

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND
TRANSPORTATION COMMISSION OF THE CITY OF LOS ALTOS, HELD ON
THURSDAY, APRIL 04, 2013, BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL,
ONE NORTH SAN ANTONIO ROAD, LOS ALTOS,
CALIFORNIA**

Note: Commissioner BAER will be participating via telephone conference call from the following location: Plaza Shopping Hotel, Rua da Bandeira, 400 (Anexo ao Center Shopping) - Uberlândia - MG, 38405-174, Brazil at 11:00 P.M. (time difference = 4 hours) at phone number: 011-(55)-(34)-3239-8000. Teleconference permitted pursuant to Government Code 54953(b)(4).

ESTABLISH QUORUM

PRESENT: Chair BRESSACK, Vice Chair MOISON, Commissioners BAER (via telephone), BODNER, CHIANG, and McTIGHE

ABSENT: Commissioner JUNAID

STAFF: Planning Services Manager KORNFIELD, Senior Planner DAHL, Transportation Projects Manager NOVENARIO and Assistant Planners DAVIS and GALLEGOS (to observe)

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

1. Planning and Transportation Commission Reorganization

Chair BRESSACK nominated Vice-Chair MOISON as the new Planning and Transportation Commission Chair. Vice-Chair MOISON nominated Commissioner BODNER as the new Vice-Chair. THE MOTIONS CARRIED UNANIMOUSLY and CHAIR MOISON ASSUMED THE GAVEL.

CONSENT CALENDAR

2. Planning and Transportation Commission Minutes

Recommendation to approve the minutes of the March 21, 2013 regular meeting.

MOTION by Commissioner CHIANG, seconded by Commissioner BRESSACK to approve the minutes of the March 21, 2013 regular meeting as amended by Commissioner McTIGHE to clarify under public hearing item 2, that Attorney HOUSTON stated that the CEQA study done in 2007 was for 120 students; and that the Heritage Academy representative said that about 38 percent of the students carpool to the school. Vice-Chair BODNER clarified her absence at the meeting. THE MOTION PASSED BY A 5/0/2 VOTE, WITH CHAIR MOISON and COMMISSIONER BODNER ABSTAINED.

Chair MOISON announced that he knows the applicant, Dave Luedtke for the next agenda item as a commercial real estate broker, but would remain impartial.

PUBLIC HEARING

3. 12-D-12 and 12-SD-01 – D. Luedtke – 86 Third Street

Commercial Design Review and Subdivision for a new three-story mixed-use building with one level of underground parking. The project includes 5,525 square feet of office space and 20 residential units. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report recommending approval of Design Review application 12-D-12 and Subdivision application 12-SD-01 to the City Council subject to the findings and conditions. He noted that tree No. 6 was located on the property line with the Chartwell Condominiums and that a condition should be added that required written approval from them prior to tree removal. He also noted that condition No. 10 should be corrected to read that the unit would be rented at the very-low income level.

Applicant David Luedtke introduced the project team and architect Toby Levy. The architect presented the project, outlined the proposed materials and highlighting that the building was set back from the alley to improve pedestrian circulation and that it related well to both the parking plaza and Chartwell. In response to written comments about saving the Canary Island Pine (tree No. 16), she said that the mechanical room in the underground garage could be eliminated in order to create a soil vault that could support the tree roots but would need to further evaluate the placement of the underground utilities.

Resident Jim Wing spoke in support of the project but raised concerns about the removal of the Canary Island Pine (tree No. 16), noting that it was a prominent mature tree that is visible from many points around downtown. There were no other public comments.

The Commission discussed the project, with a majority expressing general support. The four commissioners in support of the project had the following comments: good landscape plan and well thought out bike and pedestrian improvements; good mixed-use project that improved in response to comments from the study session and BPAC input; seek a way to preserve tree No. 16 and maintain low landscaping at the driveway for visibility; will benefit downtown by adding new employees and residents; removal of utility poles in alley and the underground garage outweigh the benefit of saving tree No. 16 (but provide soil vault to plant a new specimen tree); and the building materials should be better defined.

Two other commissioners expressed support for the proposed mixed-use project, but raised concerns about the use of materials, noting that more details should be provided; that the renderings should more accurately show the proposed material and colors; that a more detailed arborist report should be provided and that tree No. 16 should be preserved.

