



PUBLIC HEARING

Agenda Item # 6

AGENDA REPORT SUMMARY

Meeting Date: September 12, 2017

Subject: Ordinance No. 2017-436: CT Zone amendments

Prepared by: Jon Biggs, Community Development Director

Approved by: Chris Jordan, City Manager

Attachment(s):

1. Ordinance No. 2017-436
2. CT Zone District Map
3. Map of Uses on El Camino Real in Los Altos
4. Map of Uses on El Camino Real in Mountain View
5. Map of Height Limits along El Camino Real in Mountain View
6. Planning and Transportation Commission Meeting Minutes
7. Public Comment

Initiated by:
City Council

Previous Council Consideration:

September 27, 2016; October 4, 2016; October 18, 2016; and March 14, 2017.

Fiscal Impact:

A significant fiscal impact is not anticipated for the preparation and adoption of the amendments to Chapter 14.50 and Section 14.66.240 F. of the Municipal Code.

Environmental Review:

This Ordinance is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act of 1970, as amended.

Policy Question(s) for Council Consideration:

- Do the proposed amendments provide adequate site development standards in the CT zone district and address compatibility concerns with land uses bordering the CT zone district?
- Is the proposed amendment to the height limitation exceptions adequate?

Summary:

- The City Council is holding a public hearing on proposed amendments to Chapter 14.50, CT Commercial Thoroughfare Zone District, of the Los Altos Municipal Code that reflect modified changes to the list of permitted uses, access and screening of refuse collection, modified height limits, setback requirements, open space requirements, standards for mechanical parking systems, standards for on-site areas to accommodate delivery and service vehicles, and standards for



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rooftop uses among other modifications to the chapter; and an amendment to Section 14.66.240, Height Limitations – Exceptions, modifying the height limit exception for an enclosed penthouse or roof structure.

Recommendation:

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.



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Purpose

The proposed zoning code amendments are intended to put in place standards that result in development that is best suited to the area, minimize impacts to adjacent residential uses, and address the unique circumstances present along the El Camino Real Corridor.

Background

There are a number of regulations and policies that guide development along the El Camino Real corridor. The most overarching guidance comes from the City's General Plan. The Land Use Element of the Los Altos General Plan provides the following concepts, opportunity, and information language:

El Camino Real Corridor

El Camino Real forms the northern boundary of the City, supporting a mix of low- to medium-scale offices, retail stores, personal services, restaurants, and lodging. The corridor borders the adjacent Cities of Mountain View and Palo Alto, which have encouraged intensive retail, office, lodging, and residential development on their sections of the roadway.

The lower-intensity nature of uses found on the Los Altos side of the road works well to ensure compatibility with adjacent residential neighborhoods, to minimize additional traffic flow from and onto El Camino Real, and provide a suitable location for small office-based businesses. However, the corridor as currently configured does not provide much in the way of affordable housing, and is gradually becoming more of an office district and less of a retail area. Moderate intensification of uses fronting the corridor offers an opportunity to create additional affordable housing, sustain diversity within the City's commercial centers, and control the amount of office space developed on the Corridor to ensure that sales tax revenue is maximized.

To achieve these objectives, the City will consider amending the Thoroughfare Commercial zoning regulations for the El Camino Real corridor. Allowable uses may include any combination of residential, office, retail, lodging, and personal services. The ground floor of all new mixed-use development may be limited to retail, hotel, motel, or restaurant uses only.

In terms of floor area ratio, projects that are entirely office use could be limited to a maximum FAR of 0.5:1 to discourage this type of development exclusively. All other uses could be allowed a maximum FAR of 1.5:1. However, the amount of floor area that exceeds a 0.5:1 ratio should be for retail, housing, or lodging use. The height limit for this area is 30 feet and two stories. However, projects with residential components could be allowed up to a maximum height of three stories as a further incentive to encourage mixed-use projects and obtain affordable housing.

(Note – changes to the zoning code have been implemented)



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This language, along with the zoning code and a variety of other policies or programs, has been relied on to guide development along the El Camino Real.

In response to PTC feedback and a multi-family development project on the El Camino Real last year, on October 4, 2016, the City Council adopted an interim urgency ordinance establishing a temporary moratorium on new development applications along the El Camino Real Corridor. This was to provide the time needed to craft appropriate zoning code amendments to address issues and concerns expressed by members of the City Council and the public. On November 15, 2016, the City Council extended the ordinance. The ordinance was extended once more in 2017 to allow density bonus regulations to be drafted. That extension, the last allowed by law, is set to expire in November of this year.

On October 18th of 2016, the City Council held a workshop with the PTC to evaluate and review current codes in an effort to identify possible alternate standards or amendments to the existing code that would result in appropriate development in this area of Los Altos. With direction and feedback, the PTC was charged with crafting and developing amendments to the CT zone district regulations to address the issues discussed.

The PTC, in response to direction from the City Council, has held numerous meetings on the CT zoning regulations. The ordinance they have recommended is the product of these meetings, their discussions and input from the community.

Discussion/Analysis

The El Camino Real Corridor is zoned CT (Commercial Thoroughfare) and this set of zoning regulations provides the land use and site development standards. The October 18, 2016 workshop with the City Council and the Planning and Transportation Commission provided direction on areas where amendments to the CT zone regulations could be developed and brought forward for consideration. Those areas included:

1. Height Limit – 45’ appears to be acceptable; however, a limit on a density bonus related incentive or waiver to this height limit needs to be established.
2. Rear Yard Setback – adjust this setback to account for adjacent land uses. Example - current setback is appropriate for a single-family residential use, a lesser setback may be appropriate for a multi-family residential use.
3. Side yard setback requirements – evaluate starting with those required for the R-3 zone districts.



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4. Open Space – provide for private and common open space.
5. Provide for on-site parking of service vehicles, waste, recycling, deliveries, etc.
6. Roof top uses – especially in relation to adjoining uses. Noise & lighting, their distance to property lines – impacts to adjoining uses.
7. Mechanical parking – standards and ratios between standard and mechanical systems.

At its meetings on this topic, the PTC expanded on the above list. In its review, it identified other areas of Chapter 14.50 it felt were worthy of amending along with another code section. Following is a table that provides a listing of the modifications to Chapter 14.50, CT Commercial Thoroughfare Zone District and Section 14.66.240, Height Limitations of the Los Altos Municipal Code being recommended by the PTC. In addition to listing the amendments that are included in the ordinance, this provides a comparison between what is in the current regulations and the amendments in the draft ordinance.

| DEVELOPMENT STANDARD | CURRENT ORDINANCE | PROPOSED AMENDMENT |
|--|--|---|
| 14.50.020 – Specific Purposes | - | Added – residential, including affordable housing development, in list of Specific Purposes |
| 14.50.030 & 14.50.040 Permitted and Conditionally Permitted Uses | Multiple Family Housing and Mixed Use Project Require a Conditional Use Permit | No Conditional Use Permit Required for Multiple Family Housing and Mixed Use Project Requires a Conditional Use Permit |
| 14.50.100 - Side yards | None required – except for those properties abutting an ‘R’ District | Side Yard Setbacks Introduced for abutting CT properties. |
| 14.50.140 Height of Structures | 45’ | 47’ for commercial or Multiple-Family Housing Project 49’ for Commercial or Mixed Use Project with ground floor Commercial |
| 14.50.150 – Open Space | No Current Standards | Common and Private Open Space Standards Introduced |
| | | |



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| DEVELOPMENT STANDARD | CURRENT ORDINANCE | PROPOSED AMENDMENT |
|---|----------------------|---|
| 14.50.160 - Rooftop Uses | No Current Standards | Standards for Rooftop Uses Proposed |
| 14.50.180 Mechanical Parking | No Current Standards | Standards for Mechanical Parking Systems Proposed |
| 14.50.190 Loading Space Requirements | No Current Standards | Standards for Loading Spaces Proposed |
| 14.66.240 Height Limitations - Exceptions | Twelve Feet (12') | Minimum Necessary to Accommodate Mechanical and Structure Elements Required for Enclosure |

The following expands on the table above and provides additional information about each of the proposed ordinance amendments.

14.50.020 – Specific Purposes

Residential development, including affordable residential development, is now indicated as an allowed use. Including residential supports the change to the list of permitted uses.

14.50.030 & 14.50.040 – Permitted Uses & Conditionally Permitted Uses

Re-arranged the list of permitted uses to reflect a more appropriate and sequential order. Also moved multiple-family housing and mixed use projects to the list of permitted uses; thus removing them from the list of conditionally permitted uses. This is intended to signify that these uses are encouraged along the El Camino Real corridor.

14.50.060 - Refuse collection

The required conditions section of the code, 14.50.060 has been adjusted slightly to emphasize that “access” to refuse collection is important. The code section has also been amended to reflect a requirement that the refuse services, including pick-up, be located on site. This is an appropriate approach given the variety of sizes and configuration of parcels in the CT zone district. These amendments are intended to minimize interference and conflicts with the flow of traffic on the El Camino Real.

14.50.100 – Side yards

This has been amended to provide an averaging of the side yard requirements, 7.5’ for interior and 15’ for a side yard adjacent to a street, with a minimum side yard requirement of 3’. This is to provide flexibility in the design of buildings and encourage their articulation. A section has also been added



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here to require larger setbacks for those portions of a building above thirty feet (30') that abut an R District to minimize the impacts of taller projects on residential properties.

14.50.140 Height of structures

The PTC took up the question of an appropriate overall height limit for the CT Zone District, given trends in development for both commercial and residential space. They have proposed heights of 47' for commercial or multiple-family housing projects and 49' for commercial or mixed-use projects with ground floor commercial. This proposal has garnered the most comment from the public which has noted that increased heights can have a negative impact on residential properties.

14.50.150 – Open space

The current CT regulations do not provide standards for either common or private open space. Given the limited number of parks and the commercial nature of the El Camino Real corridor, standards for on-site open space was identified as appropriate for multi-family residential development in this area. Proposed language provides minimum requirements and standards for common and private open space. The proposed open space requirements are based on a review of the requirements from other agencies and a review of multi-family projects where private and common open space has been provided. The changes reflect that some private open space is needed for a project and provides for an incremental amount of common open space that increases with the number of dwelling units proposed. It also includes a minimum dimension for the private open space.

15.50.160 E. – Roof top uses

Roof top uses appear to be a trend and offer amenities and open space opportunities to residents of multiple-family projects. It is important however that appropriate rules be in place to minimize impacts that roof top uses may have on neighboring residential properties. Proposed are several standards for roof top uses should they be included in a project. These are intended to address potential impacts on neighboring properties and incorporate by reference standards that are presently in the Municipal Code, like those for noise. This section of the code also requires that solid waste collected in containers on roof tops need to be in a suitable concealed space and screened by an enclosure.

14.50.180 - Mechanical parking

At present, there are no rules or code requirements for mechanical parking. This code section introduces standards that will apply when a development project proposes mechanical parking systems. The proposed regulations clarify that parking spaces for residential and office uses (both longer term parking) may be satisfied by a mechanical parking system, but guest or visitor parking and that required for retail, restaurant, or service uses cannot be satisfied by these systems. It also clarifies that a required accessible space may not be located within a mechanical parking system.



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Staff also suggests that these standards be added to the general parking requirements found in the municipal code, so that all projects in the City will be required to comply with these standards, not just those in the CT zone district.

14.50.190 - Loading Space Requirements

Standards for a loading space have been incorporated in the draft ordinance. These are intended to provide a location for the delivery or pick up of goods to residents of a project. Given the traffic volumes and importance of the El Camino Real as a regional transportation corridor, the attempt here was to provide a location for delivery vehicles to park off-street and minimize interference and conflicts with the vehicles and public transportation programs that travel the El Camino Real.

14.66.240 Height limitations - Exceptions.

The height of an enclosed penthouse or roof structure, housing an elevator or stairwell that provides access to a roof top, has been changed to reflect the minimum needed to accommodate mechanical and structural elements required for the enclosure. It was noted that mechanical systems providing access to a roof are dependent on manufacturer specifications that are difficult to amend or change. A process by which a developer will cover the expense of a peer review for verification of any proposal will need to be developed if this amendment to the code is adopted.

Conclusion

The City Council is considering the recommendations of the PTC. These recommendations put standards in place intended to address issues that have been identified to date. This set of code amendments may not be the last in line for the El Camino Real corridor. In the recent past the City Council has indicated a desire to develop additional policies or land use guidance documents for the El Camino Real at some point in the future.

Options

- 1) Adopt Ordinance

Advantages: Provides development standards intended to address many of the issues that have been raised in the recent past

Disadvantages: Ordinance may not be comprehensive enough to address the future of the El Camino Real corridor



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2) Decline adoption of ordinance

Advantages: It may provide an opportunity for further direction on the regulations and guidance policies to achieve the desired level of change along the El Camino Real.

Disadvantages: Would not put in place regulations that address immediate concerns.

Recommendation

The staff recommends Option 1.

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RECOMMENDED BY THE PLANNING AND TRANSPORTATION COMMISSION, AUGUST 17, 2017

ORDINANCE NO. 2017-436

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS AMENDING CHAPTER 14.50, CT COMMERCIAL THOROUGHFARE ZONE DISTRICT AND SECTION 14.66.240 F., HEIGHT LIMITATIONS - EXCEPTIONS, OF THE LOS ALTOS MUNICIPAL CODE

WHEREAS, in response to recent development within the CT, Commercial Thoroughfare, Zone District along the El Camino Real Corridor, the City Council directed staff to develop amendments to Chapter 14.50 of the Municipal Code in an effort to achieve development that is more in keeping with the area character, protects adjacent residential uses, and addresses land use issues unique to this special planning area; and

WHEREAS, staff has reviewed and evaluated Chapter 14.50 and Section 14.66.240 F. of the Municipal Code, including the Los Altos General Plan Land Use Element, to identify appropriate amendments that achieve City Council direction; and

WHEREAS, staff has drafted amendments to Chapter 14.50 and Section 14.66.240 F. of the Municipal Code to address setback requirements, access and screening of refuse collection, height limits, permitted uses, public and private open space requirements, service vehicle access and parking, roof top uses, and mechanical parking standards, among other modifications to the code; and

WHEREAS, on August 17, 2017 the Planning and Transportation Commission reviewed the proposed ordinance amendments and voted 4-2, to recommend that the City Council approve the amendments to Chapter 14.50 and Section 14.66.240 F. of the Municipal Code finding that the proposed amendments are in the best interest for the protection or promotion of public health, safety, comfort, convenience, prosperity, or welfare and is in conformance with the adopted general plan of the City; and

WHEREAS, the City Council, in consideration of the Planning and Transportation Commission, determines that the amendments to Chapter 14.50 and Section 14.66.240 F. of the Municipal Code will result in future projects that achieve development that is more in keeping with the character of the area, provide appropriate protection to adjacent residential uses, and address land use issues unique to El Camino Real Corridor; and

WHEREAS, this Ordinance is exempt from environmental review pursuant to Section 15061(b)(3) of the State Guidelines implementing the California Environmental Quality Act of 1970, as amended.

