems various doomsayers predicted.

I am pleased to say that they

were wrong and there has been no noticeable impact, even when the hotel is 100 percent occupied.

These doomsayers, however, were mostly downtown property owners with their own agenda: They inherited their properties, live on their rental checks and want the city to tear up the parking plazas and restripe so that they can maximize their rental incomes.

A downtown hotel has been a priority of the city for decades and, at its location, was not required to provide parking spaces until it exceeded 100 percent of the lot size, resulting in a deficiency of only four spaces. Those were waived by the city, and the city will now receive well over \$150,000 year after year from the occupancy taxes.

Three cheers to Abby Ahrens for investing her heart and soul in the hotel, which adds to the charm of our downtown without causing any additional parking problems.

Ron Packard
Former mayor of Los Altos



Los Altos Town Crier

Serving the greater Los Altos community since 1947

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Enchanté should share plaza with public

I am the owner of Honey & Sage Salon in Los Altos. I've had the pleasure of serving this community for the past 29 years. I often have the opportunity to discuss various topics about the town.

I wanted to reach out regarding Enchanté Boutique Hotel. The response has been overwhelmingly supportive and positive, especially after the public was invited to the grand opening.

See LETTERS, Page 9

LETTERS









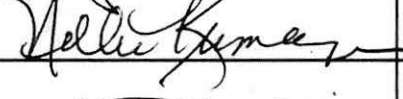
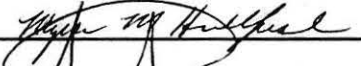

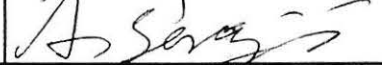





From Page 8

However, local residents are so disappointed they cannot enjoy the hotel plaza because they are not permitted to use it. Many of them would love to walk downtown and use the seating area and are perplexed as to why the hotel doesn't allow this option.

I would love to walk my dogs and enjoy a refreshment and the beauty of this newest addition to the town.

Donna Gardner
Los Altos

54 MERCHANTS & RESTAURANTS SUPPORT ENCHANTE'

<div>  We would like to support Enchanté Boutique Hotel in opening the Bistro to the Public  </div>				
Business Name	Address	Signature	Name	Date
ANN'S NAILS	105 MAIN ST		ANN GITT	7/27
Italian Deli	139 Main St		Tamar Sloan	7/27
VISCUSI ELEGANT	147 MAIN ST.		Danielle Holdt	7/27
RUTTOFLOS AUTOS	147 MAIN ST		GINA VISCUSI E	7/27
DAVINO Florist	149 Main St		Davino	7/27
KITCHENS OF LOSALTOS	155 MAIN STREET		INGRID K. CURRAN	7.27
STUART'S APPAREL	157 MAIN ST.		NELLIE KUMAGAI	7/27
Yum Yum Truck	165 Main St		Myna Hull / Sig L (Ass. is next)	7/27
Adventure Toys	173 Main Street		Annie Bennett	7/27/15
Narsis Salon	189 Main Street		Alexan Seraji	7/27/15
	203 MAIN ST	OZ BOUTIQUE	AZAN ABIZODA	7,27,15
Gourmet Works	205 Main St		Jacquie Gladney	7/25/15
EYES Optometry	215 Main St.		Mary Jane Fernandez	07/27/15
Cooks' Junction	261 Main St		Linda Jones	7/27/15
Apricot Lane	315 main St		Nokluna Bergstrom	7/27/15



We would like to support Enchanté Boutique Hotel in opening the Bistro to the Public



Business Name	Address	Signature	Name	Date
AI & JAN Elye	1241 Patlen Dr		Alexandra Elye	7-27-15
Yves Delorme	335 Main Street		Kueger, Heidi	7/27/15
Los Altos Lightly	343 Main St.		Chris Kim	7/27/15
Chloe Kim	2530 Homestead Ct.		Chloe Kim	7/27/15
La Vénus	363 Main St		Uha	7/27/15
N. Taylor	Los Altos,		N. Taylor	7/27/15
ADO	Los Altos		Melisa	7/27/15
Kara Sweet	380 Main Street		Mary Schultz	7/27/15
LA. Resident Kaye	746 University		Les E. Mary Kaye	7/27
LA. Resident.	570 UNIVERSITY		Joseph Goodman	7/27
Therapy stones inc.	330 main street		Andrea Martinez	7/27
Therapy Stones	330 main street		Tracy Thon	7/27
IKB	246 Main St		Laura Benner	7/27/15
Crimson Mim	322 main St		Kathleen Charlton	7/27/15
Footwear etc.	316 Main Street		Kevin Welch	7/27



We would like to support Enchanté Boutique Hotel in opening the Bistro to the Public



Business Name	Address	Signature	Name	Date
EARTHWORKS	200 Main St		JOANIE CZARNEK	7/27
LA Resident	PO Box 3189		B. Centofante	7/27
All Horizons	140 Main St.		Melanie Doorley	7/27
Main Street Cafe	134 Main St		Jamie Tomaselli	7/27
GUILDERY	220 MAIN ST		S. GREENWOOD	7/27
Bubble Kids	220 State St. Suite 1		Mili Talledo	7/27
Chelsea Boutique	270 State St.		Geneva	07/27
Shashi Gitanie	334 State Street		Shashi	07/27
Danielle Wilson	201 1st St.		Danielle Wilson	7/27
European Cobblers	385 State		Valerie Williams	7/27
SENSEWORKS	379 STATE ST.		JASON STRUBING	7/27
Just Anne	371 State St.		J.E. SMITH	7/27
California Closets	363 State St.		Brittney	7/27
SUMO SUSHI Boat	355 State St.		John Chen	7/27
VIEWPOINTS CAFE	315 STATE ST		JAN GRADY	7/27

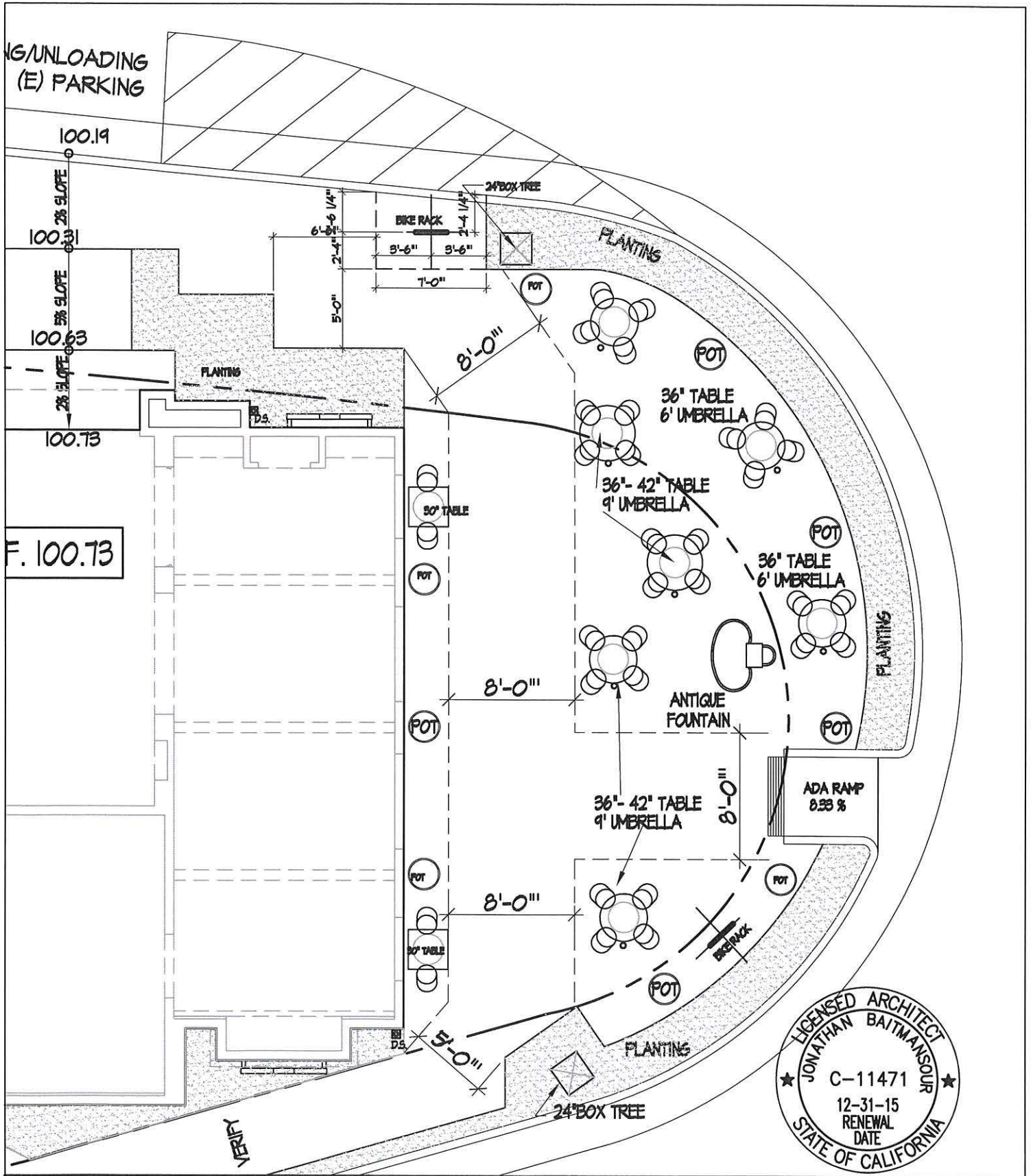


We would like to support Enchanté Boutique Hotel in opening the Bistro to the Public



