

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND
TRANSPORTATION COMMISSION OF THE CITY OF LOS ALTOS, HELD ON
THURSDAY, NOVEMBER 01, 2012, BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY
HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS,
CALIFORNIA**

ROLL CALL

ALL PRESENT: Chair BRESSACK, Vice Chair MOISON, Commissioners BAER, BODNER,
CHIANG, JUNAID, and McTIGHE
STAFF: Planning Services Manager KORNFIELD and Senior Planner DAHL

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

There were no public comments.

CONSENT CALENDAR

1. Planning and Transportation Commission Minutes

Recommendation to approve the minutes of the October 4, 2012 regular meeting.

MOTION to approve the minutes of the October 4, 2012 regular meeting as amended by
Commissioner BAER. THE MOTION PASSED BY A 6/0/1 VOTE, WITH CHAIR
BRESSACK ABSTAINING.

PUBLIC HEARING

2. 12-CA-04 – Elliot Megdal and Associates – 2057 Grant Road

Recommendation to approve a code amendment to the Commercial Neighborhood (CN)
District to allow office uses on the ground floor of commercial properties located along Grant
Road between Newcastle Drive and Farndon Avenue (Woodland Plaza). *Project Planner: Dahl*

Senior Planner DAHL presented the staff report recommending approval of an amendment to
Section 14.40.030 of the Los Altos Municipal Code pertaining to allowing ground floor office uses
in the Commercial Neighborhood (CN) District within the Woodland Plaza commercial area.

A resident noted that there were already ground floor office uses in Woodland Plaza and that other
zoning changes could negatively impact the surrounding neighborhood. The applicant's
representative noted that limiting uses to only retail and personal service made it very challenging to
find tenants to occupy the vacant commercial spaces in Woodland Plaza. Two Cupertino residents
spoke in opposition to the code amendment, stating that they wanted to open optical retail
establishment on the property that complied with the existing zoning regulations. There was no
other public comment.

The Commission discussed the project, with a majority of the commissioners expressing support for
the amendment, noting that allowing greater flexibility in the mix of commercial uses in Woodland

Plaza would stimulate growth and support redevelopment in a commercial area that needed investment. One Commissioner questioned why the City was not combining the OA District with the CN District to address the ground floor office use issue. Another Commissioner raised a concern that the amendment seemed like spot zoning with the intent of addressing only one property owner's need while not addressing the bigger issues with Woodland Plaza.

MOTION by Commissioner BAER, seconded by Commissioner JUNAID, to approve application 12-CA-04 per the staff report findings.

THE MOTION PASSED BY A 5/1/1 VOTE, WITH COMMISSIONER CHIANG OPPOSED AND COMMISSIONER McTIGHE ABSTAINING.

DISCUSSION

3. Summary of the City's Green Building Regulations

Project Planner: Kornfield

Planning Services Manager KORNFIELD gave a summary of the City's Green Building and water efficient landscape regulations. Senior Planner DAHL provided an update on the status of the City's Climate Action Plan.

The Commission discussed the City's current Green Building regulations, noting that the Code should be amended to require photovoltaic/solar panels and solar hot water heaters as mandatory and offer incentives similar to Los Altos Hills.

COMMISSION REPORTS AND DIRECTION ON FUTURE AGENDA ITEMS

Chair BRESSACK reported on the October 23, 2012 City Council meeting.

Chair BRESSACK and Commissioners BAER and JUNAID supported a code amendment to require solar hot water heaters as a future agenda item.

ADJOURNMENT

Chair BRESSACK adjourned the meeting at 8:45 P.M.

David Kornfield, AICP
Planning Services Manager