NOW THEREFORE, the City Council of the City of Los Altos does hereby ordain as follows:

SECTION 1. AMENDMENT OF CODE: The following Sections of Title 14 (Zoning) of the Los Altos Municipal Code shall be revised per the following modifications that are reflected by strikethroughs indicating deletions and underlining indicating additions to read as follows:

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RECOMMENDED BY THE PLANNING AND TRANSPORTATION COMMISSION, AUGUST 17, 2017

14.50.020 - Specific purposes (CT).

Specific purposes for CT Districts are as follows:

- A. To promote the economic and commercial success of Los Altos commercial districts;
- B. To strengthen the city's economic base through promotion of El Camino Real for high-revenue, destination commercial uses;
- C. To encourage aggregation of parcels;
- D. To buffer the impacts of commercial land uses on neighboring residential properties;
- E. To emphasize a healthy proportion of retail uses as opposed to office and service uses; ~~and~~
- F. To allow for mixed uses of commercial and residential; and
- G. To allow residential development, including affordable housing development.

14.50.030 - Permitted uses (CT).

The following uses shall be permitted in the CT District:

- A. Professional and office-administrative services;
- B. Restaurants, excluding drive-through facilities;
- C. Retail and personal services;
- D. Emergency shelters; ~~and~~
- E. Mixed-use projects, including a combination of multiple-family dwelling units and nonresidential uses;
- F. Multiple-family housing; and
- ~~E~~G. Uses which are determined by the city planner to be of the same general character; ~~and~~

14.50.040 - Conditional uses (CT).

Upon the granting of a use permit in accordance with the provisions of Chapter 14.80 of this title, the following uses shall be permitted in the CT District:

- A. Animal clinics, hospitals, and kennels;
- B. Business, professional, and trade schools;
- C. Cocktail lounges;
- D. Commercial recreation;
- E. Day care centers;
- F. Hotels and motels;
- G. Medical and dental clinics;
- H. Medical and dental offices that are five thousand (5,000) gross square feet or more;
- ~~I. Mixed-use projects, including a combination of multiple-family dwelling units and nonresidential uses;~~
- ~~J. I.~~ Mortuaries;
- ~~K. Multiple-family housing;~~
- ~~L. J.~~ Pet shops;
- ~~M. K.~~ Printing shops;

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- ~~N: L.~~ Single-room occupancy housing;
- ~~O: M.~~ Upholstery shops; and
- ~~P: N.~~ Uses which are determined by the planning commission and the city council to be of the same general character.

14.50.060 - Required conditions (CT).

The following conditions shall be required of all uses in the CT District:

C. No property owner, business owner, or tenant shall permit or allow the operation of a business, which violates the requirements of this chapter, including the following general criteria:

1. General screening standard. Every development shall provide sufficient screening to reasonably protect the privacy, safety, and environment of neighboring residential properties and shield them from adverse external effects of that development. Walls up to twelve (12) feet in height shall be required for the purpose of attenuating noise, odor, air pollution, artificial light, mitigation for grade differential between properties, and providing privacy and safety.
2. ~~Sites for Access and~~ screening of refuse collection. Every development will be required to provide suitable space at an on-site location for solid waste separation, collection, ~~and storage, and pick up~~ and shall ~~provide sites for such that are located so as to~~ site these in locations that facilitate access, collection, and minimize any negative impact on persons occupying the development site, neighboring properties, or public rights-of-way.

14.50.100 - Side yards (CT).

~~No side yards shall be required, unless the property abuts an R district (excluding access corridors) in which case the following requirements shall apply:~~ Side yard width shall average seven feet six inches (7' 6") with a minimum setback of four feet (4') over the length of the wall of the structure at the side yard, except that on a corner lot, the width of the side yard adjoining the street shall average fifteen (15) feet with a minimum setback of four feet (4'). For a property that abuts an R district (excluding access corridors), the following requirements shall apply:

- A. When the side property line of the site is across a street or alley from property in an R District, in which instance the minimum width of that side yard shall be thirty (30) feet;
- B. When the side property line of the site abuts on property in an R District, in which instance the minimum width of that side yard shall be forty (40) feet for all structures thirty (30) feet or less in height and one hundred (100) feet for all structures over thirty (30) feet in height;
- C. A minimum twenty (20) foot landscape buffer of evergreen trees and shrubs to provide screening shall be provided, all of which shall be permanently maintained by the property owner. No below grade garage construction or excavation is permitted within this landscape buffer.

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14.50.140 - Height of structures (CT).

No commercial or multiple-family housing structure shall exceed ~~forty-five (45) feet~~ forty-seven (47) feet in height. No mixed use structure shall exceed forty-nine (49) feet in height. Commercial and mixed-use projects that include ground floor commercial floor area shall provide a ground floor with a minimum interior ceiling height of twelve (12) feet.

14.50.150 – Open space (CT).

All multiple-family residential projects, including mixed-use projects with multiple-family dwelling units, except duplexes, shall provide permanently maintained outdoor open space, subject to the following requirements.

A. Although not required for each dwelling unit, an average of fifty (50) square feet of private open space shall be provided for the total number of dwelling units within a project. Any private open space shall have minimum dimensions of at least six (6) feet by six (6) feet.

B. Any private open space provided shall be at the same level and immediately accessible from the unit it serves. The provision of private open space shall not reduce the common open space requirements of this section.

C. Depending on the number of dwelling units in a multiple-family project, common open space shall be provided to meet the following criteria:

1. Two (2) to ten (10) units: a minimum of eight hundred (800) square feet of common open space shall be provided.

2. Eleven (11) to twenty-five (25) units: a minimum of one thousand six hundred (1,600) square feet of common open space shall be provided.

3. Twenty-six (26) to fifty (50) units: a minimum of two thousand four hundred (2,400) square feet of common open space shall be provided.

4. Fifty-one (51) or more units: a minimum of three thousand two hundred (3,200) square feet of common open space shall be provided.

D. Common Open Space Areas:

1. Shall be designed to be easily accessible and shall be available for passive and active outdoor recreational purposes for the enjoyment of all residents of the project;

2. Shall be provided as continuous, usable site elements of sufficient size to be usable by residents that may be within the rear yard setback;

3. A minimum of 60 percent of the required common open space shall be located at grade or the level of the first habitable floor. Up to 40 percent of the common open space may be located above the first floor or on a rooftop, provided the rooftop uses comply with the required conditions listed in Sections 14.50.060 and 14.50.160 of the Municipal Code.

4. Shall not include driveways, public or private streets, or utility easements where the ground surface cannot be used appropriately for open space.

5. Common open space areas shall be surfaced with any practical combination of landscaping, paving, decking, concrete, or other serviceable material.

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E. Required common open space shall be controlled and permanently maintained by the owner of the property or by a homeowners' association. Provisions for control and maintenance shall be included in any property covenants of common interest developments.

14.50.160 - Rooftop uses (CT).

Rooftop activities or uses are permitted within the perimeter walls of a structure that meet all setback standards provided also that any such activities or uses are accessory to the principal use or uses of the development, and provided further, activities shall comply with the following performance standards:

- A. No use shall be established or activity conducted that violates the noise standards and limits identified in Chapter 6.16, Noise Control, of the Municipal Code
- B. No activity shall be conducted which causes ground vibrations perceptible at the property line.
- C. No lighting or illuminated device shall be operated so as to create glare which creates a hazard or nuisance on other properties.
- D. No use or activity shall be conducted without first obtaining any required permit from the county air pollution control district. Uses shall be conducted to prevent dust or other airborne material from crossing property lines.
- E. Solid wastes shall be handled and stored so as to prevent nuisances, health and fire hazards, and to facilitate recycling. Suitable containers shall be provided to prevent blowing or scattering of trash and screened by an enclosure. Suitable concealed space and containers shall be provided at the roof top to encourage the appropriate sorting and collection of discarded materials.
- F. No use may generate any odor that reasonably may be found objectionable as determined by an appropriate agency such as the Santa Clara County Health Department and the Bay Area Air Quality Management District beyond the boundary occupied by the enterprise generating the odor. All mechanical, venting, and/or exhausting equipment that generates odors shall be located away from residential properties.
- G. The use of conventional energy sources for space heating and cooling, water heating, and illumination shall be minimized by means of proper design and orientation, including provision and protection of solar exposure.
- H. These performance standards are general requirements and shall not be construed to prevent the council, boards or commission with review authority or staff from imposing, as part of project approval, specific conditions which may be more restrictive, in order to meet the intent of these regulations.

14.50.150. 170 - Design control (CT).

All structures in the CT District shall be subject to the provisions of Chapter 14.78 of this title.

- A. No structure shall be built or altered including exterior changes in color, materials, and signage except as prescribed in Chapter 14.78 of this title.

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- B. Scale: Because of the relationship of this district to a larger region, a mixture of scales may be appropriate with some elements scaled for appreciation from the street and moving automobile and others for appreciation by pedestrians.
- C. The proportions of building elements, especially those at ground level, should be kept close to human scale by using recesses, courtyards, entries, or outdoor spaces.
- D. The proportions of building elements at a commercial or residential interface shall be designed to limit bulk and to protect residential privacy (including but not limited to window placement), daylight and environmental quality.
- E. Rooftop mechanical equipment must be within the height limit and screened architecturally from public view.
- F. Firewalls: Consideration should be given to the aesthetic treatment of firewalls including increased side yard setback, contouring the firewall to the building, use of noncombustible roofing materials, and creative use of architectural features in the firewall.

14.50.180 Mechanical parking (CT).

Mechanical parking lifts may be used to satisfy all or a portion of the vehicle parking requirements for the dwelling units or office uses. Parking required by accessibility regulations or for visitors, retail, restaurant, or service uses cannot be satisfied or provided in a mechanical parking system. The area of each mechanical parking space shall comply with the adopted parking stall dimensions of the City. All application submittals shall include any information deemed necessary by the Director to determine parking can adequately and feasibly be provided and that the following performance standards can be met:

- A. At ingress, sufficient queuing space shall be provided and shall have a length sufficient to accommodate the mechanical lift system, subject to the approval of the City Engineer. The access drive aisle may, if clear and free of other circulation conflicts, may be included as queuing space.
- B. Queuing space shall be located entirely on the project site.
- C. Mechanical lift parking systems will be adequately screened and compatible with the character of surrounding development; and, be compatible and appropriately considered with overall building and site design.
- D. Mechanical lift parking systems shall comply with all development standards including but not limited to height and setback requirements, and adopted parking and driveway standards.
- E. Mechanical lift parking systems shall include a back-up electric power source so that the system remains operational during power outages of the electrical supply system.
- F. There shall be adequate agreement(s) running with the land that mechanical parking system will be safely funded, operated, and maintained in continual operation with the exception of limited periods of maintenance.

14.50.190 Loading space (CT).

In order to accommodate the delivery or shipping of goods at a multiple-family residential project, an on-site loading / unloading space shall be provided:

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- A. There shall be at least one loading/unloading space provided, which shall have minimum dimensions of at least 10 feet by 25 feet, with 14 feet of vertical clearance;
- B. Loading and unloading spaces shall be located and designed so that the vehicles intended to use them can maneuver safely and conveniently to and from a public right-of-way without interfering with the orderly movement of traffic and pedestrians on any public way and complete the loading and unloading operations without obstructing or interfering with any parking space or parking lot aisle;
- C. No area allocated to loading and unloading facilities may be used to satisfy the area requirements for off-street parking, nor shall any portion of any of off-street parking area be used to satisfy the area requirements for loading and unloading facilities;
- D. A loading/unloading space may be located in the front yard setback, but shall comply with other required setbacks;
- F. All loading spaces shall be designed and maintained so that vehicles do not back in from, or onto, a public street;
- G. Loading spaces shall be striped indicating the loading spaces and identifying the spaces for "loading only." The striping shall be permanently maintained by the property owner/tenant in a clear and visible manner at all times.
- H. Adequate signage shall be provided that directs delivery vehicles to the loading space.

14.50.160 ~~200~~ - Signs (CT).

As provided in Chapter 14.68 of this code.

14.50.170 ~~210~~ - Fences (CT).

As provided in Chapter 14.72 of this title.

14.50.180 ~~220~~ - Nonconforming use regulations (CT).

As provided in Chapter 14.66 of this title.

14.66.240 Height limitations—Exceptions.

F. An enclosed penthouse or roof structure, housing an elevator or stairwell that provides access to a roof top, or a tower may exceed the allowed height limit by no more than the minimum necessary to accommodate mechanical and structural elements required for the enclosure twelve feet (12') and shall be integrated into the architectural style of the building provided such structure shall not exceed the minimum size required by Title 12 of the Municipal Code (Buildings and Construction). However, none of these structures shall be allowed for the purpose of providing additional usable floor space for dwellings, commercial space, or storage of any type.

SECTION 2. CONSTITUTIONALITY. If any section, subsection, sentence, clause or phrase of this code is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

SECTION 3. PUBLICATION. This ordinance shall be published as provided in Government Code section 36933.

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RECOMMENDED BY THE PLANNING AND TRANSPORTATION COMMISSION, AUGUST 17, 2017

SECTION 4. EFFECTIVE DATE. This ordinance shall be effective upon the commencement of the thirty-first day following the adoption date.