Business Name	Address	Signature	Name	Date
Cranberry Scoop	295 State St		Ellen Bidsi	7/27/15
Linden Tree Books	265 State St.		Becca Shipper	7/27/15
United Studios of Seattle reference	237A State Street		Robert McMaster	7/27/15
For Your Nails	209 State Street		Vivian Nguyen	7/27/15
Green Cleaner	201 State Street		Victor Suarez	7-28-15
The Bakery	170 State St		Stephanie Dakin	7/27/15
The Botanist	170 State St		Stephanie Dakin	7/27/15
Present	162 Main St.		JAMES DALEY	7/27/15
Maltby's	101 Plaza N		James Maltby	7/28/15
Los Altos Bkt. Group	133-2ND ST		SAM PESNER	7-28-15
Pompeii Ristorante	100 state st.		Gabriel Gutierrez	7/28/15

ATTACHMENT B



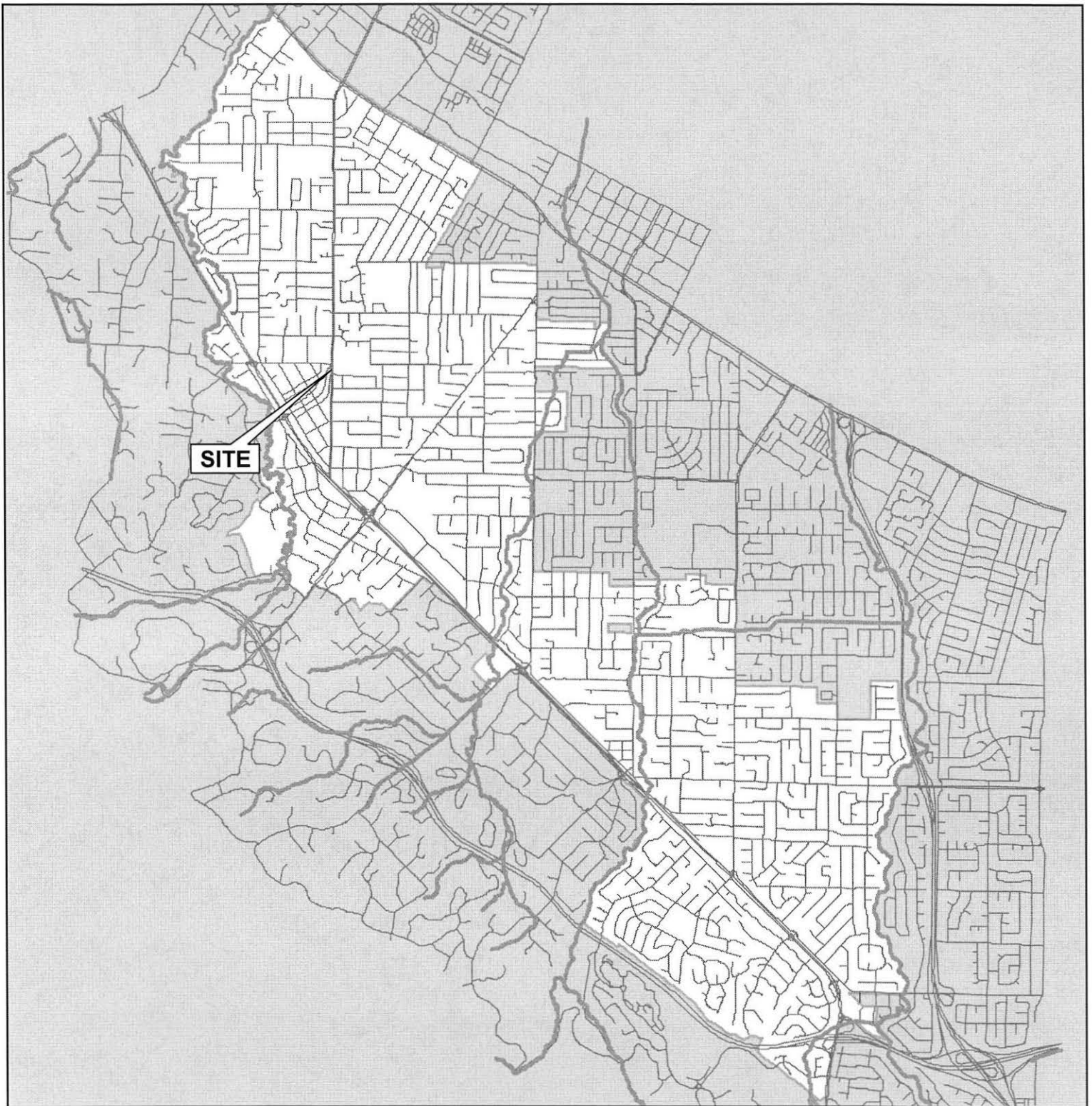
ABBY AHRENS
 329 S. SAN ANTONIO
 LOS ALTOS, CA 94022
 TEL: 650/949-1900

SCALE: 1/8"=1'-0"
 DATE: 01/07/2015

PLAZA FURNISHING LAYOUT

ENCHANTE
BOUTIQUE HOTEL
 LOS ALTOS, CA 94022

AREA MAP



CITY OF LOS ALTOS

APPLICATION: 10-UP-03
APPLICANT: A. Ahrens
SITE ADDRESS: One Main Street

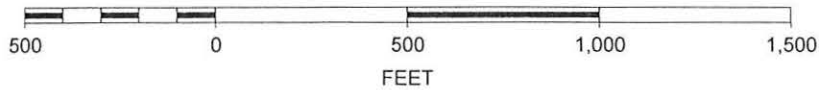


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VICINITY MAP



SCALE 1 : 6,000



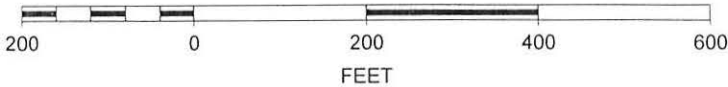
CITY OF LOS ALTOS

APPLICATION: 10-UP-03
APPLICANT: A. Ahrens
SITE ADDRESS: One Main Street

1 Main Street 500-foot Notification Map



SCALE 1 : 2,673



Zach Dahl

From: James Walgren
Sent: Tuesday, July 28, 2015 5:47 PM
To: Jennifer Walker
Cc: Planning Transportation Commission; Zach Dahl
Subject: RE: Enchante Boutique

Thank you for your comments. They have been forwarded to the Planning and Transportation Commission for consideration.

James

James Walgren, AICP
Community Development Director
650.947.2635

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

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From: Jennifer Walker [<mailto:jenswalker5@gmail.com>]
Sent: Tuesday, July 28, 2015 5:31 PM
To: James Walgren
Subject: Enchante Boutique

Dear Mr. Walgren,

I am writing to let you know that I support Enchante to be able to open their doors to the public to serve food and alcohol. They have brought a much needed lodging option to town and occupy a very prominent location that would make it convenient for all citizens and visitors to enjoy. With so few outdoor options it is a lovely location that should be used for all of us to enjoy. I can picture my husband and I sitting there and enjoying a glass of wine while our kids go to the movies downtown in the summer. It would be nice to wait there while our kids maybe are enjoying Area 151 or want some independence walking around with their friends.

Please consider making this lovely location able to serve all of Los Altos.

Respectfully,
Jennifer and Dan Walker
residents of Los Altos

--

HEY FYI- I'm officially moving to gmail. Please use jenswalker5@gmail.com for future emails. Thanks!

Zach Dahl

From: James Walgren
Sent: Tuesday, July 28, 2015 2:23 PM
To: patrice mccloskey
Cc: Zach Dahl; Planning Transportation Commission
Subject: RE: Application by Ms. A. Ahrens to serve food to the public in the plaza at One Main Street

Thank you for your comments. We will look into this. The intent is to have a broad, clear, public path of travel through the plaza.

