



DATE: January 27, 2021

Item #4

AGENDA REPORT

TO: Complete Streets Commission
FROM: Guido F. Persicone, Planning Services Manager
SUBJECT 140 Lyell– New Multiple-Family Development

RECOMMENDATION:

Provide feedback to the applicant and staff regarding the five (5) unit subdivision prior to the February 23, 2021 City Council Meeting.

PROJECT DESCRIPTION

This is a design review for a new development proposal at 140 Lyell Street. The applicant is proposing a five-unit subdivision with 1 unit dedicated as a very low income below market rate unit (BMR). On November 19, 2020, the Planning Commission recommended approval to the City Council of the project. The Project's traffic study is included as Attachment A and the development plans presented to the Planning Commission are included as Attachment B.

COMPLETE STREETS COMMISSION ROLES AND RESPONSIBILITIES

Per Section 2.08.160 of the Los Altos Municipal Code the Complete Streets Commission is an advisory body to the City Council on bicycle, pedestrian, parking and traffic matters.

2.08.160 - Powers and duties of the complete streets commission.

- A. Help to create multi-modal transportation solutions and policies that enable safe, attractive, comfortable and independent access and travel for pedestrians, bicyclists, transit users, and motorists of all ages and abilities, including connectivity across jurisdictional boundaries.
- B. Shall advise the council on existing and proposed city policies related to traffic calming and traffic enforcement.
- C. Shall advise the council on projects and budget priorities for transportation-related capital improvements.
- D. Provide for community engagement and serve as a conduit for community input.

As a result, and per 14.78.090 of the Los Altos Municipal Code, prior to City Council review in February, City staff and the applicant would like to receive feedback from the Complete Streets Commission on the multi modal aspects of the project.

Parking

Per the Los Altos Municipal Code two parking spaces are required for each unit (1 covered and 1 uncovered). Additionally, one (1) visitor parking space is required for every four units or the equivalent of 1.25 spaces. The project is providing the minimum number of spaces as required by the code.

Transit Stop

The closest bus stop is located approximately 0.2 mile from the subject site at the corner of Lyell and San Antonio which is considered an acceptable walking distance. Local VTA route 40 provides service between Foothill College in Los Altos Hills and La Avenida Street in Mountain View via San Antonio Road, Lyell Street and First Street.

Bicycle and Pedestrian

As recommended by the VTA guidelines, the project is providing a minimum of one Class I bicycle parking spaces and one Class II spaces. Per the approved development plans the applicant will be required to improve the sidewalk along Lyell so there is an accessible path of travel per the American's with Disabilities Act (ADA)

CIRCULATION ELEMENT GENERAL PLAN

Per the City of Los Altos Circulation Element, a transportation impact analysis (TIA) should be prepared for projects that generate 50 or more net new daily trips. Since the project will not generate more than 28 daily trips a full TIA was not prepared.

Circulation Element Policy C8-Require a transportation analysis for all development projects resulting in 50 or more net new daily trips. The analysis shall identify potential impacts to intersection and roadway operations, project access, and non-automobile travel modes, and shall identify feasible improvements or project modifications to reduce or eliminate impacts. Impact significance should be consistent with the criteria maintained by the Santa Clara Valley Transportation Authority. City staff should have the discretion to require focused studies regarding access, sight distance, and other operational and safety issues;

VEHICLE MILES TRAVELED (VMT)

However, to ensure compliance with the California Environmental Quality Act (CEQA) a vehicle miles traveled (VMT) analysis was submitted to the City. The Office of Planning Research has issued a *Technical Advisory on Evaluating Transportation Impacts in CEQA*.¹ This technical advisory recommends that projects that do not create more than 110 daily vehicle trips be screened out for additional Vehicle Miles Traveled (VMT) analysis. For a multi-family residential project this equates to approximately 20 dwelling unit, meaning if a development project has less than 20 units the State is recommending additional VMT analysis is not required. Since this project is for 5 units additional VMT is not warranted. Since this project will not have a significant impact for level of service or vehicle miles traveled the Planning Division is recommending approval of the project to the Complete Streets Commission and the City Council.

ENVIRONMENTAL REVIEW

Finally, this project is categorically exempt from environmental review under Section 15332 of the California Environmental Quality Act because it involves the construction of a multi-family residential structure that is consistent with the general plan, is located within an urbanized area, and is no more than five acres. Additionally, the site has no identifiable value as habitat for endangered, rare or threatened species and will be serviced by adequate utilities and public services.²

¹ Office of Planning and Research, Technical Advisory on Evaluating Transportation Impacts in CEQA, dated December 2018.

² Receiving density bonus concession and waivers does not make the project inconsistent with the General Plan see *Wollmer v. City of Berkeley* (2011) 193 Cal. App. 4th 1329.

Attachments:

A. Traffic Study, Fehr and Peers Transportation Consultants

B. November 19, 2020 Planning Commission Report Link:

http://los-altos.granicus.com/GeneratedAgendaViewer.php?event_id=d49510d8-f3fe-4d03-9c6e-d6b16d03a991