The foregoing ordinance was duly and properly introduced at a regular meeting of the City Council of the City of Los Altos held on _____, 2017 and was thereafter, at a regular meeting held on _____, 2017 passed and adopted by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Mary Prochnow, MAYOR

Attest:

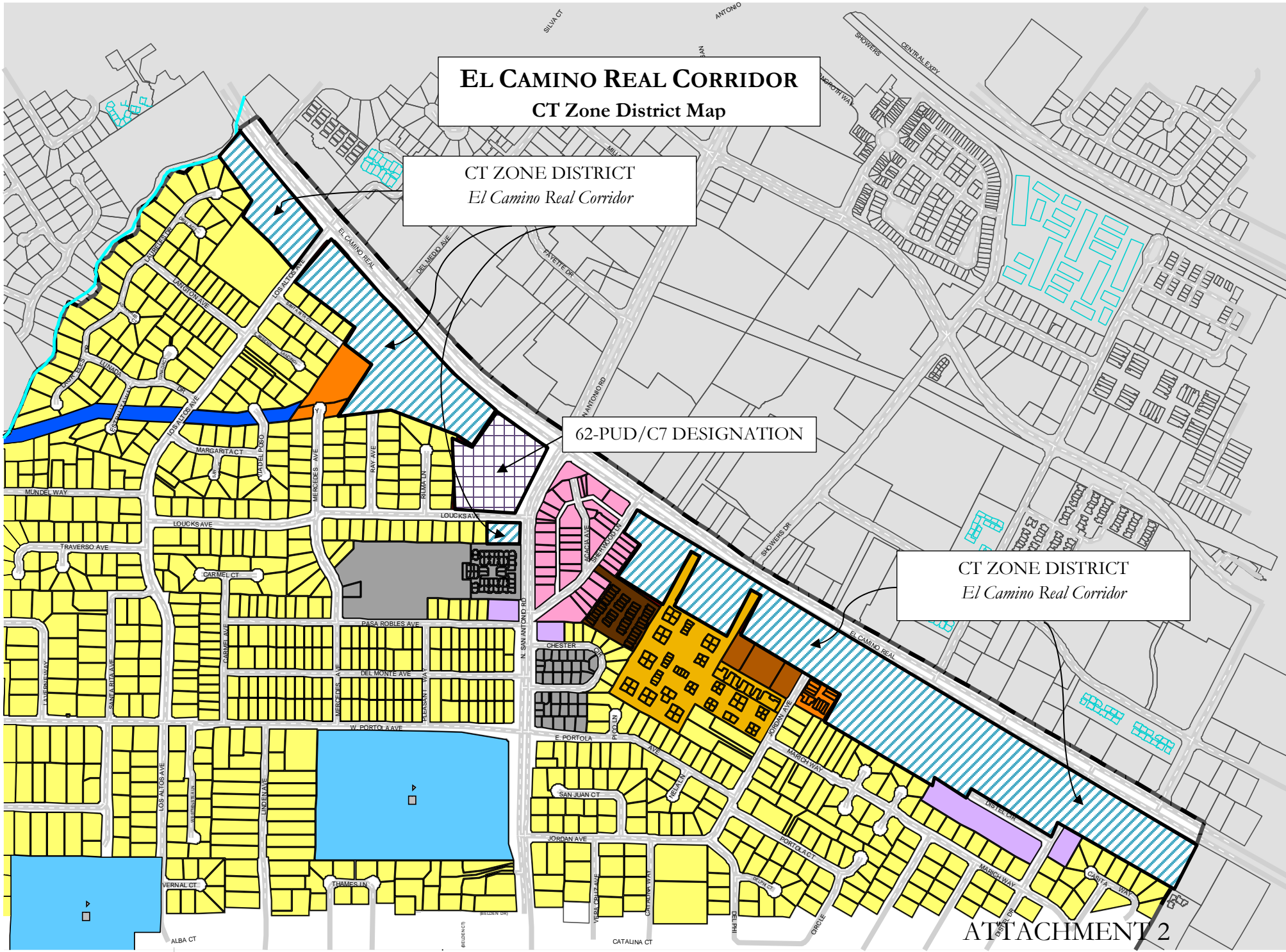
Jon Maginot, CMC, CITY CLERK

EL CAMINO REAL CORRIDOR CT Zone District Map

CT ZONE DISTRICT
El Camino Real Corridor

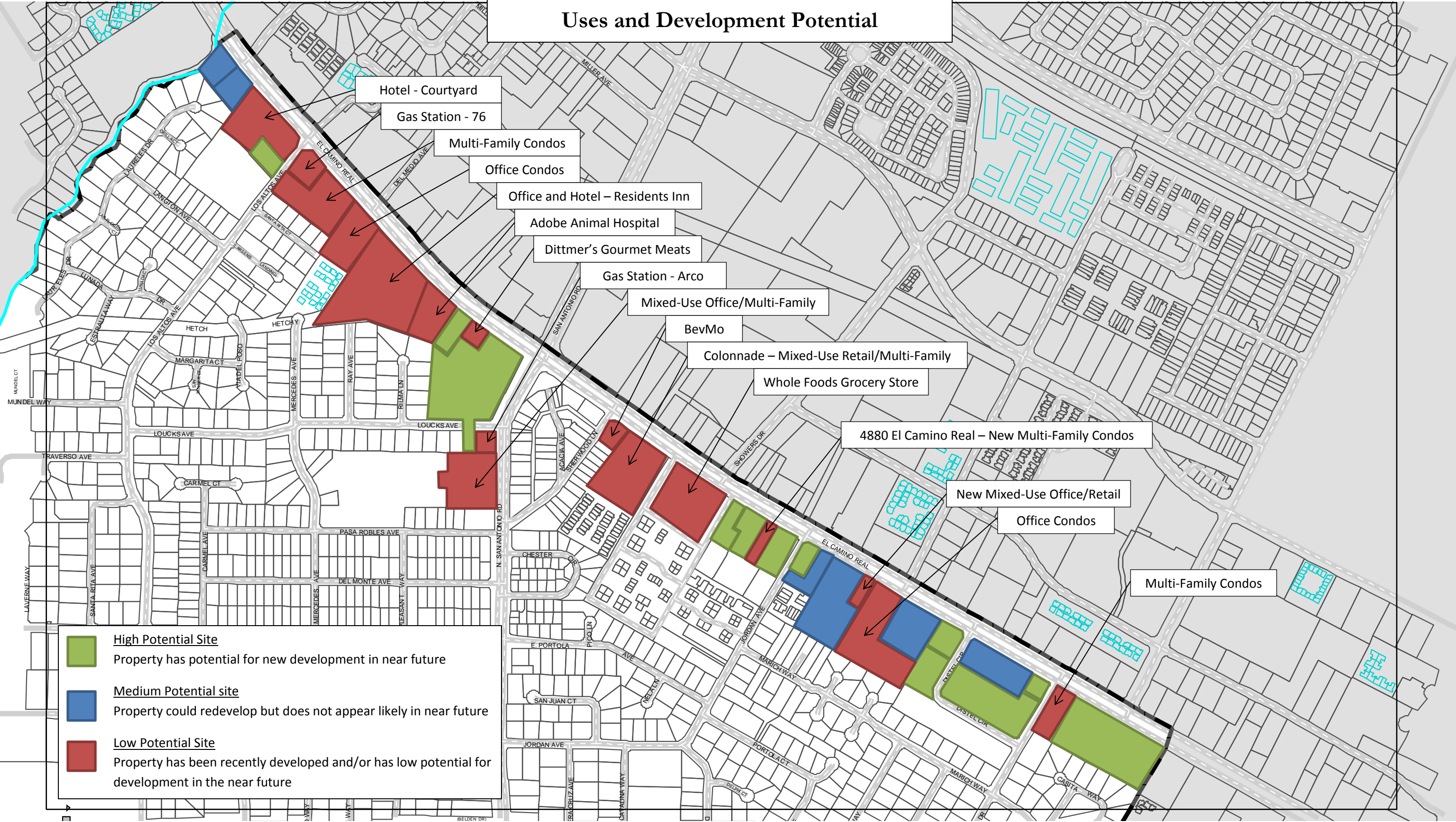
62-PUD/C7 DESIGNATION

CT ZONE DISTRICT
El Camino Real Corridor



EL CAMINO REAL CORRIDOR

Uses and Development Potential



Hotel - Courtyard

Gas Station - 76

Multi-Family Condos

Office Condos

Office and Hotel – Residents Inn

Adobe Animal Hospital

Dittmer's Gourmet Meats

Gas Station - Arco

Mixed-Use Office/Multi-Family

BevMo

Colonnade – Mixed-Use Retail/Multi-Family

Whole Foods Grocery Store

4880 El Camino Real – New Multi-Family Condos

New Mixed-Use Office/Retail

Office Condos

Multi-Family Condos

- High Potential Site**
Property has potential for new development in near future
- Medium Potential site**
Property could redevelop but does not appear likely in near future
- Low Potential Site**
Property has been recently developed and/or has low potential for development in the near future

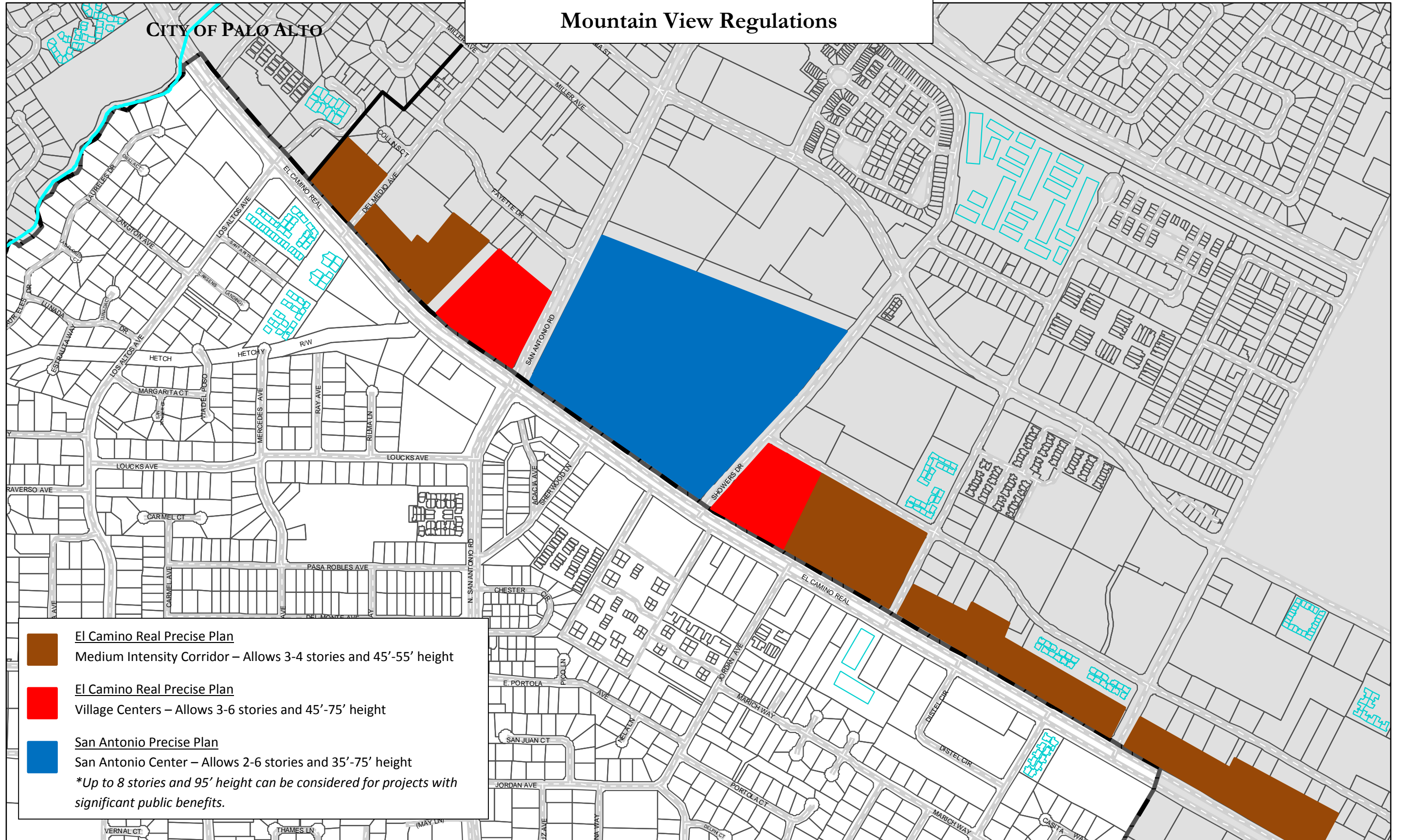
EL CAMINO REAL CORRIDOR

North Side – Existing Uses and Heights



EL CAMINO REAL CORRIDOR

Mountain View Regulations



**MINUTES OF A REGULAR MEETING OF THE PLANNING AND
TRANSPORTATION COMMISSION OF THE CITY OF LOS ALTOS, HELD ON
THURSDAY, FEBRUARY 2, 2017 BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY
HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS,
CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair Moison, Vice Chair Meadows, and Commissioners Bressack, Bodner and Oreizy

ABSENT: Commissioners McTighe and Samek

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

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Resident Roberta Phillips stated that the City of Los Altos should consider the values of the residents, keeping a small town feel and low density when considering proposals and should enlist experts when needed.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. Planning and Transportation Commission Minutes

Approve the minutes of the January 19, 2017 Regular Meeting.

Action: Upon motion by Commissioner Bressack, seconded by Commissioner Bodner, the Commission approved the minutes of the January 19, 2016 Regular Meeting with a change to the Future Agenda Items section reflecting “inviting” Los Altos Community Investments to a future meeting to share their ideas for public benefits and staff providing a list of public benefits that have been elements of past projects in the Downtown. The minutes were approved by the following vote: AYES: Chair Moison, Vice Chair Meadows, and Commissioners Bressack, Bodner and Oreizy; NOES: None; ABSTAIN: None; ABSENT: Commissioners McTighe and Samek.

PUBLIC HEARING

2. 17-CA-01 – Amendments to the CT Zone District – El Camino Real Corridor

Proposed Amendments to Chapter 14.50, CT Commercial Thoroughfare Zone District, of the Los Altos Municipal Code that reflect modified height limits, setback requirements, open space requirements, standards for mechanical parking systems, standards for on-site areas to accommodate delivery, service, and refuse vehicle, standards for rooftop uses, among other standards, and a potential amendment to the boundaries of the CT Zone District. The Planning and Transportation Commission will review the proposed amendments and develop a recommendation to the City Council. *Project Manager: Biggs*

Community Development Director Biggs presented the staff report.