James

James Walgren, AICP
Community Development Director
650.947.2635

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

NEW! Sign-up to receive City of Los Altos news delivered right to your inbox! www.losaltosca.gov/enotify

From: patrice mccloskey [<mailto:ptrcmc@yahoo.com>]
Sent: Tuesday, July 28, 2015 1:10 PM
To: James Walgren
Subject: Application by Ms. A. Ahrens to serve food to the public in the plaza at One Main Street

Dear Mr. Walgren_

I received the notification regarding Ms. A. Ahrens' application to serve food and beverages to the public in the plaza area in front of her hotel at One Main Street.

I frequently cross the street from the Parc Regent condo and land on the pedestrian island, crossing to the hotel's plaza to get to Main Street. Currently, her placement of tables makes it difficult for the public to access Main Street. Recently, the tables were moved inward, so there was a pathway along the outside of the plaza for the public to walk to get to Main Street; this was much better, but only lasted a few days. The tables are back to the original configuration, causing the public to have to weave one's way through the tables again.

As you probably know, the Parc Regent is a senior condo, and anyone with a walker or wheelchair would have a difficult time crossing at that location and getting through the maze of tables. Right now, there is usually no one sitting at the tables, so I can imagine if the tables were being used, access for pedestrians would be even more difficult.

I am asking that you consider pedestrian access through the plaza if you grant the application to serve food to the public in the plaza.

Patrice McCloskey
1 West Edith Ave

Zach Dahl

From: James Walgren
Sent: Tuesday, July 28, 2015 10:53 AM
To: Planning Transportation Commission
Cc: David Kornfield; Zach Dahl; Yvonne Dupont
Subject: FW: Enchante

-----Original Message-----

From: Sharon Barkoff [<mailto:sharon@teachkidscooking.com>]
Sent: Monday, July 27, 2015 10:56 PM
To: James Walgren
Subject: Enchante

Dear Mr Walgren,

My name is Sharon Barkoff and a proud resident of Los Altos Hills encapsulating myself in the community of Los Altos. It has been an honor to call the town of Los Altos my home away from home. As a mother of four, and an active member in the community at large, I truly feel a connection to ALL of the businesses , restaurants, residents and events that live and breath each day in our town. I feel a deep sense of pride to share our town with family and friends who visit from other parts of the country.

COMMUNITY has given my family support for 30 plus years and I know I can count on that continuing. As a Children's Chef, my emphasis is sharing the skill of preparation, and thus indulging in the rewards of the completed menu. My junior chefs love to be able to experience multiple themes as they learn the art of cooking. I WOULD LOVE TO BE ABLE TO TEACH MY JUNIOR CHEFS A FRENCH CUISINE AND THEN HAVE THEM ENJOY A TASTE OF FRANCE AT THE ENCHANTE HOTEL.

ENCHANTE is a gift to the town of Los Altos with so many options to reach out into our community. WE want to be able to have guests enjoy multiple experiences. I would love to enjoy the outside patio with my family and friends.

I appreciate your time in reading this letter of support to open the outside patio to our community.

Bon appetite,

Chef Sharon Barkoff

From: Katy Yeager <katyyeager@hotmail.com>
Subject: Enchante Hotel
Date: July 27, 2015 7:29:13 PM PDT
To: "jwalgren@losaltosca.gov" <jwalgren@losaltosca.gov>

Mr. Walgren,

Unfortunately I will be out of town on August 6 and will not be able to attend the planning commission meeting to voice my support for Enchante Hotel, so I am writing to you this evening to share my thoughts. I think the hotel could be a great community gathering spot and having people congregate on the plaza would showcase a vibrant downtown due to the great location. Currently the opposite is true, as the empty plaza makes our town look sad and abandoned. So many people drive past the hotel daily and seeing activity on the plaza would make people want to stop and check it out, hopefully then staying in town for dinner and perhaps some shopping, which would benefit everyone.

The hotel is beautiful and we should be proud to showcase it. Allowing non-hotel guests to utilize the bistro and plaza would, in my opinion, benefit the city and enhance our image as a nice little downtown with a strong community feel.

Regards,
Katy Yeager

Zach Dahl

From: roger heyder <mrheyderus@yahoo.com>
Sent: Monday, July 27, 2015 12:51 PM
To: James Walgren
Cc: City Council
Subject: Stop Breaking the Rules for Enchante

Hello Planning Commission,

It was inappropriate to originally approve a hotel in town with no parking spaces, and clearly did not meet Code. Now there is a petition to open a public dining and bar facility at Enchante. This would clearly require parking, of which Enchante has none, and this in a village where there is a parking shortage problem. There are existing restaurants and bars in town, so the Enchante facility would provide no desperately needed service that does not already exist, and might even pull business from conforming operations. I assume a new project request which had a hotel, public dining, a bar, and an upstairs residence, with zero parking, would be roundly rejected by the Planning Commission. This Enchante petition should also be firmly rejected. Let Enchante proceed on their original business model.

If you decide to accept the petition by Enchante, then I think that the codes should be modified to remove all parking requirements for businesses in town. That would level the playing field and hold everyone to the same requirements. This would obviously be untenable, so please reject the Enchante petition.

Regards -- Roger Heyder

I have been working in Los Altos since 1972. My business is commercial financing and business consulting. I financed all the original equipment for the opening of the Garden Court hotel which is the closest match to Enchante that has been built in downtown Palo Alto.

I believe that Enchante should be allowed to serve other patrons, including local residence, on the plaza. As a boutique hotel it needs the additional revenue. The revenue from the plaza will pay for the maintenance and replacement of furniture for the plaza as well as smooth out the ups and downs of seasonal occupancy. Without the additional revenue it could seriously affect the viability of the hotel long term, not to mention no revenue to maintain the plaza and the furniture. If Enchante was my client I would advise them that, if they are unable to use the plaza for other than guests of the hotel, to change there business to more sustainable model. Convert beds to desks. High end corporate suites with the capacity to hold meetings, conferences or corporate events would be ideal. Costs would be far lower. There would be no need for linens, etc. or overnight staff. Accounting would be easier no bed tax and very little sales tax. The plaza furniture would be stored and used only as needed keeping upkeep and replacement costs down from outdoor exposure.

Many established businesses and those planning a business in town are watching how this situation is resolved. The outcome of this situation may have far reaching consequences. The business failure rate in town is relatively high. Let's not make it worse.

Thank you for your consideration,

Greg Massone

From: Thomas Harrington <tomharrington44@gmail.com> 
Subject: Fwd: Hotel Enchante glass of wine
Date: July 24, 2015 10:08:06 AM PDT
To: abby@teamabigail.com

to be published Aug. 5, 2015

FYI

----- Forwarded message -----

From: **Thomas Harrington** <tomharrington44@gmail.com>
Date: Thu, Jul 23, 2015 at 4:22 PM
Subject: Hotel Enchante glass of wine
To: bruceb@latc.com

The work of art that Abigail has created at One Main Street should certainly be able to serve wine to visitors. I do not know the bureaucrat details of what minor document was omitted in her approvals. I only know that this would be the only hotel in America without the ability to entertain a guest.

Come on Los Altos. Where is your common sense? Why is it so hard to do business in our town? I encourage the Planning Commission to let this creative and hard working lady have her license.

Thomas E. Harrington
Owner, Foothill Crossing

From: James Walgren
Sent: Friday, July 24, 2015 8:52 AM
To: Yvonne Dupont
Cc: David Kornfield
Subject: FW: Letter to the city regarding Enchante Boutique Hotel Plaza use

From: Donna Gardner [<mailto:dgdonnagardner@gmail.com>]
Sent: Thursday, July 23, 2015 6:37 PM
To: James Walgren
Subject: Letter to the city regarding Enchante Boutique Hotel Plaza use

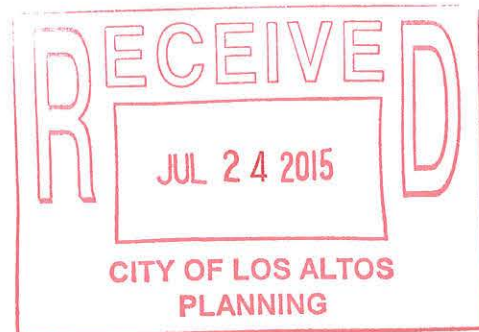
Hello,

I am the owner of "Honey and Sage Salon" in Los Altos. I have had the pleasure of serving this community for the past 29 years. I often have the opportunity to discuss various topics about the town. I wanted to reach out to you regarding Enchant'e Boutique Hotel. The response has been overwhelmingly positive especially after the public was invited to the grand opening.

However, the local residents are so disappointed that they can not enjoy the plaza due to the non-permitted use. Many would love to walk downtown and use the seating area and are perplexed as to why the hotel is not allowing this option.

I personally would love to walk my dogs and be able to enjoy a refreshment and the beauty of this newest edition to town.

