

**MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL  
AND HILLVIEW COMMUNITY CENTER PROJECT TASK FORCE OF  
THE CITY OF LOS ALTOS, HELD ON TUESDAY, SEPTEMBER 26,  
2017, BEGINNING AT 5:00 P.M. AT LOS ALTOS CITY HALL, 1 NORTH  
SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

**ESTABLISH QUORUM**

PRESENT: (Council): Mayor Prochnow, Vice Mayor Mordo, Councilmembers Bruins, Lee Eng and Pepper; and (Task Force): Chair Coleman, Members Bautista, Chou, Cilker, Cushing, Klein, Lazarus, Loebner, Mensinger, and Young

ABSENT: Member Eckmann

**ITEM FOR CONSIDERATION**

1. Hillview Community Center Project Task Force Progress Report: Receive an update from Noll & Tam Architects, staff and Task Force on the new Community Center interior space allocation, options for site location and associated costs, and provide direction as required

City Manager Jordan introduced the item and Janet Tam, James Gwise, Scott Lewis and Matthew Gaber presented the report.

Public Comments

The following individuals provided public comments: Los Altos residents Gary Hedden, Mike Abrams, Maria Lonergan, Neysa Fligor (representing the Parks and Recreation Commission), Michael Ellerin, Roberta Phillips, Nancy Bremeau and Catherine Nunes, and Elisabeth Ward (representing the History Museum).

Direction: Councilmembers generally supported the proposed interior space allocation, site option #4, and increasing the budget to approximately \$34.7 million as recommended to provide for increased building quality, increased building functionality, upgrading to LEED Gold standards, improving pedestrian connectivity, increasing the building area, increasing the outdoor program space and refinishing the parking lot.

**ADJOURNMENT**

Mayor Prochnow adjourned the meeting at 6:50 p.m.

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Mary Prochnow, MAYOR

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Jon Maginot, CMC, CITY CLERK

**MINUTES OF THE REGULAR MEETING OF THE CITY COUNCIL OF  
THE CITY OF LOS ALTOS, HELD ON TUESDAY, SEPTEMBER 26,  
2017, BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, 1 NORTH  
SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

**ESTABLISH QUORUM**

PRESENT: Mayor Prochnow, Vice Mayor Mordo, Councilmembers Bruins, Lee Eng and Pepper

ABSENT: None

**PLEDGE OF ALLEGIANCE**

Cadette Girl Scouts Troop 60987 led the Pledge of Allegiance to the flag.

**CHANGES TO THE ORDER OF THE AGENDA**

Action: Upon a motion by Vice Mayor Mordo, seconded by Councilmember Pepper, the Council unanimously continued item number 11 to the October 24, 2017 Council meeting at the request of the applicant.

**PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA**

Los Altos resident Lili Najimi provided comments regarding those Council items which garner a lot of public interest.

Los Altos resident Michael Ellerin provided comments regarding the work of the Hillview Community Center Project Task Force.

**CONSENT CALENDAR**

Action: Upon a motion by Vice Mayor Mordo, seconded by Councilmember Pepper, the Council unanimously approved the Consent Calendar, as follows:

1. Council Minutes: Approved the minutes of the September 12, 2017 regular meeting.
2. Ordinance No. 2017-434: Complete Streets Commission: Adopted Ordinance No. 2017-434 converting the Bicycle and Pedestrian Advisory Commission to a Complete Streets Commission.
3. Two-Lot Subdivision at 160 West Portola Avenue: Approved the subdivision application 16-DL-01 (160 West Portola Avenue) subject to the recommended findings and conditions.
4. Construction Contract Amendment: On-Call Sanitary Sewer Spot Repairs and CCTV Inspection Services: Authorized the City Manager to execute a change order to the contract

with C2R Engineering, Inc., for an additional \$50,000 to provide on-call sanitary sewer CCTV inspection services and spot repairs.

5. Parcel Map for 209 Portola Court: Approved the Parcel Map for 209 Portola Court.
6. Parcel Map for 1540 Miramonte Avenue: Approved the Parcel Map for 1540 Miramonte Avenue.
7. Tract Map for 4880 El Camino Real: Approved the Tract Map #10412 for 4880 El Camino Real.
8. Resolution No. 2017-37: Senate Bill 1 Road Repair and Accountability Act: Adopted Resolution No. 2017-37 amending the City's adopted budget for Fiscal Year 2017/18 to incorporate a list of projects planned to be funded with the Road Maintenance and Accountability Account revenues created by Senate Bill 1.
- 8a. Quarterly Investment Portfolio Report – Quarter Ended March 31, 2017: Received the Investment Portfolio Report through March 31, 2017.
- 8b. Quarterly Investment Portfolio Report – Quarter Ended June 30, 2017: Received the Investment Portfolio Report through June 30, 2017.