Public Comment

Residents Mary Skougaard, Mariel Stoops, Darren Jones, David Walther, Anita Enander, Pat Marriot, Richard Campbell and Roberta Phillips spoke about the CT zone amendments with concerns about how they will affect the R1 district and that a density bonus is not the same as a public benefit. Local realtor Bryan Robertson, Mircea (property owner of 4846-4856 El Camino Real), and architect Jeff Potts spoke about the CT zone amendments stating that El Camino Real is the only area to grow the City of Los Altos, that the code needs to allow for greater heights and maximum density.

The Commission discussed the proposed changes to the CT zone along El Camino Real. Community Development Director Biggs provided the following summary of the Commission's comments and input on modifications to the proposed CT zone district amendments:

- No reduction in rear yard setback requirements, leave per existing code;
- Proposed open space ratios may be too high. Evaluate open space requirements based on overall project size. Review Menlo Park Regulations and explore allowing common open space within landscape buffer and side yards;
- For mechanical parking, evaluate the proposed queuing distance (= to length of 15% of the total number of vehicles in parking system), include requirement for back-up power source for system, and no visitor parking should be allowed in lifts;
- Allow for on-site loading spaces within the front yard setback;
- Explore the menu of potential development incentives further and check with the City Attorney if it is appropriate to include these with the CT regulations. Public Art was identified by the Commission as a potential public benefit;
- Develop an amendment to base height limit and identify changes to proposed incentives if a project includes a public benefit or affordable unit;
- Explore requiring a bond for parking and landscape maintenance over a period of time; and
- With regard to permitted uses, amend code to allow mixed-use with residential and multi-family residential uses by right.

Action: Upon motion by Commissioner Bressack, seconded by Commissioner Bodner, the Commission continued application 17-CA-01 for amendments to the CT Zone District along the El Camino Real Corridor to the February 16, 2017 Planning and Transportation Commission meeting. The motion was approved by the following vote: AYES: Chair Moison, Vice Chair Meadows, and Commissioners Bressack, Bodner and Oreizy; NOES: None; ABSTAIN: None; ABSENT: Commissioners McTighe and Samek.

COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Bodner reported on the January 24, 2017 City Council meeting regarding the Los Altos Parking Committee's report, comments regarding dividing the Planning and Transportation Commission back into the Planning Commission and Transportation Commission and that the City Attorney's contract with the City of Los Altos is up on February 28, 2017.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Moison adjourned the meeting at 9:04 P.M.

David Kornfield
Advance Planning Services Manager

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND
TRANSPORTATION COMMISSION OF THE CITY OF LOS ALTOS, HELD ON
THURSDAY, FEBRUARY 16, 2017 BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY
HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS,
CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair Moison, Vice Chair Meadows, and Commissioners Bressack, Bodner
McTighe, Oreizy and 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 February 2, 2017 Regular Meeting.

Action: Upon motion by Commissioner McTighe, seconded by Vice Chair Meadows, the Commission unanimously approved the minutes of the February 2, 2016 Regular Meeting as written.

PUBLIC HEARING

2. **17-CA-01 – Amendments to the CT Zone District – El Camino Real Corridor**
Continued public hearing of Proposed Amendments to Chapter 14.50, CT Commercial Thoroughfare Zone District, of the Los Altos Municipal Code that reflect modified height limits, setback requirements, open space requirements, standards for mechanical parking systems, standards for on-site areas to accommodate delivery, service, and refuse vehicle, standards for rooftop uses, among other standards. The Planning and Transportation Commission will review the proposed amendments and develop a recommendation to the City Council. *Project Manager: Biggs*

Community Development Director Biggs presented the staff report, summarizing the changes per staff and the Planning and Transportation Commission and clarified that a CT amendment is not necessary.

Public Comment

Residents Luc Bousse, Donald Gardyne, Paul Huang, Raman Tenneti, Joan St. Laurent, Roberta Phillips, Jim Fenton, Anita Enander, Ellen Jo Baron (representing Los Altos Town Home Association), Jennifer Jones, Darren Jones, Sami Jones, Mary Skougaard, Emily Walther, Mariel Stoops, David Walther, Mike Stoops, Brian Bayley, Charles Fine, Suzanne Bayley, Pat Marriott, Phan Truong and Margie Woch spoke in opposition to the CT zone amendments.

Unincorporated Los Altos resident Jamie Carmichael and Phyllis Carmichael, architect Jeff Potts, and Mircea (property owner of 4846-4856 El Camino Real) spoke in support of the CT zone amendments.

The League of Woman Voters (representative Sue Russell) submitted a letter and spoke in support of higher height limits and density.

Discussion

The Commission discussed the proposed changes to the CT zone along El Camino Real. Chair Moison provided the following summary of the Commission's comments and input on modifications to the proposed CT zone district amendments:

- Trash enclosure containers should be held within and rooftop equipment concealed;
- Open space should have a minimum six-foot dimension, with a 50 square-foot average;
- For mechanical parking, long term parking is allowed and a portion of retail/visitor/handicap accessible units are provided within;
- Make side yard setbacks an average to allow for articulation in residential projects;
- Use an average height for elevator towers;
- Open space and density bonus can be an average;
- More residential and affordable housing along El Camino Real;
- Introduce Floor Area Ratios (FAR);
- Need guidelines for bicycle and pedestrian paths along El Camino Real;
- Review the side yard setback adjacent to a rear yard, and make it 100 feet for portions of buildings exceeding 30 feet in height;
- Check with City Council on how they want to prioritize the density bonus; and
- No parking on El Camino Real along the CT Zone District.

Action: Upon motion by Commissioner McTighe, seconded by Commissioner Bressack, the Commission unanimously continued application 17-CA-01 for amendments to the CT Zone District along the El Camino Real Corridor to the March 16, 2017 Planning and Transportation Commission meeting.

COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Bressack reported on the February 14, 2017 City Council Study Session regarding the Engineering and Traffic Surveys at 15 Collector Street segments in Los Altos. She stated that the City Council was not accepting of the traffic limit changes presented by Transportation Services Manager Novenario and Sergeant Brooks.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Moison adjourned the meeting at 10:25 P.M.

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND
TRANSPORTATION COMMISSION OF THE CITY OF LOS ALTOS, HELD ON
THURSDAY, MARCH 16, 2017 BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL,
ONE NORTH SAN ANTONIO ROAD, LOS ALTOS,
CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair Moison, Vice Chair Meadows, and Commissioners Bressack, Bodner
McTighe, Oreizy and Samek

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

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Resident Paula Rim, representing the Public Art Commission, asked to be put on a future agenda to go over the Arts Master Plan with the Commission.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. Planning and Transportation Commission Minutes

Approve the minutes of the February 16, 2017 Regular Meeting and the March 2, 2017 Study Session.

Action: Upon motion by Commissioner McTighe, seconded by Vice Chair Meadows, the Commission unanimously approved the minutes of the February 16, 2016 Regular Meeting with changes to agenda item #2 regarding the CT Zone District Amendments.

Action: Upon motion by Commissioner McTighe, seconded by Vice Chair Meadows, the Commission approved the minutes of the March 2, Study Session as written by the following vote: AYES: Chair Moison, Vice Chair Meadows, and Commissioners McTighe, Samek and Oreizy; NOES: None; ABSTAIN: Commissioners Bressack and Bodner; ABSENT: None.

PUBLIC HEARING

2. 17-CA-01 – Amendments to the CT Zone District – El Camino Real Corridor

Continued public hearing of Proposed Amendments to Chapter 14.50, CT Commercial Thoroughfare Zone District, of the Los Altos Municipal Code that reflect modified height limits, setback requirements, open space requirements, standards for mechanical parking systems, standards for on-site areas to accommodate delivery, service, and refuse vehicle, standards for rooftop uses, among other standards. The Planning and Transportation Commission will review the proposed amendments and develop a recommendation to the City Council. *Project Manager: Biggs*

Community Development Director Biggs presented the staff report, summarizing the last meeting and revised recommendations.

Public Comment

Residents David Walther, Emily Walther, Darren Jones, Roberta Phillips, and Mary Skougaard spoke with concern about the CT zone amendments.

Architect Jeff Potts and Mircea (property owner of 4846-4856 El Camino Real) spoke in support of the CT zone amendments.

Discussion

The Commission discussed the proposed changes to the CT zone along El Camino Real. The following is a summary of the Commission's comments and input on modifications to the proposed CT zone district amendments:

- Amend the purpose section to reflect the change allowing residential as a permitted use;
- Modify the order of permitted uses, with uses of the same general character being last in the series;
- Allow minimum average side yard widths of four feet;
- Require that private open space have minimum dimensions of at least six feet by six feet;
- Reduce increments or amounts between the common open space brackets;
- Clarify that solid waste containers shall be stored in a "concealed" space;
- Clarify that accessible parking cannot be sited in a mechanical parking space; and
- Allow elevator and other mechanical enclosures to be as tall as minimally necessary, subject to confirmation by staff.

Action: The Commission unanimously continued application 17-CA-01 for amendments to the CT Zone District along the El Camino Real Corridor to a future meeting of the Planning and Transportation Commission based on their discussion.

DISCUSSION

3. Affordable Housing Fees

Advance Planning Services Manager Kornfield presented the staff report discussing impact fees and their feasibility. Consultant Joshua Abrams of Baird + Driskell Community Planning outlined that the City could get program credit from the state by collecting and distributing fees but not "tally" credit for housing unit production unless they were used to build affordable housing in the community.

Public Comment

The League of Woman Voters (representative Sue Russell) spoke in support of higher rental fees to encourage developers to build units, to consider non-residential fees for development and that City land could be used to help generate affordable housing. Resident David Walther said to consider allocating City funds to initiate the Affordable Housing program.

The Commission discussed the Affordable Housing Linkage fees.

Action: Upon motion by Chair Moison, seconded by Commissioner Bressack, the Commission unanimously recommended approval of the adopting affordable housing linkage fees to the City Council as follows:

1. Maintain the multiple-family affordable housing requirements per Chapter 14.28 of the Code;

2. Adopt a fee of \$45 per square foot for multiple-family rental projects in-lieu of providing affordable rental units per Chapter 14.28 of the Code;
3. Adopt a fee for new development and additions as follows:
 - a. \$20 to \$25 per square foot for office; and
 - b. \$10 to \$15 per square foot for other non-residential, excepting retail; and
4. Consider adopting a fee for lower density residential projects (1 to 4 dwellings per acre) as per the consultant's recommendations.

COMMISSIONERS' REPORTS AND COMMENTS

Chair Moison reported on the March 14, 2017 City Council meeting in which the Council extended the moratorium on development along the El Camino Real Corridor – CT zone and appointed Anita Enander to the Planning and Transportation Commission as Chair Moison's replacement.

POTENTIAL FUTURE AGENDA ITEMS

Per Paula Rim's comments (representing the Public Arts Commission) the Commission agreed to put the review of the Arts Master Plan with the Planning and Transportation Commission on a future agenda. Reorganization of the Commission including the election of a new Chair and Vice Chair will be on the next agenda for the first meeting in April.

ADJOURNMENT

Chair Moison adjourned the meeting at 10:33 P.M.

David Kornfield
Advance Planning Services Manager

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND
TRANSPORTATION COMMISSION OF THE CITY OF LOS ALTOS, HELD ON
THURSDAY, APRIL 20, 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 and Commissioners Bodner McTighe, Oreizy, Samek and Enander

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

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 regular meeting of April 6, 2017.
2. **14-DL-02 and 14-V-08 – Chapman Design Associates – 980 Covington Road**
Consideration of an extension request for an approved tentative map. The approved tentative map included a two-lot subdivision and the relocation of two historic structures. *Project Manager: Dahl*

Action: Upon motion by Vice Chair Bressack, seconded by Commissioner Enander, the Commission unanimously approved the minutes of the April 6, 2016 Regular Meeting as written and Tentative Map Application 14-DL-02 and 14-V-08 per the staff report. (6-0-1 vote with Commissioner Enander abstaining from a vote on the minutes.)

PUBLIC HEARING

3. **17-CA-01 – Amendments to the CT Zone District – El Camino Real Corridor**
Proposed amendments to Chapter 14.50, CT Commercial Thoroughfare Zone District, of the Los Altos Municipal Code that reflect changes to the list of permitted uses, access and screening of refuse collection, modified height limits, setback requirements, open space requirements, standards for mechanical parking systems, standards for on-site areas to accommodate delivery and service vehicles, and standards for rooftop uses among other modifications to the chapter. The Planning and Transportation Commission will review the proposed amendments and develop a recommendation to the City Council. *Project Manager: Biggs*

Community Development Director Biggs provided a summary of the proposed CT Zone amendments.

Public Comment

Residents David Walther, Emily Walther, Fred Haubensak, Mary Skougaard, Lili Najimi, Darren Jones and Roberta Phillips spoke with concerns about the CT Zone amendments.

The property owner of 4880 El Camino Real, Mircea, suggested a five-foot minimum side yard on corner lots.

The Commission discussed the proposed CT Zone amendments, provided input, and asked that staff review the side yard setback requirements. These amendments will be brought forward again when a review of the density bonus regulations is nearing completion.

4. Density Bonus

Proposed Density Bonus Regulations that establish the procedures for implementing the State of California's Density Bonus requirements for the production of affordable housing and achieve consistency with the City's goals, policies and programs for the provision of housing.

Project Manager: Biggs

Community Development Director Biggs presented the staff report recommending continuance to the May 18, 2017 Planning and Transportation Commission meeting.

Public Comment

None.

Action: Upon motion by Vice Chair Bressack, seconded by Commissioner McTighe, the Commission unanimously continued the Density Bonus Regulations to the May 18, 2017 PTC meeting. (7-0 vote)

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

Commissioner Enander wanted to put Landscape Enforcement on a future Planning and Transportation Commission agenda. There was no support for the item after Community Development Director Biggs explained the process of landscape enforcement done through Code Enforcement on a complaint basis.

ADJOURNMENT

Chair Meadows adjourned the meeting at 8:52 P.M.