Thank-you,
Donna Gardner



From: James Walgren
Sent: Thursday, July 23, 2015 1:40 PM
To: Yvonne Dupont
Cc: David Kornfield
Subject: FW: To serve or not to serve, that is the question.

-----Original Message-----

From: Randall Hull [<mailto:randall@randallhull.com>]
Sent: Thursday, July 23, 2015 1:23 PM
To: James Walgren
Subject: To serve or not to serve, that is the question.

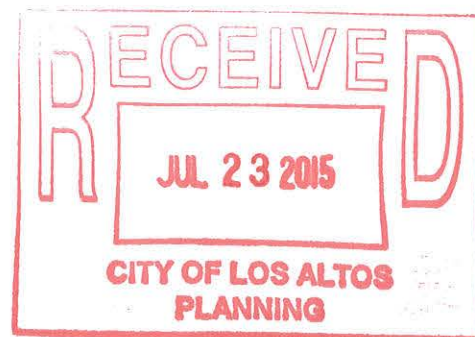
Hi James,

I am sure you are hearing from other Los Altans regarding allowing Enchanté Boutique Hotel to serve wine to the public on the plaza.

I admit some bias in this matter and at the risk of "wining" would like to encourage the City to consider expanding the permit to allow serving wine to non-guests. It is my belief and understanding the impact to traffic, both vehicular and pedestrian, would be de minimis but the benefit to the community would be immeasurable.

Los Altos is getting close to making one of its largest investment to help build community. This seems in sync with that goal. I hope the City will see the connection and permit this additional use.

Randall Hull



Zach Dahl

From: Karen Parker <karen.parker2000@gmail.com>
Sent: Sunday, July 12, 2015 4:44 PM
To: City Council
Subject: Enchante Hotel Bar

I am writing in support of allowing Enchante Hotel to open a bar or restaurant open to the public. The Enchante Hotel is a beautiful addition to our town. It is a shame that it is not open to the community to enjoy! It would be a wonderful spot for locals to gather and socialize. How wonderful it would be to see people out on the patio enjoying a glass of wine instead of the empty patio which seems to never be used. It is a showcase location in our town which is one of the most visible sites of the town. It would be great advertising for the whole town if people driving by saw people enjoying our fair town instead of it looking like a ghost town. I am NOT concerned about the parking or the noise or the safety of being near the road. Please let Enchante have a permit to operate a bar and/or restaurant at the site.

I welcome the time when my husband and I can enjoy the Enchante Hotel.

Thank you for your consideration,

Karen Parker
1079 Leonello Ave
Los Altos, Ca 94024

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND
TRANSPORTATION COMMISSION OF THE CITY OF LOS ALTOS, HELD ON
THURSDAY, AUGUST 6, 2015, BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY
HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS,
CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Vice-Chair LORELL, Commissioners BAER, BODNER, BRESSACK and JUNAID
ABSENT: Chair McTIGHE and Commissioner MOISON

STAFF: Senior Planner DAHL and City Attorney HOUSTON

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Resident Fred Parkes spoke about pedestrian usability of sidewalks Downtown, noting that tables, chairs and other items placed on sidewalks create clutter and impede pedestrians.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Planning and Transportation Commission Minutes**
Approve the minutes of the July 16, 2015 regular meeting.

MOTION by Commissioner BRESSACK, seconded by Commissioner BAER, to approve the minutes of the July 16, 2015 regular meeting as amended.
THE MOTION CARRIED UNANIMOUSLY (5/0).

PUBLIC HEARING

2. **10-UP-03 – A. Ahrens – One Main Street**
Use permit modification to allow for the hotel to serve food and beverages to the public in the plaza and to other non-hotel guests. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report, recommending approval of the modification to allow for the hotel to serve food and beverages to the public in the plaza and to other non-hotel guests.

Applicant Abby Ahrens spoke in support of the use permit modification, noting that this was really a clarification since it was always her intent to serve the public in the plaza, that the kitchen and bar would not operate as a restaurant and that the goal was to make the public plaza more vibrant.

Residents Bruce Hraba, Randall Hull, Nancy Dunaway, Scott O'Brian, Valerie Godd, John McBirney, Frank Lloyd, Grail Nitsch, Miniette Thompson, Tanya DeMare, David Casas, GregAnn Ahrens, Deborah Blackburn, David Avny, Kathy Lera, Bill Maston, Denise Welsh, Harry Price, Al

Hill, and Joe Fusco spoke in support of the use permit modification. Resident Fred Parkes spoke in opposition to the use permit modification.

The Commission discussed the modification and expressed their general support. The Commission noted that serving the public in the plaza was intended as part of their original approval, that they did not support limiting the hours that the hotel could serve the public since it was a minor ancillary use, that they did not see a need to require a wider path of travel through the plaza and that public plaza signage was not necessary.

MOTION by Commissioner BAER, seconded by Commissioner BRESSACK, to approve the use permit modification, with the following conditions:

- Revise Condition No. 3 to strike “minimum” from the five-foot path of travel requirement;
- Allow the hotel to serve food and beverages to the public between the hours of 7:00 am and 12:00 am; and
- Not require signage indicating that the plaza is available for public use unless desired by the applicant and subject to review and approval of the planning division.

THE MOTION CARRIED UNANIMOUSLY (5/0).

COMMISSIONERS’ REPORTS AND COMMENTS

Commissioner BAER reported on the July 17th City Council special meeting.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Vice-Chair LORELL adjourned the meeting at 8:35 P.M.

Zachary Dahl
Senior Planner

From: Abby Ahrens <Abby@TeamAbigail.com>
Sent: Thursday, August 06, 2015 5:09 PM
To: Yvonne Dupont
Subject: Fwd: Enchante Boutique Hotel



Begin forwarded message:

From: Joji Santos
Subject: Enchante Boutique Hotel
Date: August 6, 2015 5:07:10 PM PDT
To: "jwalgrens@losaltosca.gov" <jwalgrens@losaltosca.gov>
Cc: Hugo Santos

Dear Mr. Walgren

This email is to let you know that we are wholeheartedly in support of allowing Enchanted Boutique Hotel to be able to serve all of the public and not just the guests. This hotel is a great addition to our community and as such we should support its endeavors towards success.

If you need anything else please feel free to contact me at the email above or call me at

All our best,
Hugo and Joji Santos
Long time resident of Los Altos
Owners of the Cowper Inn Palo Alto
Owner of historical home of Sarah Shoup, mother to the Founders of the City of Los Altos at

Sent Joji Arellano Santos iPhone

From: James Walgren
Sent: Thursday, August 06, 2015 3:45 PM
To: David Kornfield; Jerry Moison; Jim Chiang; Jon Baer; Malika Z. Junaid; Michael McTighe; Phoebe Bressack; Ronit A. Bodner
Cc: Yvonne Dupont;
Subject: FW: Enchante Hotel food and beverage license

From: Paul.kuckein [
Sent: Thursday, August 06, 2015 3:26 PM
To: James Walgren
Subject: Enchante Hotel food and beverage license

To the Planning and Transportation Commission --

We would like to express our support for permitting the Enchante hotel to serve food and alcoholic beverages to the community at large.

In our view, the hotel is an asset to Los Altos, and the currently underutilized outdoor dining space would make a welcome addition to the limited number of such spaces in downtown Los Altos for the use of local residents.

Regards,
Paul and Jackie Kuckein

Los Altos



From: James Walgren
Sent: Thursday, August 06, 2015 3:47 PM
To: David Kornfield; Jerry Moison; Jim Chiang; Jon Baer; Malika Z. Junaid; Michael McTighe; Phoebe Bressack; Ronit A. Bodner
Cc: Yvonne Dupont;
Subject: FW: Clarification Hearing for Enchante Boutique Hotel

Thank you for your comments.

James

James Walgren, AICP
Community Development Director
650.947.2635

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



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From: Karen Heaney
Sent: Thursday, August 06, 2015 3:36 PM
To: James Walgren
Subject: Clarification Hearing for Enchante Boutique Hotel

Dear James,

I am not able to come tonight but would like to support the hotel in their request to serve all people in the plaza in front of their hotel. I don't think it should be reserved for hotel guests only. This seems very anti-business and unfriendly which should not be the culture for Los Altos.

Thank you,
Karen Heaney
Los Altos resident

From: James Walgren
Sent: Thursday, August 06, 2015 2:28 PM
To: Maddy McBirney; David Kornfield; Planning Transportation Commission
Cc: abby@teamabigail.com; John McBirney
Subject: RE: Enchante Hotel

Thanks Maddy. Have a nice night.

