

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND
TRANSPORTATION COMMISSION OF THE CITY OF LOS ALTOS, HELD ON
THURSDAY, SEPTEMBER 7, 2017 BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY
HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS,
CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair Meadows, Vice-Chair Bressack, Commissioners Bodner, Enander, McTighe and Oreizy

ABSENT: Commissioner Samek

STAFF: Community Development Director Biggs and Advance Planning Services Manager Kornfield

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Planning and Transportation Commission Minutes**
Approve the minutes of the August 17, 2017 Regular Meeting.

Action: Upon motion by Vice-Chair Bressack, seconded by Commissioner Bodner, the Commission approved the minutes of the August 17, 2017 Regular Meeting as clarified by Chair Meadows and Commissioner McTighe. The motion was approved by the following vote: AYES: Bressack, Bodner, Enander, Meadows and Oreizy; NOES: None; ABSTAIN: McTighe; ABSENT: Samek. (5-0-1)

Chair Meadows moved agenda item #3, up to be heard as item #2.

INFORMATIONAL

2. **Hillview Community Center Task Force**
Receive an update from the Hillview Community Center Task Force. *Project Manager: J Logan*
THIS ITEM WAS CONTINUED FROM THE AUGUST 17, 2017 PTC MEETING

Advance Planning Services Manager Kornfield presented the staff report.

The Commission discussed the project and offered the following comments:

- Commissioner McTighe:
 - Wondered who is the “your” in serving your public; and
 - Asked why present tense was not used in the Vision Summary.
- Commissioner Bodner:
 - Needs to show connection to downtown and Vision; and
 - Plan needs to account for future phases and expansion.

- Commissioner Enander:
 - Allow design for expansion;
 - Map current use in the layout; and
 - Map and verify activity into the plans.

- Chair Meadows:
 - Do not fall into a trap in thinking that if is not something I do, I won't support it;
 - Map and identify exterior space allocation; and
 - Data is needed to appropriately program uses and space needs.

- Vice-Chair Bressack:
 - New building will provide only 80 percent of current functions;
 - Need space and time allocation; and
 - Child care needs dedicated space indoors and outside and noted this is a fundamental function of the town.

Public Comment

Resident Roberta Phillips stated that public use, service use and private uses need to be differentiated, the process should not account for the Children's Corner at this stage.

Commissioner Bodner recused herself from agenda item #3 because she owns property at 1000 Fremont Avenue, which is part of the Loyola Corners Specific Plan area.

PUBLIC HEARING

3. Loyola Corners Update

Recommendation to the City Council for an Update to the Loyola Corners Specific Plan and adoption of a Negative Declaration of Environmental Impact. *Project Planner: Kornfield* ***THIS ITEM WAS CONTINUED FROM THE AUGUST 17, 2017 PTC MEETING***

Advance Planning Services Manager Kornfield presented the staff report.

Public Comment

Unincorporated lands resident and San Antonio Hills Board member Pete McSweeney stated that Loyola should be maintained as-is with a two-story height limit and a maximum height of 30 feet. He also asked that A Street not be made into a one-way street, which would need more circulation changes, and most problems were solved with the bridge.

Resident Tom Ferry spoke about the number of allowed units, wanted clarification of how the State's Density Bonus laws will impact the area, and said key variables are the number of buildings over 30 feet and having two-stories.

Resident Andrew Pejack stated his concerns with more than 20 dwelling units.

Los Altos commercial property owner Gregg Bunker provided an appraisal of his three-story project at 999 Fremont Avenue, said he wants a 35-foot height limit and three-stories for all parcels on Fremont Avenue, and noted correspondence he had submitted.

Unincorporated lands resident and San Antonio Hills Association Board member Ted Brown encouraged keeping A Street as a two-way street and stated his concerns with traffic getting worse in Loyola Corners, which is making it undesirable to go there.

Resident and LAND member Teresa Morris stated that a specific height needs to be defined at 30 feet, it should be limited to two-stories and height limit should be measured to the peak of the roof. She said to define what businesses cannot be in the commercial spaces of the CN district and to introduce traffic calming on Fremont Avenue to discourage cut-through traffic.

Resident Debbie Skelton stated her concerns with the traffic report, the number of units and size, and asked for clarification of the policies for the Cal Water property.

Resident Katherine Wurzburg gave her support for keeping the two-story height limit, to preserve the plan and unique location, and asked about the status of the welcome directories and banners in Loyola Corners.

The Commission discussed the Negative Declaration of Environmental Impact, Resolution, and changes to the Loyola Corners Specific Plan.

Action: Upon motion by Vice-Chair Bressack, seconded by Commissioner Oreizy, the Commission recommended adoption of a Negative Declaration of Environmental Impact to the City Council. The motion was approved by the following vote: AYES: Bressack, Enander, Meadows, McTighe and Oreizy; NOES: None; ABSTAIN: None; ABSENT: Samek. (5-0)

Action: Upon motion by Commissioner Enander, seconded by Commissioner Oreizy, the Commission recommended approval of the Resolution to the City Council with the following changes:

1. Emphasize that the mechanical equipment must be architecturally integrated in buildings;
2. Maintain a 30-foot building height but measure it to the ridge or the highest point for all sloping roofs;
3. Exclude the exceptions that allow rooftop mechanical equipment above the maximum roof height;
4. Limit the remaining residential construction to 22,500 square feet rather than limit density or absolute number of units and establish a minimum unit size; (to be suggested by staff)
5. In SP – 3, strike the sentence related to providing a plaza, if feasible; and
6. In SP – 6, clarify that a redevelopment by California Water Service Company requires a use permit and change the verb tense in the Specific Plan Policy to an “active tone.

Additionally, the Planning and Transportation Commission recommended the following regarding a portion of the Circulation Feasibility Study:

- a. Consider Commissioner McTighe’s traffic circulation alternative related to using a signal as part of Alternative 2 (A Street, One-Way eastbound) at the intersection of A Street and Miramonte Avenue to allow for coordinated turning movements, and conduct a revised environmental impact analysis if necessary; and
- b. That the City should incorporate the bike and pedestrian improvements including bike lanes, ramps and sidewalk widening as recommended in the conclusions of the Circulation

Feasibility study into the implementation of the Specific Plan (e.g., page 56 of the Circulation Feasibility study).

The motion was approved by the following vote: AYES: Bressack, Enander, Meadows, McTighe and Oreizy; NOES: None; ABSTAIN: None; ABSENT: Samek. (5-0)

COMMISSIONERS' REPORTS AND COMMENTS

Commissioner McTighe posed a question about whether the City of Los Altos needs to change the Municipal Code to reflect the state's changes regarding medical and recreational marijuana. Commissioner Enander reported on the August 22, 2017 and September 12, 2017 City Council meetings.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Meadows adjourned the meeting at 9:55 P.M.

Jon Biggs
Community Development Director