David Kornfield
Advance Planning Services Manager

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND
TRANSPORTATION COMMISSION OF THE CITY OF LOS ALTOS, HELD ON
THURSDAY, AUGUST 3, 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, and Samek

ABSENT: Commissioners McTighe and Oreizy

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

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Kate Coghlan, who represents public artist Lucian Nan, spoke to the Commission regarding calls for public art projects.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. Planning and Transportation Commission Minutes

Approve the minutes of the July 20, 2017 Regular Meeting.

Action: Upon motion by Commissioner Enander, seconded by Commissioner Bodner, the Commission approved the minutes of the July 20, 2017 Regular Meeting as amended by Commissioners Bodner, Meadows and Samek. The motion was approved by the following vote: AYES: Bressack, Bodner, Enander Meadows, and Samek; NOES: None; ABSTAIN: None; ABSENT: McTighe and Oreizy. (5-0)

PUBLIC HEARING

2. 17-CA-01 – Amendments to the CT Zone District – El Camino Real Corridor

Proposed Amendments to Chapter 14.50, CT Commercial Thoroughfare Zone District, of the Los Altos Municipal Code that reflect modified height limits, setback requirements, open space requirements, standards for mechanical parking systems, standards for on-site areas to accommodate delivery, service, and refuse vehicles, and standards for rooftop uses, among other standards. The Planning and Transportation Commission will review the proposed amendments and develop a recommendation to the City Council. *Project Manager: Biggs*

3. Density Bonus

Proposed Density Bonus Regulations that establish the procedures for implementing the State of California's Density Bonus requirements for the production of affordable housing and achieve consistency with the City's goals, policies and programs for the provision of housing. *Project Manager: Biggs*

Community Development Director Biggs presented the staff report recommending the Commission support adoption of the proposed amendments to Chapter 14.50, CT Commercial Thoroughfare Zone District and the Density Bonus Regulations to the City Council.

Public Comment

Los Altos Square resident Fred Haubensak promoted a petition circulating against the height increase and said that the absolute maximum height should be kept at 45 feet.

Resident Lili Najimi read her letter dated August 3, 2017, and said that the 45-foot maximum height should include the density bonus incentive, create open space, and provide pedestrian and bicycle elements.

Los Altos property owner Mircea stated that parking is not identified as an incentive, but permitted by code, and limiting incentives is against California State law.

Resident Jennifer Sheppard stated her opposition to any height increase at Village Court and that there is too much traffic already.

Resident JoAnn Kilner stated that traffic is already bad and is going to get worse, that the maximum height should be 45 feet, and that more housing equals more traffic.

Resident Suzanne Bayley stated that the absolute maximum height should be 45 feet.

Resident Darren Jones stated that the last height increase in the CT District was for affordable housing, and the Density Bonus Regulations will allow a doubling of the height.

Resident Mary Skougaard stated she has spent the last 40 years fighting for responsible development along the El Camino Real that has no buffer between the R1 Residential District.

Resident Mariel Stoops stated her opposition to a height increase.

Resident Roberta Phillips stated that height increases and the density bonus code is not producing much affordable housing and the City needs to do something else.

Resident Feraydoon Jamzadeh stated that the height should be set at 35 feet, but only allow 45 feet if Below Market Rate (BMR) housing is included in the project.

Josh Barousse with Silicon Valley At Home stated that the City of Los Altos is not meeting its housing needs (BMRs), collecting housing fees, and it should prioritize Below Market Rate (BMR) housing on the El Camino Real.

Local realtor Bryan Robertson stated there is a need for higher density on El Camino Real and warned the state will take over housing regulations and to reconsider the menu of incentives.

Los Altos Square resident Ellen J. Baron stated there is no need for incentives, taller ceiling heights, or BMR housing.

Resident Bill Moniz questioned the state's control, said BMRs are ridiculous, stated the City should fight the state, and BMRs should not drive pricing.

Resident Anatol Shmelev stated not to give developers anything and to keep the maximum height to 45 feet.

Los Altos Square resident Siyuan Xin stated her concerns about increased density and increased parking and said that the City of Los Altos should listen to the residents.

Resident Eric Hwang stated his concerns about traffic increases, safety, and the direction the City of Los Altos is going in.

Resident Jon Baer stated “the road to hell is paved by good intentions”, that the height increase was for the good (housing/height creep), the projects are not what we expect or want, and asked how do we get what we want and protect those adjacent to the CT Zone District.

The Commission discussed the proposed amendments to Chapter 14.50, CT Commercial Thoroughfare Zone District and the Density Bonus Regulations and offered the following comments:

- Commissioner Bodner:
 - Questions the State letter;
 - The City must allow four stories to be consistent with our Housing Element;
 - We need counsel (City Attorney) assistance/advice on this; and
 - We need affordable housing to provide for all people in town (e.g. service workers).
- Commissioner Enander:
 - Code was not intended for four stories;
 - Questions State letter; and
 - City should consider better housing options.
 - Should set aside height issues and discuss the rest;
 - Can we do what the community wants and lower heights on El Camino Real; and
 - Making residential a “permitted” use encourages housing.
- Chair Meadows:
 - Noted City Attorney advice is needed on the State’s letter;
 - Need housing for all; and
 - We need to look at housing in-lieu fees as well.
- Commissioner Samek:
 - Continue the items to allow for City Attorney input.
- Vice-Chair Bressack:
 - Agreed that the City Attorney needs to review the State’s letter and be present at the next meeting.

Action: Upon motion by Vice-Chair Bressack, seconded by Commissioner Enander, the Commission continued agenda items 2 and 3 to the August 17, 2017 Planning and Transportation Commission meeting with the following direction:

- Have the City Attorney review the letter from the State;
- Have City Attorney present at the Planning and Transportation Commission meeting;
- Evaluate if Los Altos can do what the community wants to do by lowering the height along the El Camino Real corridor;
- Show the intent of the City of Los Altos to meet the State’s goals; and
- Evaluate if listing housing as a permitted use instead of a conditionally permitted use demonstrated the City’s efforts to provide affordable housing.

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

COMMISSIONERS' REPORTS AND COMMENTS

Commissioners reported.

POTENTIAL FUTURE AGENDA ITEMS

Commissioner Enander asked about the possibility of staff bringing the housing in-lieu fees to the next Planning and Transportation Commission meeting. Community Development Director Biggs responded that the City Attorney needed to evaluate and review the ordinance more before bringing it forward to the Commission.

ADJOURNMENT

Chair Meadows adjourned the meeting at 8:34 P.M.

Jon Biggs
Community Development Director

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND
TRANSPORTATION COMMISSION OF THE CITY OF LOS ALTOS, HELD ON
THURSDAY, AUGUST 17, 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, Oreizy and Samek (arrived at 7:05 pm)

ABSENT: Commissioners McTighe

STAFF: Community Development Director Biggs, Advance Planning Services Manager Kornfield, Current Planning Services Manager Dahl and Assistant City Attorney Wisinski

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Randy Krieg, representing the Bicycle and Pedestrian Advisory Commission (BPAC), made himself available for questions.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. **Planning and Transportation Commission Minutes**
Approve the minutes of the August 3, 2017 Regular Meeting.

Action: Upon motion by Commissioner Enander, seconded by Vice-Chair Bressack, the Commission approved the minutes of the August 3, 2017 Regular Meeting as written. The motion was approved by the following vote: AYES: Bressack, Bodner, Enander Meadows, and Samek; NOES: None; ABSTAIN: Oreizy; ABSENT: McTighe. (4-0-1)

Commissioner Samek arrived at the meeting.

Chair Meadows motioned to move agenda item #6, up to be heard as item #3. The rest of the Commission concurred. (6-0)

PUBLIC HEARING

2. **17-D-01 and 17-SD-01 – Chapman Design Associates – 517 Tyndall Street**
Design Review and Tentative Subdivision Map for three, multiple-family, residential townhouse condominiums with at-grade parking. *Project Planner: Gallegos*

Current Planning Services Manager Dahl presented the staff report for Associate Planner Gallegos, recommending that the City Council approve design review and subdivision applications 17-D-01 and 17-SD-01 subject to the recommended findings and conditions.

Commissioner Enander commended Associate Planner Gallegos' findings in the staff report.

Project architect/applicant Walter Chapman gave a project overview, describing the changes to the roof forms and style to a more traditional design.

Chair Meadows commended the applicant on his response to the Commissions' concerns and input.

Public Comment

None.

Action: Upon motion by Commissioner Enander, seconded by Vice-Chair Bressack, the Commission recommended approval to the City Council of design review and subdivision applications 17-D-01 and 17-SD-01 per the staff report findings and conditions, with the following additional condition.

- Colors approved per the material board presented at the meeting.

The motion was approved by the following vote: AYES: Bressack, Bodner, Enander, Meadows, Oreizy and Samek; NOES: None; ABSTAIN: None; ABSENT: McTighe. (6-0)

3. 17-UP-01 – J. Morris – 400 Main Street

Review of a Staff interpretation that the conditional uses listed at Los Altos Municipal Code Section 14.48.040 are allowed in the existing vacant ground floor interior lease spaces of building with approval of a conditional use permit because they would not displace an existing retail business and consideration of a conditional use permit that would allow any of the following uses within these same lease spaces: office-administrative; personal services; business or professional trade schools; cocktail lounges (wine bars); commercial recreation; medical or dental clinics; and other uses determined by the Planning Commission to be of the same general character. *Project Manager: Biggs*

Community Development Director Biggs presented the staff report recommending the Commission agree with its interpretation that since the vacant lease area has never been occupied by a retail business, a use permit can be appropriately considered and staff recommends approval of that use permit subject to the staff report findings and conditions.

Property owner/developer Jeff Morris spoke to the difficulties he has had leasing the retail space; stated that Pharmaca will be leaving soon; the retail market is not strong in Los Altos; and listed many tenants that sought the space but the use was unpermitted.

Local realtor and agent leasing the space James Randolph spoke to the difficulty of retail and leasing the subject building, that on-line sales are affecting retail, and services uses are doing alright.

Public Comment

Los Altos resident and realtor Ron Labetich stated that Pharmaca needed more feet on the street and to keep an open mind of future uses.

The Commission discussed the code interpretation and use permit and provided the following input:

- Commissioner Bodner:
 - Are we setting a precedence?
 - If the intention of the code is retail, why allow a one-off decision for the newest building downtown?; and
 - Wants connectivity of uses.

- Commissioner Enander:
 - Concerned about the City not looking at the whole issue – Downtown Vision.
- Vice-Chair Bressack:
 - Could support, but does not want three nail salons;
 - We could exclude office use;
 - Agrees with staff's approach if the Commission can narrow the list of uses and then use this example to inform the Downtown Vision process; and
 - She could support banks/financial institutions and salons (not nail).
- Commissioner Oreizy:
 - Office use does not seem right for the location on the ground floor.
- Chair Meadows:
 - Why not use the use permit process for discretion and see, since there is a good history of good downtown use permits?
- Commissioner Samek:
 - Supports idea of a use permit for other uses, but should change the code (this is not the correct way).

Action: Upon motion by Vice Chair Bressack, seconded by Commissioner Enander, the Commission voted to:

1. Concur with staff's interpretation that because the subject space had been vacant since completion of the building in 2014, a retail business was not being displaced and a use permit for uses other than retail or restaurant could be considered; and
2. Approve a conditional use permit allowing a barber shop or hair salon, cocktail lounge or wine bar, fitness studio, or other use of the same general character with approval by the Planning and Transportation Commission.

In addition to the conditions recommended by staff, the Commission included the following condition:

- This use permit is granted to the first business(es) to occupy the vacant space(s). Subsequent business uses must comply with zoning code requirements in place at that point in the future.

The motion was approved by the following vote: AYES: Bressack, Bodner, Enander, Meadows, and Oreizy; NOES: Samek; ABSTAIN: None; ABSENT: McTighe. (5-1)

4. **Density Bonus**

Proposed Density Bonus Regulations that establish the procedures for implementing the State of California's Density Bonus requirements for the production of affordable housing and achieve consistency with the City's goals, policies and programs for the provision of housing. *Project Manager: Biggs*

Community Development Director Biggs presented the staff report recommending the Commission support adoption of the proposed amendments to Chapter 14.50, CT Commercial Thoroughfare Zone District and the Density Bonus Regulations to the City Council. He recapped the purpose of the meeting, cautioned against lowering the height in the CT zoning district, said that the City Attorney recommends not limiting the menu for Density Bonus, and that staff is still exploring housing impact fees/in-lieu fees for Below Market Rate (BMR) housing.

Assistant City Attorney Wisinski outlined the Density Bonus statutes.

Public Comment

Los Altos Square resident Fred Haubensak said to retain the 45-foot maximum height limit with no exceptions, that we need the City Attorney's input to lower height and raise density bonus, more height does not equal more BMR units, and affirm the maximum density is 38 dwelling units/acre.

Los Altos property owner Mircea applauded staff's effort to update the ordinance, that the City needs to abide by California State law, do not limit incentives, cost reductions could be parking reductions, but it would devalue the units.

Mircea's attorney, Wilson Wendt, referred to his letter, complimented the City Attorney, and stated his support for staff's amended CT Zone and Density Bonus ordinances.

Resident Lili Najimi said that City needs to protect the R1 residents that back up to the CT zone district, that 45 feet should be the maximum height, there should be wider sidewalks, and privacy hedges need to be enforced.

Resident Mary Skougaard stated that density bonus should not be allowed next to half acre lots in the R1 Residential District, the City needs to publish new zoning maps to correct the zoning oversight of Village Court.

Assistant City Attorney Wisinski took the Commission through the new Density Bonus ordinance and the preferred incentives menu.