James

-----Original Message-----

From: Maddy McBirney
Sent: Thursday, August 06, 2015 2:04 PM
To: James Walgren; David Kornfield
Cc: abby@teamabigail.com; John McBirney
Subject: Enchante Hotel



Hello James and David and the Planning Commission,

I had planned to attend the Planning meeting tonight, but my brother from San Diego, who is staying at the hotel this weekend, arrived today. He is here to celebrate a big birthday (mine). I just wanted to send a letter of support for The Enchante Hotel and allow non-hotel guests to be served on the plaza and inside. I think the hours requested are reasonable and I believe there is a pedestrian right of way there now. The parking will not be a problem after 4:00pm any day of the week. As of now, the plaza is very vacant with people, but very inviting. It would be great to see local, community members, along with visitors, relaxing and enjoying a drink of choice and some food on this beautiful plaza in front of the hotel.

Both John and I support:

"Use permit modification to allow for the hotel to serve food and beverages to the public in the plaza and to other non-hotel guests."

Sincerely,
Maddy McBirney
John McBirney

From: James Walgren
Sent: Thursday, August 06, 2015 9:30 AM
To: Planning Transportation Commission
Cc: robertapetersdesign@gmail.com; Yvonne Dupont
Subject: FW: Hotel Enchante

-----Original Message-----

From: Robertapetersdesign
Sent: Wednesday, August 05, 2015 11:20 PM
To: James Walgren
Subject: Hotel Enchante



Dear James

It has come to our attention that the Equisite and New Hotel at the corner of Main Street and San Antonio Road in Los Altos is unable to serve the public food or drink...unless They are staying at the Hotel as Guests....this seems very unfair and also quite discriminatory That we are unable to have a lite bit of food or drink in or outside the Hotel unless we are paying guests.

Not only is this new Hotel the most inviting and beautiful building in town, but also is at the entrance to the town off San Antonio....The First Structure You View ..how wonderful would it be to see Their Patio full of people enjoying a glass a wine , and making downtown look lively and Inviting.

It would surely encourage people to stop and venture into shops and restaurants, once you see the Hotel patio busy with smiling patrons.

It surely has made many of us wonder why you would even consider holding patrons Back just because we don't have a reservation to stay there...I would encourage you To make a fair and just decision to allow all of us to enjoy the beautifully appointed Hotel For a glass of wine and some small tidbits outside and inside.

It would seem to me the town would benefit in many ways to allow this, and I would Think your title as Community Development Director would insist on fair patronage To everyone living or visiting Los Altos to be able to share in food and drink without Discriminating a Hotel Reservation as being the only way to participate in this venue.

Sincerely,

Roberta Peters

Sent from my iPad

Zach Dahl

From: Marcia Somers
Sent: Wednesday, August 05, 2015 9:08 PM
To: Zach Dahl
Cc: James Walgren
Subject: Fwd: ENCHANTE PUBLIC FOOD SERVICE

FYI

Sent from my iPhone

Begin forwarded message:

From: Sam Harding
Date: August 5, 2015 at 12:05:52 PM MDT
To: City Council <council@losaltosca.gov>
Cc: HARDING JANET <janet.harding@cityoflosaltos.org>
Subject: ENCHANTE PUBLIC FOOD SERVICE



Dear Council Members

We are in support of the application to allow Enchante to serve food and drink to the general public. The unique location and charming design make it an ideal eating venue for Los Altos. We encourage a positive vote on this matter.

Thanks for your service

Sam & Janet Harding

Zach Dahl

From: Marcia Somers
Sent: Wednesday, August 05, 2015 9:05 PM
To: Zach Dahl
Cc: James Walgren
Subject: Fwd: Allowing the Exchange Hotel to serve non hotel guests

FYI.

Sent from my iPhone

Begin forwarded message:

From: "Lori L. Simons"
Date: August 5, 2015 at 2:20:15 PM MDT
To: City Council <council@losaltosca.gov>
Subject: Allowing the Exchange Hotel to serve non hotel guests

I am in support of the city modifying the permit to allow the hotel to serve non hotel guests while on the hotel premises.

[10-UP-03 \(modification\), One Main Street staff report](#)

Lori Simons
Director Global Supply Chain Planning
Tel (831) 461.7529
Cell (408) 375.5055
llsimons@brgsports.com

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Zach Dahl

From: Mary Graf
Sent: Thursday, August 06, 2015 7:41 AM
To: Zach Dahl
Subject: Enchanté

To the City Council:

Please take your head out of the sand and listen and read what the residents of Los Altos want: Enchanté to be able to serve the public between 4 and 10 pm!

We need another option where we can have a relaxing beverage in a sophisticated atmosphere, where we can hear a friend's words without the ruckus of loud conversations, blasting music and distracting large screen TVs!

We walk around the hotel daily with our dog and there has always been plenty of pedestrian access!

Respectfully,

Mary and Jack Graf

Los Altos Residents since 1978

Sent from my iPhone



From: James Walgren
Sent: Wednesday, August 05, 2015 8:53 AM
To: Planning Transportation Commission
Cc: Penny Lave
Subject: RE: Enchante food service

Thanks Penny. I expect this clarification will be approved.

James

James Walgren, AICP
Community Development Director
650.947.2635

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

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From: Penny Lave
Sent: Tuesday, August 04, 2015 4:20 PM
To: James Walgren
Subject: Enchante food service

Hi James,

I think it is time to move forward and let Abbie serve food/wine on the plaza. Not because it is the right planning decision but because the public is demanding it and can't understand why they are denied this simple pleasure. For the sake of the Community, let them be served and actually make use of the plaza as it was meant to be.

Penny

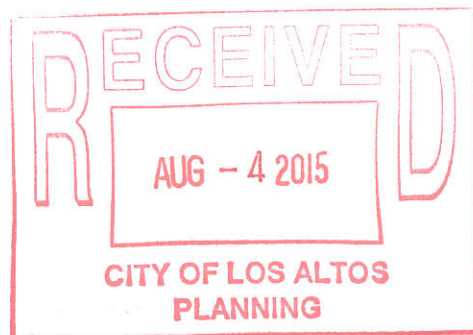
From: James Walgren
Sent: Tuesday, August 04, 2015 12:51 PM
To: Planning Transportation Commission
Cc: Richard Strock; Yvonne Dupont
Subject: RE: Support for community use of Enchante patio

Thank you for your comments.

James

James Walgren, AICP
Community Development Director
650.947.2635

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



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From: Richard Strock |
Sent: Tuesday, August 04, 2015 12:17 PM
To: James Walgren
Subject: Support for community use of Enchante patio

Please add my name as a supporter of community use of the beautiful entrance patio at Main and San Antonio. I have lived in the neighborhood for almost 30 years. The restrictions to existing guests for such a small hotel is unreasonable.

I am aware of the concerns about under parking at the hotel. I am aware of the criticism of over-development of other sectors of downtown Los Altos. This is water under the bridge at this point.

I walk the neighborhood quite regularly from my home two blocks away. The evening hours remain quiet in the downtown after five. There is no parking shortage as a walk through demonstrates. On any community activity days, the availability to have a glass of wine in the open will not draw an incremental car trip. I suspect the draw is from the neighborhood.

I am old enough to remember the recycling plant across the street, the gas station on this site, and the vacant eyesore it was for 20 years afterwards. I always wondered what kind of creativity it would take to build on this most difficult lot. We should be offering Abby community awards and supporting the vibrancy and viability of downtown businesses. Quibbling over this issue is counter-productive at this point.

I do hope the City significantly broadens the use of the outdoor patio. It is a step in the right direction. I have no doubt there is a rich history re the redevelopment and use permits. For the good of the community, I hope you will relax the use conditions.

Rich Strock

4962 El Camino Real Suite #208
Los Altos, CA 94022
(650) 938-1955 office

From: James Walgren
Sent: Tuesday, August 04, 2015 8:25 AM
To: Signe Beck; Planning Transportation Commission
Cc: abby@teamabigail.com
Subject: RE: Community not allowed at Community Plaza?

Thank you for your comments. I agree, and I think this is just a matter that needs to be clear so that everyone agrees with the scope of the business.

James

James Walgren, AICP
Community Development Director
650.947.2635

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



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From: Signe Beck
Sent: Monday, August 03, 2015 5:11 PM
To: James Walgren
Cc: abby@teamabigail.com
Subject: Community not allowed at Community Plaza?

Hi James,

Below are my thoughts regarding the Community Plaza....please feel free to edit as necessary :)

Can the city please explain why THE COMMUNITY IS NOT ALLOWED TO ENJOY THE COMMUNITY PLAZA in front of Enchante Boutique Hotel?

As a frequent guest, many local friends are truly perplexed and upset that the city is not allowing Enchante to serve wine and appetizers at the Community Plaza.

These are the top 3 Reasons the City Should Allow it:

- 1) It reinvigorates downtown for folks to meet at the community plaza.
- 2) It increases revenue for local shops, restaurants, and the city when people are already downtown.
- 3) The beautiful french limestone, decorative bike racks and planters create perfect ambiance for people to enjoy.