## **PUBLIC HEARING**

9. Ordinance No. 2017-435: Density Bonus Regulations: Introduce and waive further reading of Ordinance No. 2017-435 adopting density bonus regulations

Mayor Prochnow opened the public hearing.

Community Development Director Biggs and Assistant City Attorney Wisinski introduced the item.

### Public Comments

The following individuals provided public comments: Los Altos resident Abigail Ahrens and Mircea Voskerician.

Mayor Prochnow closed the public hearing.

Action: Upon a motion by Vice Mayor Mordo, seconded by Councilmember Bruins, the Council introduced and waived further reading of Ordinance No. 2017-435 adopting density bonus regulations, with the following amendments: 1) change Incentive/Concessions Standards to Incentive Standards at appropriate locations in the ordinance; 2) modify page 12 section F.1.c to read an increase equal to the square footage of the units used to determine the density bonus up to a maximum of 35 percent; 3) modify page 12 section F.1.d to replace the existing language with up to an 11 foot increase in the allowable height; 4) change Parking Ratio Alteration to Parking Requirement Alteration throughout the ordinance; 5) modify page 13 section G.2.b to remove the 's' from bedrooms; 6)

modify section G.2.d.ii to replace “an” with “at;” 8) add “if” to the third line of section G.6; 6) add “California” to definition #23; 8) modify page 14 section G.2.b.ii to change “from” to “of;” 9) add in actual table numbers for each table and 10) correct other typographical mistakes as identified by Council; by the following vote: AYES: Bruins, Mordo and Prochnow; NOES: Lee Eng and Pepper; ABSTAIN: None; ABSENT: None.

10. Ordinance No. 2017-436: CT Zone amendments: Introduce and waive further reading of Ordinance No. 2017-436 amending Chapter 14.50 of the Los Altos Municipal Code pertaining to the CT Zone

Mayor Prochnow opened the public hearing.

Community Development Director Biggs presented the report.

#### Public Comments

The following individuals provided public comments: Los Altos residents Dave Walther, Lili Najimi, Fred Haubensak, Teresa Morris, Mary Skougaard, Eric Hwang, Anita Enander, Alex Samek (presenting the Planning and Transportation Commission) and Emily Walther, and Mircea Voskerician.

*Mayor Prochnow recessed the meeting at 8:39 p.m. The meeting resumed at 8:50 p.m.*

Action: Motion made by Councilmember Bruins, seconded by Vice Mayor Mordo, to introduce and waive further reading of Ordinance No. 2017-436 amending Chapter 14.50 of the Los Altos Municipal Code pertaining the CT Zone, with the following amendments: 1) correct numbering under Section 14.50.020; 2) modify Section 14.50.060.C.1 to apply to all developments; 3) modify section heading for Section 14.50.190 to read “Off-Street Loading for Residential;” 4) remove proposed changes to Section 14.50.140 to maintain height limit at 45 feet; and 5) modify Section 14.66.240 to retain the original language with the exception of adding “exterior;” and indicating that these amendments do not apply to the 62-PUD Zone.

Councilmember Pepper offered an amendment, which was accepted, to remove Section 14.50.180 Mechanical Parking. The motion, as amended, passed by the following vote: AYES: Bruins, Mordo, Pepper and Prochnow; NOES: None; ABSTAIN: Lee Eng; ABSENT: None.

Direction: Council directed staff to schedule a future agenda item as soon as possible to explore increasing density, increasing inclusionary zoning percentages, amending the Housing Element to lower the height limit, setting an impact fee and developing a Specific Plan for the El Camino Real corridor.

11. 4880 El Camino Real-Elevator Tower Height Waiver: Consider Resolution No. 2017-36 allowing the elevator height to 16 feet eight inches above the structural roof deck (4880 El Camino Real)

Continued to October 24, 2017

12. Potential CRS Zoning Code Amendment: Discuss a potential Zoning Code amendment to permit uses other than retail on the first floor of properties in the Commercial Retail Sales (CRS) Zone that front directly on First Street, Main Street and State Street

Mayor Prochnow recused herself due to a potential financial conflict of interest (owns property within the CRS Zone), stepped down from the dais and left the chamber. Vice Mayor Mordo conducted the meeting.

Vice Mayor Mordo introduced the item.

Public Comments: The following individual provided public comments: Jeff Morris.

Action: The Council tabled further discussion of a potential Zoning Code amendment to after the completion of the Downtown Vision process and directed that any application for a conditional use permit go through the standard process.

Mayor Prochnow returned to the dais and resumed conducting the meeting.

## **COUNCIL/STAFF REPORTS AND DIRECTIONS ON FUTURE AGENDA ITEMS**

### Council reports

Councilmember Bruins reported she attended an Eagle Scout Court of Honor and a ceremony celebrating the renaming of Veterans Community Plaza.

## **ADJOURNMENT**

Mayor Prochnow adjourned the meeting at 10:40 p.m.

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Mary Prochnow, MAYOR

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Jon Maginot, CMC, CITY CLERK