Action: Upon motion by Commissioner Enander, seconded by Vice-Chair Bressack, the Commission recommended approval of the Density Bonus Regulations to the City Council per the staff report recommended changes. The motion was approved by the following vote: AYES: Bressack, Bodner, Enander, Meadows, Oreizy and Samek; NOES: None; ABSTAIN: None; ABSENT: McTighe. (6-0)

Action: Upon motion by Commissioner Bodner, seconded by Vice-Chair Bressack, the Commission continued agenda items #5 and #6 to the September 7, 2017 Planning and Transportation Commission meeting. The motion was approved by the following vote: AYES: Bressack, Bodner, Enander, Meadows, Oreizy and Samek; NOES: None; ABSTAIN: None; ABSENT: McTighe. (6-0)

5. 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 HAS BEEN CONTINUED TO THE SEPTEMBER 7, 2017 PTC MEETING***

INFORMATIONAL

6. Hillview Community Center Task Force

Receive an update from the Hillview Community Center Task Force. *Project Manager: J Logan* ***THIS ITEM HAS BEEN CONTINUED TO THE SEPTEMBER 7, 2017 PTC MEETING***

7. **17-CA-01 – Amendments to the CT Zone District – El Camino Real Corridor**

Proposed Amendments to Chapter 14.50, CT Commercial Thoroughfare Zone District, of the Los Altos Municipal Code that reflect modified height limits, setback requirements, open space requirements, standards for mechanical parking systems, standards for on-site areas to accommodate delivery, service, and refuse vehicles, and standards for rooftop uses, among other standards. The Planning and Transportation Commission will review the proposed amendments and develop a recommendation to the City Council. *Project Manager: Biggs*

The Commission discussed the proposed amendments to Chapter 14.50, CT Commercial Thoroughfare Zone District and offered the following comments:

- Commissioner Enander:
 - Suggested one height for pure R3 zoning and another for mixed-use or commercial;
 - Wants to keep the maximum height at 45 feet even with the Density Bonus; and
 - Provide and maintain landscape buffers to protect the R1 district.
- Commissioner Bodner:
 - Why go backward to go forward?;
 - If the 2010 changes to the CT Zone District did not result in more BMR units, going down to 30 feet does not get us more BMR units; and
 - The housing crisis has increased.
- Chair Meadows:
 - Stick to the 45-foot height limit and keep the General Plan conformance; and
 - Reiterated the State's Department of Housing and Community Development letter with a four-story baseline to be consistent with the Housing Element.
- Commissioner Oreizy:
 - Keep the existing code and protect the R1 zone.
- Commissioner Samek:
 - Keep more housing as a conditional use permit, then only allow higher density for pure R3 zones.
- Vice-Chair Bressack:
 - The intent of the 45-foot limit was to provide built-in affordable housing; and
 - We have an ethical obligation to put housing on El Camino Real.

Resident Jeremy Macaluso said to go by Robert's Rules and set zoning to limit luxury housing if that is what we want to do (lower heights and less open space).

Resident Janaki Tenneti stated that a lower baseline reduces height and housing along El Camino Real should not take precedent over protection of R1 zoned neighborhoods.

Resident Emily Walther said to lower the base height to accommodate the Density Bonus increase.

Los Altos property owner Mircea stated that to be consistent with 4880 El Camino Real the height limit should be 47 feet with and 11-foot density bonus to equal a total height of 58 feet, that residential needs to be allowed on El Camino Real, retail goals along El Camino Real are outdated, and we don't need to be Mountain View, but we do need to meet the Grand Boulevard initiatives.

Action: Upon motion by Vice-Chair Bressack, seconded by Commissioner Oreizy, the Commission recommended approval of the amendments to Chapter 14.50, CT Commercial Thoroughfare Zone District to the City Council per the staff report recommended changes and the following modifications by Commissioner Enander:

- Uses per PTC/CC approval;
- To clarify and publish the Village Court underlying zoning including the R1 district parcel, with the CT district and PUD overlay; and
- City Council needs to recognize the height needed for increased density to encourage the development of affordable housing.

The motion was approved by the following vote: AYES: Bressack, Bodner, Meadows, and Oreizy; NOES: Enander and Samek; ABSTAIN: None; ABSENT: McTighe. (4-2)

COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Oreizy reported on the June 27, 2017 City Council meeting regarding accessory structures, vis-à-vis Accessory Dwelling Units. Chair Meadows noted that she would be out for both meetings in October.

POTENTIAL FUTURE AGENDA ITEMS

Vice-Chair Bressack asked about when the In-lieu Fees for affordable housing will come back to the Commission. Community Development Director Biggs stated that staff is working on it.

ADJOURNMENT

Chair Meadows adjourned the meeting at 11:39 P.M.

Jon Biggs
Community Development Director

Aug 3, 2017

REC.
8.3.17.
PTC MTC

Now that we are looking into incorporating new laws for CT Zone and bonus density for Los Altos, let's take a look at its history, values and mission that needs to be incorporated.

In 1952, Los Altos fought for its' incorporation. Some Los Altos believed if they became part of Mountain View it will destroy the privacy that they cherished, they fought and won the incorporation on Dec. 1, 1952. Los Altos has continued to grow and prosper, yet keeping with its' values. Los Altos celebrated its' 60th anniversary in 2012, establishing city ordinance as green building practices, formation of green town Los Altos and city designation as bicycle community.

Los Altos has continued to grow and prosper yet keep in line with its' mission:

The Mission of City of Los Altos is to foster and maintain Los Altos as a great place to live and raise a family.

As a proud Los Altan we chose Los Altos as our home because of the quiet character of Los Altos, its green space and its community values.

Here we are in 2017, fighting not with Mountain View residents but with Mountain View developers asking for the same rules for Los Altos properties which are smaller in size and border residential community as the much larger Mountain View lots, demanding increased building heights and less green space. This threatens the very essence of what makes Los Altos special and comforting.

So as Los Altos residents, keeping in line with its values, we are asking for:

45' maximum height including the Density Bonus Law exceptions.

(34' Maximum Ct Zone height + 11' Bonus density)= 45'

Allow for green space, safe sidewalks, bicycle path, a range of different size housing options including smaller studio units.

The new developments in Los Altos with increased building height have not provided a solution for affordable housing. The current developments in Los Altos with 2 and 3 bedroom units with 10', 11', 12' ceilings are not affordable units, are luxury units. The 4880 El Camino with all the bonus density exceptions raising the height from 45' to 69' only provided a total of 3 below market rate units:

2 (2-BEDROOM UNITS) BELOW MARKET RATE - LOW INCOME

1 (3-BEDROOM UNIT) BELOW MARKET RATE - MODERATE INCOME

Let's get together and find a real solution.

As keeping with Los Altos community values, let's create a taskforce and develop real solutions for affordable housing so all of our community including teachers, service workers, policemen can live and make Los Altos a better place to raise a family.

Thank you for your time and consideration.

Lili Najimi

North Los Altos Resident

David Kornfield

From: Jim Colby
Sent: Thursday, August 03, 2017 2:35 PM
To: David Kornfield
Subject: Please Share this Email with the Planning and Transportation Commissioners

Regarding: CT Zone El Camino

Dear Los Altos Planning and Transportation Commissioners,

I believe that the City of Los Altos needs to maintain its residential character for all of the 94022 zip code, not exclude the residential areas near the El Camino Real!

I was one of many residents that signed the Preserve Los Altos Now Petition. I would urge you to support it's proposal: Keep the maximum building height to 45 feet. Change the CT zone height regulation to 34 feet to match the density bonus ordinance for adding 11 feet. $34 + 11 = 45$ feet! In addition follow the other four recommendations as well.

I value your personal commitment, time and energy as volunteer Planning and Transportation Commissioners. Please listen carefully to our community voices and retain our suburban residential environment. Don't vote to facilitate changing us to an urban center environment.

Thank you.

James Colby
11 Los Altos Square

From: Charlene Su >
Sent: Thursday, August 03, 2017 12:16 AM
To: Planning Service
Subject: Concerns over development

Los Altos Planning Department,

I wanted to write an email stating my support of the CT Zone petition calling for rejecting any development over 45 feet.

I am not able to attend the City Hall meeting on Thursday but I wanted to voice my concern.

Best,
Charlene

From: Johnny Mudge
Sent: Thursday, August 03, 2017 9:53 AM
To: Planning Service
Cc: mavis mudge
Subject: El Camino corridor~CT Zone

Planning and Transportation Commission,

1) Los Altos needs developers but it doesn't need greedy developers. So it is important that the amendments close off areas that can be exploited by greedy developers. This is difficult to do and time consuming but, in terms of time, it is a case of "pay me now or pay me later". Greedy developers are not interested in the spirit of the law but more in areas they can exploit. Maybe, the new regulations should be tested from the view point of the greedy developer! How to do that? Not sure.

Typical areas that get exploited are concessions, allowed by the state, for the inclusion of "affordable units" in a multi-unit construction--likely on the El Camino strip. These concessions should be well defined--precisely what options are available for each concession for example.

2) There should also be something that prevents developers like 4880, who, I think, got a very good deal (58ft up from 45ft, a nearly 30% increase), from coming back later for some small and out of code addition that had to be known at the time of the deal--a "nickel and diming" approach. The tower height was driven by the ceiling height, which allows a luxury development and hence more revenue. This is wasting commission's time and citizen's time. For the greedy developer his or her additional time is factored in to the cost of doing business. A deal is a deal.

Inevitably, development of these regulations is a "work in progress" because of the changing conditions brought on by industrial growth and environmental conditions etc. and 4880 was part of the learning curve.

Thank you for your time.

John Mudge

From: Heather Larkin
Sent: Thursday, August 03, 2017 9:32 AM
To: Planning Service
Subject: No buildings over 45'. Residential 35' limit.

Dear Planning and Transportation Commission Members,

Please remember why current residents chose to live in Los Altos. Allowing over 45' buildings and over 35' residential buildings will obliterate Los Altos as we know it.

Developers are coming at the city with all sorts of angles: gifts, affordable housing promises, construction issue woes (elevator). Please protect the city and residents from developer greed.

Thank you,
Heather Larkin
Oakhurst Avenue

Jon Biggs

From: Pat Marriott
Sent: Wednesday, August 02, 2017 8:29 PM
To: Los Altos Planning Transportation Commission
Subject: 8-3-17 meeting re CT zoning & CA Density Bonus Law
Attachments: 8-3-17 to PTC re CT zoning & density bonus.pdf

Please see attached.

8-2-17

To PTC

Subject: 8-3-17 PTC meeting regarding CT zoning code and CA Density Bonus Law

Dear Commissioners:

Comments/questions re the CT zone:

1. RESIDENTIAL added to purposes

14.50.020 Specific purposes (CT) has been modified to "allow" residential. The rest of the purposes remain unchanged.

If, as Council has indicated, El Camino is a good place for higher density housing, does the old wording of this section – e.g., A, B, and E – still make sense? As it stands, it doesn't sound like housing is desirable, and we all know that retail is struggling in any location. Should we emphasize what we would most like to see?

14.50.020 - Specific purposes (CT).

Specific purposes for CT Districts are as follows:

A. To promote the economic and commercial success of Los Altos commercial districts;

B. To strengthen the city's economic base through promotion of El Camino Real for high-revenue, destination commercial uses;

C. To encourage aggregation of parcels;

D. To buffer the impacts of commercial land uses on neighboring residential properties;

E. To emphasize a healthy proportion of retail uses as opposed to office and service uses;

F. To allow for mixed uses of commercial and residential and

G. To allow residential development, including affordable housing development.

2. "same general character"

I'm uncomfortable with item G of 14.50.030 - Permitted uses (CT):

G. Uses which are determined by the city planner to be of the same general character.

Is it really up to the discretion of the city planner to determine permitted use? Seems like this should read the same as N. in 14.50.040 – Conditional uses (CT):

N. Uses which are determined by the planning commission and the city council to be of the same general character.

3. Micro Units

Given the discussions in many Bay Area cities about "micro-units," should we consider modifying the max permitted density in the CT zone? Currently, it's 38 units/acre. We should be prepared for a developer coming in and proposing such units.

4. Open Space

I'm confused by the common space requirements:

14.50.150 - Open space (CT).

A. Although not required for each dwelling unit, an average of fifty (50) square feet of private open space shall be provided for the total number of dwelling units within a project.

I don't know how to parse that sentence. What does it mean to have "an average of 50 square feet" for the "total number of dwelling units"? Would that be $50 * 100 = 5,000$ square feet for 100 units?

If so, why not say, "an average of 50 square feet per dwelling unit"? Based on the info below, I don't think that's what it means, because $10 * 50 = 500$ (not 800) and $25 * 50 = 1250$.

C. Depending on the number of dwelling units in a multiple-family project, common open space shall be provided to meet the following criteria:

1. Two (2) to ten (10) units: a minimum of eight hundred (800) square feet of common open space shall be provided.

2. Eleven (11) to twenty-five (25) units: a minimum of one thousand six hundred (1,600) square feet of common open space shall be provided.

Seems it would be better to use some number per unit rather than jumping from 800 square feet to 1600 square feet if a developer has 11 vs. 10 units.

Also, should we specify permeable materials for driveways and common areas?

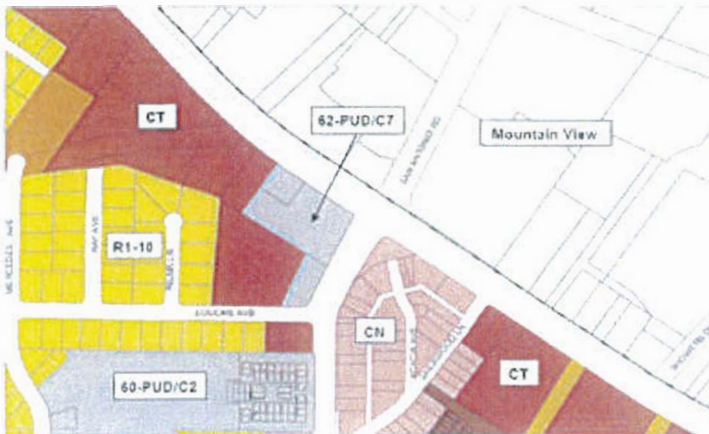
D 5. Common open space areas shall be surfaced with any practical combination of landscaping, paving, decking, concrete, or other serviceable material.

5. PUD zone

At the February 2, 2017 PTC meeting, there were some questions about the PUD. The staff report said:

"Staff is also recommending a clarification to the Zoning Map by clearly indicating that the area at the south west intersection of San Antonio Avenue and the El Camino Real (indicated in the image below) has an underlying zoning designation of CT. The current zoning map identifies this area as having a 62-PUD/C7 designation, but it has been indicated the area does retain an underlying CT designation. This area is surrounded by the CT zone and it seems appropriate to confirm the underlying zoning by amending the City's Zoning Map and reflecting this designation."

Existing Zoning



My understanding is that there's still some confusion about the underlying zoning is. Seems like it's important to clarify this before you sign off on any CT zoning.

Comments/questions re the CA Density Bonus Law:

1. PAGE 27:

14.28.050 - Density bonus standards.