They say build it, and they will come. I've seen handfuls of folks come into the hotel, and they have been turned away due to the city's denial. Don't turn people away from Los Altos. The beautiful and inviting Community Plaza is meant to be enjoyed by all the folks in Los Altos!

Sincerely,

Signe Beck, Realtor



Signe Beck, Luxury Realtor Specialist

760-837-7777

Luxury Homes by Keller Williams BRE#01414494

www.Signelnc.com www.Twitter.com/SigneB

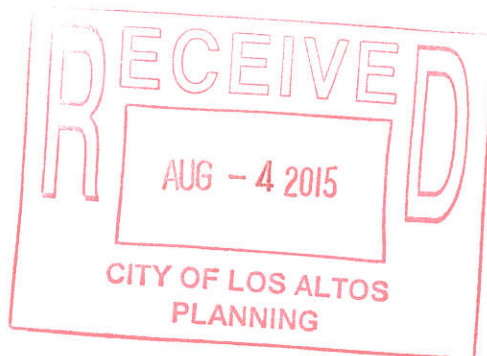
From: James Walgren
Sent: Tuesday, August 04, 2015 8:27 AM
To: Planning Transportation Commission
Cc:
Subject: RE: Seeking permission to celebrate the beautification of Los Altos at the Community Plaza, August 7, 2015

Thank you for your comments.

James

James Walgren, AICP
Community Development Director
650.947.2635

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



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From:
Sent: Monday, August 03, 2015 5:46 PM
To: James Walgren
Subject: Seeking permission to celebrate the beautification of Los Altos at the Community Plaza, August 7, 2015

Mr. James Walgren,
Los Altos Community Development Director

Reference: Seeking permission to celebrate the beautification of Los Altos at the Community Plaza, August 7, 2015

Dear Mr. Walgren,

It would be our great pleasure to return to Los Altos, where we lived for over 25 years, to enjoy a possible outdoor event from the most beautiful creation of the Enchanté Boutique Hotel at the Community Plaza.

So far, we unfortunately have only seen this first and only Hotel from the outside, but admired it at first site, and do so, whenever we return to visit our old friends, doctors and neighbors.

We would greatly appreciate if you could permit this Enchanté Boutique Hotel's exceptional celebration at its perfect site and unique Community Plaza corner, to meet with friends and toast to great times in Los Altos.

Thank you in advance for your help to make it possible!

Mr.& Mrs. P. Szente

San Jose, Ca 95135

From: James Walgren
Sent: Tuesday, August 04, 2015 8:29 AM
To: Planning Transportation Commission
Cc: peter.mills@sbcglobal.net; Yvonne Dupont
Subject: RE: Supporting Enchante Hotel

Thank you for your comments.

James

James Walgren, AICP
Community Development Director
650.947.2635

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



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From: Peter Mills
Sent: Monday, August 03, 2015 9:17 PM
To: James Walgren
Subject: Supporting Enchante Hotel

8/3/15
To: Los Altos Planning and Transportation Commission
From: Peter Mills, 105 Solana Dr., Los Altos
RE: Enchante Hotel

We fully support the Enchante Hotel's application to serve alcohol to non-guests on the outdoor patio. This will create a comfortable and spacious gathering place downtown which will encourage more residents to spend more time downtown, supporting the merchants and the village.

Sincerely,

Peter and Mary Mills

Zach Dahl

From: Val Carpenter
Sent: Saturday, August 01, 2015 12:12 PM
To: Jon Baer; Ronit A. Bodner; Phoebe Bressack; Malika Z. Junaid; Kenneth Lorell; Michael McTighe; Jerry E. Moison
Cc: Zach Dahl; Abby Ahrens
Subject: Support for hotel Use Permit amendment



Re: August 6, 2015 PTC meeting agenda item #2
10-UP-03 Amendment - Enchante Hotel - One Main Street

Dear Planning & Transportation Commissioners:

I support the staff recommendation to approve an amendment to Use Permit 10-UP-03 to allow for the service of food and beverages to non-hotel guests in the hotel's dining room and in the public plaza adjacent to the hotel's property from 4 to 10 pm seven days a week.

When I voted in favor of this project when it was approved by the Los Altos City Council in 2010, I thought that this use was included, and am surprised that it was not specified in the final Use Permit conditions of approval. I'm glad that this oversight is being addressed, and I urge you to approve this amendment.

Thank you for your service to our community.

Best,
Val Carpenter
Los Altos Planning Commissioner 2005
Los Altos City Councilwoman 2005-2014
Mayor of Los Altos 2011-12 and 2007-08

Zach Dahl

From: Marcia Somers
Sent: Saturday, August 01, 2015 9:58 AM
To: Zach Dahl
Subject: Fwd: Enchante Boutique Hotel



Sent from my iPhone

Begin forwarded message:

From: Catherine Greenberg
Date: July 30, 2015 at 10:23:33 PM PDT
To: City Council <council@losaltosca.gov>
Subject: Enchante Boutique Hotel

Hi,

I have been a Los Altos resident for 16 years and I am a supporter of the businesses in our downtown. I know that there have been efforts underway to try and revitalize our downtown.

I don't understand why the Enchante Boutique Hotel hasn't been given a use permit so they can serve food and alcohol to people that don't stay at the hotel. It is a stunning hotel and we could use more food/drink options in Los Altos.

We need to improve our downtown so isn't it in our best interest to grant the a hotel a use permit? One option is to limit non hotel guests that eat/drink at the hotel to Los Altos residents only.

Thanks for your consideration.

From: James Walgren
Sent: Monday, August 03, 2015 9:27 AM
To: Planning Transportation Commission
Cc: Yvonne Dupont; dianeglazer@gmail.com
Subject: FW: in support of allowing Enchanté Hotel to serve food and drinks to the public

From: Diane Glazer
Sent: Friday, July 31, 2015 9:06 PM
To: James Walgren
Subject: in support of allowing Enchanté Hotel to serve food and drinks to the public

Dear Mr. Walgren

I am writing in support of allowing the new hotel, Enchanté, to serve food and drinks to the public in addition to hotel guests. As a long term (27 years) resident of Los Altos I am delighted to see that our little town is gradually growing into a more charming and inviting place. This outdoor space is a perfect opportunity to further enhance the appeal of our "village" in a more sophisticated way. I just returned from an extended stay in Europe and in every village and town there are small, privately owned places to meet, talk, enjoy food and drink and develop a sense of community. Creating community is an essential part of keeping Los Altos a thriving place and community spaces that are easily accessed, relaxed, and inviting will surely enhance life here.

Thank you for your consideration of this matter. I truly hope that Enchanté Hotel will be allowed to implement the plan of creating a lively meeting place for community members and visitors.

Diane Glazer



From: James Walgren
Sent: Monday, August 03, 2015 9:33 AM
To: Planning Transportation Commission
Cc: abby@teamabigail.com; Les Burger
Subject: RE: In Support of Enchante Boutique Hotels Food & Beverage Permit

Thank you for your comments.

James

James Walgren, AICP
Community Development Director
650.947.2635

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



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From: Les Burger
Sent: Saturday, August 01, 2015 7:42 PM
To: James Walgren
Cc: abby@teamabigail.com
Subject: re: In Support of Enchante Boutique Hotels Food & Beverage Permit

Mr. Walgren...

As I have a business commitment and will be unable to attend the Thursday night meeting, I wanted to take this opportunity to write in support of the hotel's request to serve food and beverage on the plaza adjacent to the property.

As a Los Altos resident for more than 30 years, I was delighted when Enchante Boutique Hotel replaced the empty lot that replaced the gas station at the entrance to the city. As the owner of a local travel agency, we welcomed the opportunity to promote this boutique property to inbound travelers. Since their opening, we have been frustrated by the inability to take advantage of the community plaza with food and beverage service from the hotel.

To all those who suggested that parking would be a problem, the reality has proven quite contrary. Many evenings when we go downtown, there are no more than a smattering of cars parked on Main and State streets and the parking plazas are likewise very available.

The long range planning commission has been looking at ways to get "more feet on the street". Allowing non-hotel guests to take advantage of the plaza would certainly aid in that effort which would have a positive impact on the city's merchants and the city economy. Abby has assembled a great team at the hotel and offering their services to the greater community would be an asset we could all benefit from.

Thank you, in advance, for your consideration.

Les

Les Burger

Los Altos, CA 94022

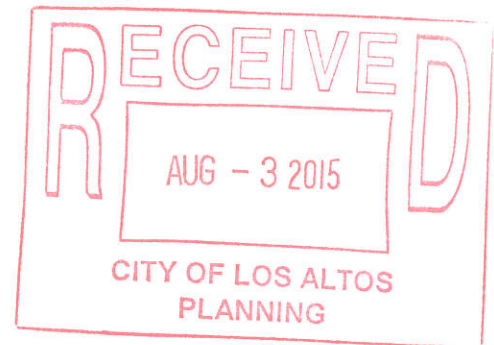
From: James Walgren
Sent: Monday, August 03, 2015 1:04 PM
To: Planning Transportation Commission
Cc: Joe Fusco; Yvonne Dupont
Subject: RE: Why can't Enchante' Hotel feature a bar for locals?