MOTION by Commissioner BRESSACK, seconded by Commissioner McTIGHE, to approve Design Review application 12-D-12 and Subdivision application 12-SD-01 per the staff report findings and conditions, with the following changes and additional conditions:

- The plantings in condition No. 2 shall be low to provide visibility at the driveway.
- Revise condition No. 10 to state that the unit will be for rent at the very-low income level.

- Add a condition to require written permission from the adjacent property owner (Chartwell Condominiums) prior to the removal of tree No. 6.
- Consider installing artistic bike racks.
- Remove the mechanical room in the underground garage in order to provide an earth vault to preserve tree No. 16 or provide root space for a replacement specimen tree.
- Have an arborist evaluate tree No. 16 and provide input on if it can be preserve be preserved with a revised underground parking garage.
- Provide more accurate color and material renderings for City Council
- Add a condition to keep surface parking for customers only

THE MOTION PASSED BY A 4/2 VOTE, WITH COMMISSIONERS BAER and BODNER OPPOSED. For the record, Commissioner BAER stated that supported the project but was concerned about moving forward without first seeing the final colors and more accurate renderings.

DISCUSSION

4. **(NTMP) Neighborhood Traffic Management Program**

Presentation regarding the Neighborhood Traffic Management Program (NTMP), and provide input on the NTMP update. *Project Engineer: Novenario*

Project Engineer NOVENARIO gave the report recommending that the Commission receive the presentation regarding the Neighborhood Traffic Management Program (NTMP); and provide comment to the NTMP update.

Resident Jim Wing stated that the NTMP program has struggled with customer input and it does not work well because there are too many ideas, not enough consistency, neighbor relations are strained, and diversion issues. He said that rogue speeders should be considered a factor as well and the City should be up front about the costs and after effects of NTMP. There was no other public comment.

The Commission discussed the project and had the following input on the NTMP update:

- Summary of NTMP history, success and devices.
- Take speed surveys at appropriate times.
- Get more sophisticated survey equipment with unused NTMP budget (e.g., smart speed survey trailer or other survey techniques).
- NTMP intended to give neighborhoods control.
- Flow chart is a good start to clarify the process.
- Lack of success largely because data showed that the problem was not as acute as imagined.
- If a project is good and justified, can the City take the lead and facilitate the process and use BPAC to drive it (too many points of failure in the resident driven process).
- School traffic should promote safe commutes for kids, especially on collectors.
- The concept of the program is better than the implementation.
- Cut-through traffic and speeding are the primary issues.
- Need for a periodic review of NTMP results every six months.
- Is the NTMP the right tool to solve the problem?
- Nice to get transportation education, but more needed to determine how we get to failure.

The Commission also had several points of concern regarding traffic on Collector Streets. Staff noted that a separate program exists, Collector Street Traffic Calming Program, which addresses speed and vehicular volume on these streets. Some of the concerns from the Commission are:

- Where are the collector streets?
- Need speed data on collectors and the Commission should review collector street speed issues.
- What are we doing wrong? Our actions (or inactions) on collector streets.

5. Traffic Report Analysis

Presentation regarding Traffic Impact Analysis. *Project Engineer: Novenario*

Project Engineer NOVENARIO gave the report recommending that the Commission receive the presentation regarding Traffic Impact Analysis.

Resident Jim Wing spoke and encouraged using advanced models and data collection, being proactive in studying other issues, and updating the code. There was no other public comment.

The Commission discussed the project and made the following comments: it is not clear what staff work goes into a Traffic Impact Analysis (TIA); more discussion is needed about conformance and staff review; and how do we identify and work on the known issues (e.g., Foothill Expressway/El Monte Avenue signal).

COMMISSIONERS' REPORTS AND COMMENTS

There was no report given and Commissioner McTIGHE suggested deferring the City Council report to the next scheduled meeting. Commissioner BAER commented on Traffic Impact Analysis (TIA) modeling and said that static modeling was not appropriate and dynamic modeling was needed.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair MOISON adjourned the meeting at 10:17 P.M.

David Kornfield, AICP
Planning Services Manager