Developments eligible for density bonuses as provided in Subsection 14.28.030 (Development Eligibility, Bonus Densities, and Incentive Counts) may receive the density bonuses as provided below:

1. For purposes of review, plans, including a site plan, floor plan, and elevations, for a project conforming to the site development standards of the zone district in which the project site is located shall be submitted.

This doesn't make sense as a bullet point under this section. It should be a standalone paragraph (in 14.28.040?) with better punctuation that clarifies we want a plan for the project with and without and incentives or waivers, e.g.:

In addition to plans for the desired project (with any incentives or waivers), applicant shall submit plans for a project that would conform to the site development standards and zoning code. Plans shall include a site plan, floor plan and elevations.

2. PAGE 27:

14.28.060 - Development incentive standards.

...

A. On-Menu Incentives.

1. Requirements. *A development is eligible for incentives from the menu of incentives provided in Subparagraph 2 (Incentives Menu) if the development complies with the following:*

- a. The facade of any portion of a building that abuts a street shall be articulated with a change of material or with a break in plane, so that the facade is not a flat surface; and*
- b. All buildings shall be oriented to the street by providing entrances, windows, architectural features and/or balconies on the front and along any street-facing elevations; and*

...

This section is very confusing. The paragraph structure isn't logical or consistent:

- Part A says it's about incentives, but then lists requirements. One of the requirements, the paragraph about an articulated façade, is really part of our standards for good design. We would require that from any project. Same for b.
- On-menu (A) has requirements. Off-menu (B) seemingly does not, although B 2 says:
Application Contents. As part of the application described in subsection 14.28.040.A (Application), the applicant must include a pro forma or other documentation or materials to show that the requested off-menu incentive is

needed to make the restricted affordable units economically feasible.

Isn't the requirement for economic feasibility a waiver, not an incentive?

In any case, aren't the requirements for incentives set by the state?

Respectfully,

Pat Marriott

From: Peter van der Linden
Sent: Wednesday, August 02, 2017 8:18 PM
To: Planning Service; Peter van der Linden
Subject: Please reject too high developments.

I support the CT Zone petition calling for rejecting any development over 45 feet.

I've lived in Los Altos for 30 years. It's alarming to see how frequently developers are granted waivers on planning requirements with no *quid pro quo*.

Thank you.

From: Connie Kwok
Sent: Wednesday, August 02, 2017 8:09 PM
To: Planning Service
Subject: I support the CT Zone petition calling for rejecting any development over 45 feet

My name is Connie and I live in North Los Altos. I support the CT Zone petition calling for rejecting any development over 45 feet.

Thanks

Connie

From: Jean Xie
Sent: Wednesday, August 02, 2017 6:28 PM
To: Planning Service
Subject: Building height in Los Altos

Dear City Councils,

I support the CT Zone petition calling for rejecting any development over 45 feet.

Best regards,

Jean
Sent from my iPhone

From: Katie Heley
Sent: Wednesday, August 02, 2017 4:25 PM
To: Planning Service
Subject: Please reject developments over 45 feet in the CT Zone

Dear Commissioners,

Thank you for serving on the PTC. As you continue to work on the new ordinance for the CT Zone, I'd like to express my support for the CT Zone petition, which calls for the rejection of any development over 45 feet in height.

My family and I moved to Los Altos from Palo Alto, largely because we passionately disliked the large scale buildings that were rapidly appearing on El Camino. The construction process for these projects was difficult to live through and when these projects were completed, the increased traffic was worse. Additionally, super tall/large buildings look out of place in our area and do not remotely enhance the charm of our community.

Thank you for considering my input.
Katie Heley

From: Nicole Frees
Sent: Wednesday, August 02, 2017 4:14 PM
To: Planning Service
Subject: Please limit building heights in Los Altos

I just heard that council is considering building development over 45 feet.
I do think we need to address affordable housing needs, but there must be a better way.
I hope we can keep the village look and feel of los altos.
Please keep the current height limits for buildings in the city limits.
Thank you,
Nicole

From: George <
Sent: Wednesday, August 02, 2017 3:16 PM
To: Planning Service
Subject: Building height limit

"I support the CT Zone petition calling for rejecting any development over 45 feet".

George Dunn

Los Altos 94024

From: Eleanor tung
Sent: Wednesday, August 02, 2017 2:57 PM
To: Planning Service
Subject: Building Height

Dear Planning Commission Members,

I am writing to express my objection to increase the building height to above 45 feet.
Thank you for your consideration.

Eleanor & Sung Tung

Jon Biggs

From: Roberta Phillips
Sent: Wednesday, August 02, 2017 2:40 PM
To: Los Altos Planning Transportation Commission
Subject: CT ZONE and California Density Bonus Law

Dear Planning and Transportation Commission Members

In 2010 the ordinances for the CT zone was changed. I have attached a copy. As stated, the intension was to provide greater flexibility to achieve high quality commercial projects and support economic development in Los Altos' business district. It was also intended to encourage affordable housing. Height limits were changed form 30' for commercial 35' for purely residential, and 40' for mixed use.

These changes were never intended to permit buildings over 45'.

I have read the agenda for the PTC meeting for August 3rd, concerning the recommended height changes for the CT Zone and the California Density Bonus Law.

I am asking that you consider offering a proposal to the City Council limiting heights to no more than 45' . Perhaps the height limits for residential and mix use buildings should be no more than 35', and then allow developers the additional height for affordable housing.

The ordinance changes have been in place for seven years and has been relatively unsuccessful in providing affordable housing or the intent of the 2010 ordinance changes. It may be the right time to consider other alternatives.

Some people have mentioned that there are taller buildings across El Camino on the Mount View side. The difference on the Los Altos side of El Camino is that we have residential properties right behind. Hundreds of residents will be negatively impacted if developers are allowed to build 49' high buildings, plus and additional 11' for a density bonus and an additional 12' to 15' high elevator. This would add up to between 72' or 75' high buildings. City Council put a moratorium in place to avoid another project like the 4880 El Camino building from happening again. I hope that additional options will be offered to City Council.

Sincerely

Roberta Phillips

http://los-altos.granicus.com/MetaViewer.php?view_id=4&clip_id=266&meta_id=16667

From: Leo
Sent: Wednesday, August 02, 2017 2:22 PM
To: Planning Service
Subject: Proposed Changes

Please do your best to prevent any changes in building codes and ordinances that allow buildings to be taller than 45 feet.

I am strongly opposed to wealthy developers destroying the charm of our neighborhoods with their greedy projects that rob our communities of their elegance and individuality.

PLEASE oppose any development that is more than 45 feet tall!

Respectfully yours,
Leo Ramek
Los Altos, CA

From: Suzanne Wells
Sent: Wednesday, August 02, 2017 2:25 PM
To: Planning Service
Cc: Suzanne Wells
Subject: 8/3/17 EL CAMINO CORRIDOR - CT ZONE

Dear LA Planning and Transportation Commissioners,

As a long time resident of Los Altos (38 yrs) I believe that the City of Los Altos needs to maintain its residential character for all 94022 zip code! With the

zoning heights established for the Village Business District at 30 feet and Loyola Corners at two story max I urge you to respect the Los Altos residents who

border El Camino. Please do not treat us like "East Los Altos" i.e. "East San Jose".

I value that the city is looking to expand Affordable Housing so teachers and city employees can live in the city they serve! The Preserve Los Altos

Petition with over 300 signatures has a great proposal: KEEP THE MAXIMUM BUILDING HEIGHT TO 45 FEET. CHANGE THE CT ZONE HEIGHT

REGULATION TO 34 FEET TO MATCH THE DENSITY BONUS ORDINANCE FOR ADDING 11 FEET. $34 + 11 = 45$ FEET!

The current 7 year policy is not working. What is being constructed is Luxury Housing with 10" ceilings, large 2-4 bedrooms, 1500-2000 sq.ft, and roof

deck amenity. (4880 El Camino Real). Even the recent PTC approval of the parking lot development near Chef Chu's: 30" 2 unit development, 2000 ft, 3-4

bedrooms. This is NOT AFFORDABLE HOUSING!

I value your time and work as volunteer Planning and Transportation Commissions like my dad years ago in Larkspur, CA. This CT Zone policy will be

with us for a long time so let's work for all Los Altos Tax payers and voters!

Thanks for your serious consideration,

Suzanne Wells

From: Kim Golter <
Sent: Wednesday, August 02, 2017 2:40 PM
To: Planning Service
Subject: CT Zone

Dear Planning Commission,

I am emailing to add my support to the CT Zone petition to reject any development over 45 feet in Los Altos.

Respectfully,
Kim Golter

Los Altos, CA 94022

Jon Biggs

From: Fred Haubensak
Sent: Tuesday, August 01, 2017 4:34 PM
To: Planning Service
Cc: Jon Biggs
Subject: Density Bonus Ordinance and CT Zone modifications
Attachments: 2010-05-25_10-351.pdf; 2008-05-27_08-323.pdf

To: PTC commissioners
CC: Jon Biggs
Re: CT Zoning Code Amendments and Density Bonus Regulations Amendment

Commissioners -

Respectfully, the report from staff for the August 3rd public hearing for CT Zoning Code Amendments and Density Bonus Regulations Amendment does not have recommendations or options that take into account the residents inputs as we have been communicating over the past few months.

I would like to submit these inputs from myself and my wife Naomi, and that also reflect residents voices based on our canvassing the neighborhood here, be included in your consideration and possibly for your recommendation to city council.

1. Residents are calling for 45' maximum height including the Density Bonus Law exceptions. Over 300 residents have now signed the petition supporting this, about 20% of the residents of the CT Zone have signed.

2. The CT Zone was increased from 35' to 45' in May 2010 to accommodate higher density of residential developments. Our reading of this history is that the purpose was providing for affordable housing and "allowing appropriate development" that is "compatible with adjacent residents". As seen on page 2 of the [April 27, 2010 staff report to the city council](#): *'Subsequent to the Rambus Residence Inn project, and consistent with the 2002 General Plan update recommendations, the City reevaluated it's zoning standards for El Camino Real. The General Plan recommended measures to improve the land use mix along El Camino Real to ensure fiscal stability, encourage affordable housing, and to allow for appropriate development intensification along this corridor that was compatible with adjacent residences.'*

3. This policy has been in place for 7 years, and it is not working as it was intended to produce affordable housing. Recent developments proposed have all been LUXURY housing: 10' ceilings, large sized 2-4 bedrooms 1500-2000 sqft. etc. and other special amenities.

1. Data point 1: 4880 El Camino avg size 2-3 bedrooms 1500 sqft, 10' ceilings, with rooftop deck amenity.
2. Data point 2: Recent PTC approval of the development behind Chief Chu's (962 Acacia Ave.): A 2 unit development with 3 and 4 bedrooms approximately 2000 sqft.

4. We submit that this can all come together for a win-win for the city and for residents this way: Amend the 2010 Ordinance that raised the CT Zone height to 45', because that was a mistaken attempt at implementing a higher density affordable housing policy on El Camino. This would be done with the understanding that the Density Bonus Ordinance draft would address the Density Bonus Law more completely and effectively, AND give residents in the CT zone what we want: 45' height, and the other elements from the Ordinance menu which are fully acceptable at this time. The changes to the 2010 Ordinance would be:

- Remove the 45' height change (go back to 35' for all residential developments)
- Refer to the Density Bonus Ordinance (as the current draft for the CT zone amendments does now) for how to get the option to get 10' added height among the other menu of options.
- Make mixed use residential/retail a general purpose use (not a 'special purpose'). This is in the current CT zone amendment draft proposal, and recognizes this is supportive of affordable housing.

5. Lets unleash the developers with a more smooth and transparent process to build within well-defined limits. **There is plenty of room to grow vertically on El Camino.**

6. Lets look beyond growth-at-all-cost arguments as the only solution for the housing crisis. **Allow and encourage developers to build homes that give new residents choices of a wider range of sizes and prices,** which will allow market forces, not government policy to provide truly affordable housing.

Between enabling a smooth ministerial level process with the Density Bonus Law to provide BMR units, allowing further development up to 45' in height, and promoting choices in unit sizes in developments in the CT zone, we can make a difference and balance this with residents' values.

Thank you,
Fred Haubensak and Naomi Davidson
Los Altos Square

Attachment 1 is the 2010 Ordinance for your convenience and consideration for modification.

Attachment 2 is the 2008 Ordinance for for your information to reference the heights previously.

ORDINANCE NO. 10-351

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF LOS ALTOS AMENDING CHAPTER 14.50 OF THE LOS ALTOS MUNICIPAL
CODE PERTAINING TO REAR YARD SETBACKS; INCREASING THE MAXIMUM
ALLOWABLE HEIGHT TO 45 FEET AND REMOVAL OF STORY LIMITS
IN THE CT DISTRICT

The City Council of the City of Los Altos does hereby ordain as follows:

SECTION 1. AMENDMENT OF CODE: Section 14.50.110 of Chapter 14.50 of the Los Altos Municipal Code entitled "Rear yard (CT)" is hereby replaced with the following:

Rear yard (CT).

No rear yard shall be required, unless the property abuts an R district (excluding access corridors) in which case the following requirements shall apply:

- A. When the rear property line of the site is across a street or alley from property in an R District, the rear yard setback shall be thirty (30) feet for all structures thirty (30) feet or less in height and seventy (70) feet for all structures over thirty (30) feet in height;
- B. When the rear property line of the site abuts on property in an R District, the rear yard setback shall be forty (40) feet for all structures thirty (30) feet or less in height and one hundred (100) feet for all structures over thirty (30) feet in height;
- C. A minimum twenty (20) foot landscape buffer of evergreen trees and shrubs to provide screening shall be provided, all of which shall be permanently maintained by the property owner. No below grade garage construction or excavation is permitted within this landscape buffer.

SECTION 2. AMENDMENT OF CODE: Section 14.50.120 of Chapter 14.50 of the Los Altos Municipal Code entitled "Height of structures (CT)" is hereby replaced with the following:

Height of structures (CT).

No structure shall exceed forty-five (45) feet in height. Commercial and mixed-use projects that include ground floor commercial floor area shall provide a ground floor with a minimum interior ceiling height of twelve (12) feet.