Thank you for your comments.

James

James Walgren, AICP
Community Development Director
650.947.2635

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



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From: Joe Fusco
Sent: Monday, August 03, 2015 11:47 AM
To: James Walgren
Subject: Why can't Enchante' Hotel feature a bar for locals?

Hello Mr. Walgren,

I am a longtime Los Altos resident and homeowner, and I am writing to you regarding the new Enchante' Hotel.

My wife and neighbors were very enthusiastic to see this hotel come to Los Altos, and hoped that it would feature a nice bar where we could socialize after work. This is a feature of many boutique hotels in San Francisco and other places we have lived, and we were excited to see it open.

We were so disappointed to hear that the owner is being prevented from offering bar services (such as drinks and small-plate appetizers) to patrons unless they book a room at the hotel. This excludes us and our Los Altos neighbors, because we live nearby and it makes no sense to rent a room there on a regular basis.

Mr. Walgren, if you have any influence on the people who are preventing this hotel from featuring a small, tasteful bar open to all, I ask that you please make my voice heard. I am sure that any objections (e.g. lack of parking) would apply equally to any other existing bars and restaurants – so why single out Enchante' Hotel?

Thank you for your consideration... we hope that this charming new place can become a venue for locals to meet and enjoy the downtown, in addition to attracting guests from out-of-town.

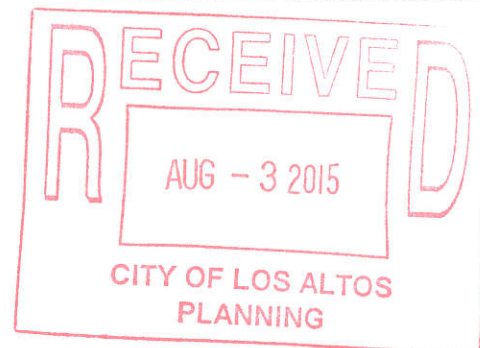
Best Regards,

Joe Fusco

Los Altos, California

From: James Walgren
Sent: Monday, August 03, 2015 9:26 AM
To: Planning Transportation Commission
Cc: Yvonne Dupont; hudnallmh@sbcglobal.net
Subject: FW: Planning and Transportation Committee 8/6/15

From: Michael Hudnall
Sent: Friday, July 31, 2015 4:58 PM
To: James Walgren
Subject: Planning and Transportation Committee 8/6/15



Dear Commissioners:

Re: Planning and Transportation Committee 8/6/15

10-UP-03 Ahrens, One Main Street

My family and I reside on View Street, immediately adjacent to downtown. We've lived here near our charming village for many years.

We believe that the proposed Use Permit Amendment for Enchante Hotel is sensible and consistent with the original analysis for the hotel. Being able to visit Enchante for food or beverage after 4 pm is a welcome amenity that will add to the vitality of downtown. We support this amendment.

Our single-family neighborhood is highly vulnerable to spillover parking from downtown Los Altos, as we are only steps away from Fourth Street and Parking Plaza 10. We have a strong concern about activity that could impact our quiet street.

Hence I point out that office use in the area around Plaza 10 would generate a very different parking profile than will the late-afternoon bistro usage proposed for Enchante. As our neighbors in Palo Alto have learned the hard way, office occupants – unlike the short-time evening patrons at Enchante – will do whatever they can to avoid time limits and permit costs by parking all day in adjacent residential neighborhoods.

For this reason, – while strongly supporting the change for Enchante – we take this opportunity to urge the City to limit new office development around Plaza 10. As many residents have said, we have enough large office space in Los Altos now, and don't need any more – particularly in this already-impacted area where spillover is likely.

Sincerely,

Michael Hudnall

View Street

Zach Dahl

From: M. Parkes
Sent: Wednesday, August 05, 2015 7:50 PM
To: Zach Dahl
Subject: Hotel Patio Dining Permit.

TO: Zack Dahl

My name is Fred Parkes. I have been a resident of Los Altos for the past 18 years. I request that the permit, as currently proposed for the patio dining at the Enchante Boutique Hotel be rejected. The current proposal will block pedestrian access to a portion of what was (before the hotel building was erected) pedestrian sidewalk. The current proposal forces pedestrians to walk through the dining area competing with restaurant patrons, hotel staff and chairs moved into the area pedestrians must use. This becomes another pedestrian obstacle course.

The current plan can be improved slightly by creating a pedestrian path around the tables and chairs instead of through them. This requires a pedestrian area of some minimum width be maintained for people walking around the seating area.

Fred Parkes.



Zach Dahl

Subject: Permits for Food and Liquor in Los Altos

From: Jack Damm <

Date: August 6, 2015 at 12:59:35 PM PDT

To: City Council <council@losaltosca.gov>

Subject: Permits for Food and Liquor in Los Altos

City Council,

I have been working in Los Altos for over 25 years, and a resident of Los Altos and Los Altos Hills since 1975.

I adamantly oppose the City of Los Altos allowing any establishment to open a new restaurant or bar without providing sufficient additional parking for patrons. Specifically, I do not believe Enchante Hotel should be permitted to serve food or drink to the public. There is inadequate parking. And there are plenty of evenings after 4 pm when there is not enough parking in the City. Try finding a parking place on Thursday evenings when the Farmer's Market is open, or any time there is an event in the City.

I, for one, cannot believe that the City Council ever allowed the construction of a hotel on that site without requiring any additional parking. Inexcusable.

Jack Damm



Zach Dahl

Subject: parking in los altos

From: Barbara Althoff

Date: August 6, 2015 at 9:12:26 AM PDT

To: City Council <council@losaltosca.gov>

Subject: parking in los altos

i personally find parking a huge issue in los altos.
many people i know will not plan lunch in los altos due to lack of parking.
if another establishment is allowed to serve food where will we find additional
parking?
regards,
barbara althoff



Jon Maginot

Subject: FW: Enchante Hotel

-----Original Message-----

From: Ilene Sokoloff '

Sent: Sunday, August 16, 2015 12:22 PM

To: James Walgren

Subject: Enchante Hotel

Mr. James Walgren,

I cannot be at the meeting, but I want to add my voice in support of the hotel being allowed to drink wine on its outdoor patio.

Regards,

Ilene Sokoloff

Los Altos Hills

Jon Maginot

Subject: FW: Enchante

-----Original Message-----

From: Kathy Danaher

Sent: Sunday, August 16, 2015 7:21 AM

To: James Walgren

Subject: Enchante

Please allow public use of the patio at the Enchante hotel.

Kathy Danaher

Jon Maginot

Subject: FW: Enchante Hotel

-----Original Message-----

From: Lori Nelson

Sent: Friday, August 14, 2015 11:17 PM

To: James Walgren

Subject: Enchante Hotel

To Whom It May Concern,

I have lived in Los Altos all my life and I raised my family here. I am a Realtor with Alain Pinel Realtors on San Antonio Road. Abby Ahrens is not only a colleague, but a friend of mine. I have had the pleasure of staying overnight at the Enchante Hotel a couple nights this summer while celebrating an anniversary. The ambiance is indeed, enchanting. Elegant, classic, yet friendly and comfortable, Enchante creates the ideal first impression for visitors to Los Altos.

For visitors to Los Altos and for us locals, Enchante provides an inviting community hub to socialize over a glass of wine or cocktail. I fully support a favorable decision to allow Enchante to serve alcohol beverages to the general public. I firmly believe this option will greatly contribute to the "vibrance of community" our town has been experiencing in recent years.

Thank you,
Lori

Lori Nelson
Alain Pinel Realtors

www.apr.com/lorinelson

Jon Maginot

Subject: FW: Enchante

-----Original Message-----

From: Kiersten Ligeti
Sent: Friday, August 14, 2015 9:55 PM
To: James Walgren
Subject: Enchante

Dear Mr. Walgren,

I am writing to you concerning Enchante and the hearing in 12 days, which I am unable to attend.

I grew up in Los Altos Hills, and I am a realtor here now with a vested interest in maintaining Los Altos' upstanding place for families and class.

I believe Abby has done a beautiful job with Enchante. The patio is a welcomed addition to our few gathering and networking spots in downtown. I am asking that you not only grant permission to serve libations to the public on the patio, but also stop the petty politics that are causing Los Altos to be tainted with ill will and malice.

Respectfully submitted,

Kiersten Ligeti, Broker Associate
Alain Pinel Realtors, Los Altos

www.kierstenligeti.com

Sent from my iPhone

Jon Maginot

Subject: FW: Enchante Hotel

From: Bill Lewis
Sent: Friday, August 14, 2015 4:02 PM
To: James Walgren
Subject: Enchante Hotel

James,

I am writing in support of the recent discussion to allow Enchante to serve wine to the public on their terrace. The hotel enjoys an excellent location at the entrance of the downtown off San Antonio. Because of that, the city has a choice to provide an entrance that is vibrant and alive or an empty space that begs the question, is the hotel ever open? Where are all the people? I hope the city will vote in favor of granting the hotel the ability to serve the public.

Sincerely,
Bill Lewis

Bill Lewis
Vice President
Alain Pinel Realtors
167 S. San Antonio Road
Los Altos, CA 94022



Jon Maginot

Subject: FW: Enchante'

From: Sue Dumas
Sent: Monday, August 17, 2015 7:25 AM
To: James Walgren
Subject: Enchante'

Dear Mr. Walgren,

I am sure I am one of MANY emails, letters, etc., you will or have received regarding Enchante'.

For the last 46 years, I have worked as a Realtor, with affiliations to Alain Pinel Realtors (for 21 years), Seville Properties and before that, Barber Properties. I have lived in both Los Altos and Los Altos Hills during most of those years.

Ours is a progressive little community, and, in my opinion, Enchante' is a beautifully presented, tastefully delivered, and much needed amenity for our community. I cannot believe the City would object to having such a lovely European boutique hotel setting, for a glass of wine and conversation.

I do hope you will support Abby Ahrens in this endeavor. Abby has done so much to promote Los Altos and has been a MAJOR contributor to our elite community. History House for Los Altos and for Los Altos Hills would not exist, if not for her. She has given so much, and in so very many ways. Abby could have built her boutique hotel in another city, one who would have welcomed her endeavors. She chose Los Altos. Please support her.

Respectfully,

Sue
M. Sue Dumas
Broker Associate
Alain Pinel Realtors
167 S. San Antonio Road
Los Altos, CA 94022
650.941.1111 Office
650.941.1411 Fax
650.209.1515 Direct
650.888.7704 Cell
msdumas@comcast.net
sdumas@apr.com

I am never too busy for your referrals.

Jon Maginot

From: Dennis Young
Sent: Thursday, August 13, 2015 3:43 PM
To: City Council
Subject: Enchante

I am in support of the Planning Commission decision to allow the hotel to serve the public. It is logical. The hotel has rapidly become a community asset. Please don't restrict it.

Dennis Young
A proud Los Altos resident since 1971 (44 years)

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Jon Maginot

From: Steve Anderson
Sent: Thursday, August 13, 2015 2:34 PM
To: City Council
Subject: Enchante

I fully support drinks and snacks at Enchante Please consider positively Thanks Steve Anderson

Sent from my iPhone

Jon Maginot

From: Patricia Roarty
Sent: Thursday, August 06, 2015 6:29 PM
To: City Council
Cc: Brian Roarty
Subject: Enchante' Boutique Hotel

I am writing regarding the request by the Enchante' Boutique Hotel to open its bar and restaurant facilities to the general public.

I would like to know about the Hotel's original agreement with Los Altos regarding the patio area at the intersection of San Antonio and Main Street. Is that patio area public property, hotel property, or hotel property with an easement granted to the city for public access?

If it is either public property or subject to an easement for public use, it has not been set up in a manner that invites public access. The contrast between it and the park-like setting across Main Street adjacent to Citi Bank is actually pretty striking. One sets a welcoming environment while the other discourages both access and pedestrian transit.

What were the conditions of the original construction permit regarding that space?

If the current staging is an encroachment on the original permit, why would the Los Altos City Council approve such an encroachment by granting an extension of anything?

If there is an encroachment, I would request that the Council not approve hotel's request for an extension of its current permit.

Thanks very much,
Patricia Roarty

Jon Maginot

From: Jack Damm <
Sent: Thursday, August 06, 2015 1:00 PM
To: City Council
Subject: Permits for Food and Liquor in Los Altos

City Council,

I have been working in Los Altos for over 25 years, and a resident of Los Altos and Los Altos Hills since 1975.

I adamantly oppose the City of Los Altos allowing any establishment to open a new restaurant or bar without providing sufficient additional parking for patrons. Specifically, I do not believe Enchante Hotel should be permitted to serve food or drink to the public. There is inadequate parking. And there are plenty of evenings after 4 pm when there is not enough parking in the City. Try finding a parking place on Thursday evenings when the Farmer's Market is open, or any time there is an event in the City.

I, for one, cannot believe that the City Council ever allowed the construction of a hotel on that site without requiring any additional parking. Inexcusable.

Jack Damm

Jon Maginot

From: Sam Harding
Sent: Wednesday, August 05, 2015 11:06 AM
To: City Council
Cc: HARDING JANET
Subject: ENCHANTE PUBLIC FOOD SERVICE

Dear Council Members

We are in support of the application to allow Enchante to serve food and drink to the general public. The unique location and charming design make it an ideal eating venue for Los Altos. We encourage a positive vote on this matter.

Thanks for your service

Sam & Janet Harding

Jon Maginot

From: Catherine Greenberg
Sent: Thursday, July 30, 2015 10:24 PM
To: City Council
Subject: Enchante Boutique Hotel

Hi,

I have been a Los Altos resident for 16 years and I am a supporter of the businesses in our downtown. I know that there have been efforts underway to try and revitalize our downtown.

I don't understand why the Enchante Boutique Hotel hasn't been given a use permit so they can serve food and alcohol to people that don't stay at the hotel. It is a stunning hotel and we could use more food/drink options in Los Altos.

We need to improve our downtown so isn't it in our best interest to grant the a hotel a use permit? One option is to limit non hotel guests that eat/drink at the hotel to Los Altos residents only.

Thanks for your consideration.

Jon Maginot

From: Karen Parker
Sent: Sunday, July 12, 2015 4:44 PM
To: City Council
Subject: Enchante Hotel Bar

I am writing in support of allowing Enchante Hotel to open a bar or restaurant open to the public.

The Enchante Hotel is a beautiful addition to our town. It is a shame that it is not open to the community to enjoy! It would be a wonderful spot for locals to gather and socialize. How wonderful it would be to see people out on the patio enjoying a glass of wine instead of the empty patio which seems to never be used. It is a showcase location in our town which is one of the most visible sites of the town. It would be great advertising for the whole town if people driving by saw people enjoying our fair town instead of it looking like a ghost town. I am NOT concerned about the parking or the noise or the safety of being near the road. Please let Enchante have a permit to operate a bar and/or restaurant at the site.

I welcome the time when my husband and I can enjoy the Enchante Hotel.

Thank you for your consideration,

Karen Parker

Los Altos, Ca 94024

Jon Maginot

From: Sam Pesner
Sent: Friday, August 14, 2015 9:34 AM
To: City Council
Subject: Enchante'

Dear Members of the Los Altos City Council,

I add my support to Abby Ahrens and her Enchante' Hotel in advising the Los Altos City Council to **support and uphold the recent planning commission decision** allowing the use of the patio for dining and drinking. My wife and I have already enjoyed this venue and find nothing objectionable. It is a fine and valuable addition to the city.

Thanks,
Samuel Pesner, OD
Owner, Los Altos Optometric Group
In The Village
Los Altos Chamber of Commerce Chairman 2011

Jon Maginot

From: Erika Ameri
Sent: Thursday, August 13, 2015 10:50 PM
To: City Council
Subject: FW: Enchante

On 8/13/15, 8:27 PM, "Nancy Grippo" wrote:

>Hello<

>

>I am writing as a resident of 1 W. Edith, diagonally across the street
>from Enchante.

>

>It is our fond hope that the lovely patio provided by Enchante would be
>a place where we of Parc Regent, along with so many other Los Altos
>residents, can gather for the occasional glass of wine and ³small plates.

>

>We do not understand why this is not a ³slam dunk²; no doubt, there
>must be protesters. But just to let you knowtax payers and aficionados
>of downtown Los Altos want to see the very attractive patio at the
>junction of Edith and Main Street become an emblem of the cordiality of Los Altos.

>

>Sincerely,

>

>Nancy Grippo

>

Jon Maginot

From: Erika Ameri
Sent: Thursday, August 13, 2015 10:48 PM
To: City Council
Subject: Enchante

To whom it may concern

Please be sure to hear the word of the people in Los Altos and Los Altos Hills who will frequent Enchante and will want to enjoy its beauty and have a glass of wine on the patio. I am concerned as a tax paying citizen that the council is not listening to its residents!

Thank you for listening and please pass on!

Erika and Amir Ameri



650.269.8211 C

Eameri@apr.com

www.ErikaAmeri.com

167 S. San Antonio Road | Los Altos, CA 94022