SECTION 3. ENVIRONMENTAL ANALYSIS. The amended regulations set forth herein have been reviewed and considered by the City Council in accordance with the provisions of the California Environmental Quality Act of 1970, as amended, and the guidelines promulgated thereunder, and Council finds that it can be seen with certainty that there are no significant environmental impacts on the environment resulting from these amendments and said amendments are therefore exempt from the requirements of the CEQA.

SECTION 4. FINDINGS. The City Council finds in accordance with Chapter 14.86 of the Los Altos Municipal Code that the amendments are in the best interest of the City for the protection and/or promotion of the public health, safety, comfort, convenience, prosperity, and welfare; and that the amendments are in conformance with the City of Los Altos General Plan.

SECTION 5. CONSTITUTIONALITY. If any section, subsection, sentence, clause or phrase of this Code is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this Code.

ORDINANCE NO. 08- 323

AN ORDINANCE OF THE CITY COUNCIL
OF THE CITY OF LOS ALTOS AMENDING CHAPTERS 14.50 AND 14.76
OF THE LOS ALTOS MUNICIPAL CODE PERTAINING TO ALLOWABLE BUILDING HEIGHT IN THE
CT DISTRICT AND ARCHITECTURE AND SITE REVIEW COMMITTEE APPEALS

The City Council of the City of Los Altos does hereby ordain as follows:

SECTION 1. AMENDMENT OF CODE: Section 14.50.140 of Chapter 14.50 of the Los Altos Municipal Code entitled "Height of structures (CT)" is hereby replaced with the following:

14.50.140 Height of structures (CT).

A structure shall not exceed two stories or thirty (30) feet in height, except as follows:

- A. For exclusively housing projects, a structure shall not exceed three stories or thirty-five (35) feet in height;
- B. For mixed-use projects that include a minimum of forty (40) percent of the gross floor area for housing, and provide a ground floor with a minimum interior ceiling height of twelve (12) feet, a structure shall not exceed three stories or forty feet (40) feet in height.

SECTION 2. AMENDMENT OF CODE: Section 14.76.090 of Chapter 14.76 of the Los Altos Municipal Code entitled "Appeals" is hereby replaced with the following:

14.76.090 Appeals.

- A. Within fifteen (15) days of any denial of an administrative design review request, the decision may be appealed to the architecture and site review committee.
- B. Within fifteen (15) days of any approval or denial of an architecture and site review committee design review request, the decision may be appealed to the planning commission.
- C. Within fifteen (15) days of any approval or denial of a planning commission appeal request, the decision may be further appealed to the city council.

SECTION 3. ENVIRONMENTAL ANALYSIS. The amended zoning regulations set forth herein have been reviewed and considered by the City Council in accordance with the provisions of the California Environmental Quality Act of 1970, as amended, and the guidelines promulgated thereunder, and Council finds that it can be seen with certainty that there are no significant environmental impacts on the environment resulting from these amendments and said amendments are therefore exempt from the requirements of the CEQA.

SECTION 4. CONSTITUTIONALITY. If any section, subsection, sentence, clause or phrase of this code is for any reason held to be invalid or unconstitutional, such decision shall not affect the validity of the remaining portions of this code.

SECTION 5. PUBLICATION. This ordinance shall be published as provided in Government Code section 36933.

SECTION 6. EFFECTIVE DATE. This ordinance shall be effective upon the commencement of the thirty-first day following the adoption date.

The foregoing ordinance was duly and regularly introduced at a meeting of the City Council of the City of Los Altos on May 13, 2008 and was thereafter, at a regular meeting held on May 27, 2008 passed and adopted by the following vote:

Ayes: PACKARD, SATTERLEE, CASAS, BECKER, CARPENTER
 Noes: NONE
 Absent: NONE


 Valerie Cook Carpenter, MAYOR

Attest: 
 Susan Kitchens, CITY CLERK

Date: June 11, 2008

From: Emily Gmail
Sent: Tuesday, August 01, 2017 10:36 AM
To: Planning Service
Subject: Fwd: CT zone

Sent from my iPad

Begin forwarded message:

From: Emily Gmail
Date: August 1, 2017 at 10:21:21 AM PDT
To: planning@losaltos.ca.gov, council@losaltosca.gov
Cc: Dave Walther
Subject: CT zone

Dear Commission and Council Members-

Please accept this letter regarding the proposed CT zoning changes. Unfortunately, due to a prior commitment, we are unable to attend the upcoming meeting.

We have been actively discussing these changes with our North Los Altos neighbors, and the response and tenor has been strongly opposed to exceptional growth and bulk beyond current limits. You should know that many were quite upset that additional changes were being proposed. Our feelings are summarized here. Thank you for your consideration while we are out of state.

1. **We want a 45' maximum height** including the Density Bonus Law exceptions. My understanding was that this was the intent of the previous zone change.
2. The goal is to increase affordable housing, NOT exceptionally sized luxury units in which the developers take and take from the city and are tone deaf to the residents. For example, when was the 4880 project ever in line with the spirit of the law. How are you, as appointed and elected officials, addressing the problems this project highlights?

3. We recommend that you **Amend the 2010 Ordinance that raised the CT Zone height to 45'**, because that was a mistaken attempt at implementing a higher density affordable housing policy on El Camino. This would be done with the understanding that the current Density Bonus Ordinance draft would address the Density Bonus Law more completely and effectively, AND give us what we want : 45' height. The changes to the 2010 Ordinance would be:

- Remove the 45' height change (goes back to 35')

- Refer to the Density Bonus Ordinance (in draft form now) and the other options
- Make mixed use residential/retail a general use (not a 'special purpose'). This is in the current draft proposal, and recognize this is supportive of affordable housing.

4. Encourage actual affordable housing through smaller unit options.

5. Enforcement. More Los Altos residents will increase the burden on city services. Currently, there is an increase in traffic flow, kids returning to school and people taking to individual affordable housing. Please be proactive in staffing and access to services.

With thanks-
David and Emily Walther
Rima Ln
Los Altos

Jon Biggs

From: Planning Division (FAX)
Sent: Tuesday, May 09, 2017 8:49 AM
To: Jon Biggs
Subject: FW: CT Zone Plan / Density Bonus / C. Jordan memo

Importance: High

From: Dave Walther
Sent: Monday, May 08, 2017 8:21 AM
To: City Council <council@losaltosca.gov>; Planning Service <planning@losaltosca.gov>; Emily Walther
Subject: CT Zone Plan / Density Bonus / C. Jordan memo

All-

I am sorry that I will be away on business for the upcoming City Council meeting. As such, I am submitting this note in my absence.

As you are aware, Emily and I are in support of not exceeding the current 45' zoning. We have participated in as many zoning related meetings as possible, and have yet to hear residents asking for an exception to this height limit. In contrast, developers have been asking for increased heights 'to make projects pencil out'. I do not believe this to be the case and would suggest that developers provide their internal hurdle (profit) rate or forego this argument.

Secondly, it has been raised several times, that without some draft state density bonus language, we are concerned that the current zoning will serve only as a starting point, rather than as limits. We have been advised by both City Council and Planning and Transportation committee members that the proposed zoning regulations will be evaluated in conjunction with the proposed density bonus language. I am quite concerned that this does not seem to be consistent with the City Manager. In Mr. Jordan's memo on progress, it appears that the zoning changes are 'complete' with a check mark. Please ensure that there is time for public comment on proposed density bonus language AND re-review of proposed zoning changes in that light prior to lifting of the moratorium.

Thirdly, we are fortunate enough to connect with Mr. Fred Haubensak and his colleagues of the Los Altos Square association and are in support of the overriding principles of their petition. We were able to meet in our Gateway neighborhood and discuss the common themes and goals of 'the CT zone'. To highlight one topic, my extended family walked to dinner on Sunday evening, with my 5 year old niece. There are MANY areas where being a pedestrian requires walking behind cars, on bumpy sidewalks, and very near onrushing traffic. The intersection at Loucks and San Antonio is a prime example. Proposed zoning changes in this area will only increase foot traffic and increase the risk of pedestrian accidents. DO NOT WAIT to address these items until it is too late for some family.

Thank you for considering my inputs in my absence and thank you for your continued service.

Respectfully submitted,

David Walther
Rilma Ln.
Los Altos, CA

Jon Biggs

From: Mary Skougaard
Sent: Tuesday, March 21, 2017 9:28 AM
To: Jon Biggs
Subject: CT HEIGHT GUIDELINES

To Planning and City Council –

It is imperative that the height for buildings adjacent to R1-10 residential be measured from the ground level of the residential property. Measuring from adjacent raised heights would be grossly unfair to the lower level residential properties.

Example is Village Court built on 4 foot fill next to family residential on Rilma Lane built at ground level.

And story poles should be required for buildings over 2 stories next to these properties so any special intrusive issues can be resolved in a timely manner.

Mary Skougaard on behalf of Rilma Lane residents

Jon Biggs

From: Chris Jordan
Sent: Friday, March 17, 2017 2:02 PM
To: Jon Biggs
Subject: FW: PTC meeting March 16th
Attachments: Attachment A CT Ordinance 3.16.2017.doc; CT Amendments 3-16-17 PTC (1).pptx

From: Roberta Phillips
Sent: Friday, March 17, 2017 1:58 PM
To: City Council <council@losaltosca.gov>
Subject: PTC meeting March 16th

Dear Council Members

I attended the PTC meeting last evening. The proposed changes to the CT zone include:

1. Raising the height of the buildings from 45' to 49'. I guess the PTC is ignoring and not discussing the California Density Bonus Law implication because even with a 10' additional allowance the building would be 59' tall without a roof or roof structure. This height could be potentially much higher depending on how many BMR units were offered. The developer stated he thought that was fine as the Planning Department told him 57' was O.K.
2. Raising the height of the roof top elevator structure from 12' to 15'6". Even Mike McTighe thought this was ridiculous and he is very tall. He said no bed or couch required such a large elevator.
3. Side set backs of 7'5" with a minimum of 3'. So in other words if a building were to be built next door, and each had a patio extending out 3'6', there would remain 3" between the patios. The neighbors from each building could hold hands.
4. Automatically change from Commercial to Residential and mixed use. I believe this should be conditional as we could end up with all residential high rise buildings and no commercial buildings. It would take the decision away from the City Council to decide what mix of buildings they wanted.

The public had a chance to speak, but their well prepared comments were ignored. The public could speak for 3 minutes on the dot, but the developer was allowed to speak for 9 minutes. The land owner also had as much time as he wished to speak.

The PTC was doing no work or research on their own or even volunteering to help out. Any time a question came up they asked staff to do the work or research for them. No wonder the staff is buried. Staff has to do their own work and the work of the Commission. Did we pick commissioners so they can have the prestige without any responsibilities?

I have attached the presentation that Jon Biggs kindly sent me as there were no copies in the lobby for me to get. Please read the two presentations as there is much more than I highlighted. I am very pleased that Anita Enander was chosen to the PTC. I know she will do the work required to help the City Council make smart decisions.

Sincerely
Roberta Phillips

REC. 6.1.17'
e PTC ME.

To: Los Altos PTC

6-1-2017

Re: Petition to Preserve the Neighborhood Character for the El Camino Corridor

PTC commissioners –

A group of residents in the neighborhoods surrounding the CT Zone are collecting signatures for the following petition. We have 220 signatures as of today. Please consider residents voices in the CT Zone decision process before us.

Thanks you,

Fred Haubensak,
29 Los Altos Square

Petition to Preserve the Neighborhood Character for the El Camino Corridor

We, the residents in and surrounding the El Camino (CT) zone request that the Los Altos City Council and PTC implement these in the CT Commercial Thoroughfare Zone District:

1. **Reject developments that exceed a defined maximum height of 45'.**
2. **Maintain the neighborhood character for retail businesses.**
3. **Provide for safe and walkable streets.**
4. **Provide for adequate setbacks and privacy screening for residences adjacent to multistory developments.**
5. **Define the Public Benefits & Concessions regarding the California Density Bonus Law.**

More complete text for Petition to Preserve the Neighborhood Character for the El Camino Corridor

1. **Reject developments that exceed a maximum height of 45'.** Retain the 45' height criteria in the CT zone as a "maximum total height". Redefine the CT zone height to 30' and incentive structure with affordable housing units so that the maximum total height of 45' is never exceeded.
2. **Maintain the neighborhood character for retail businesses.** Require retail businesses that are neighborhood supporting in future developments. Set design criteria to promote neighborhood supporting service businesses, such as eliminating the requirement for minimum retail ceiling height of 12'. Adopt the recommended exception for new retail development in the affordable housing linkage fees schedule.
3. **Provide for safe and walkable streets.** To compensate increased development density in the CT zone, define these public benefits: Wider sidewalks, increased visibility at cross walks on El Camino with better lighting and crosswalk visibility signage, speed mitigation measures and safe walking paths or new sidewalks on side streets. Tie costs for these to developer fees as deemed appropriate.
4. **Provide for adequate setbacks and privacy screening for residences adjacent to multistory developments.** Define increased side yard setbacks that face adjacent R1 and R3 zones for those portions of development above 2 stories. Implement design requirements for 4 or more foot minimum window height requirement above 2nd floor windows that face adjacent R1 and R3 zones.
5. **Define Public Benefits and Concessions pertaining to the California Density Bonus Law.** Define an ordinance with specific developer benefits and concessions that may include public benefits in addition to affordable housing units. Public benefits may include: wide sidewalks on El Camino, cross walk visibility measures along El Camino, traffic mitigation measures and safe walking paths or sidewalks on high traffic side streets, and measures to promote neighborhood supporting businesses.

Rec. 6.1.17'
e PTZ MTA.

To: City of Los Altos Transportation Committee

From: Lili Najimi, North Los Altos Resident

Dear Committee members,

I believe the density Bonus Incentives Menu Item e. should be amended with an exception for when it borders a single family home R1 zoned property as follows:

e. Height. In any zone in which height or number of stories is limited, a maximum of 11 additional feet or one additional story may be added to the underlying base height except for when it borders a single family home R1 zoned property.

I believe the building height of a developmental property bordering a single family home should be limited to 45' including the bonus density. There should strictly be no exceptions or waivers to the height limit.

Sincerely,

Lili Najimi

North Los Altos Resident

June 1, 2017

rec. 6-1-17
 @ PTC MTR.

Petition to Preserve the Neighborhood Character for the El Camino Corridor

We, the residents in and surrounding the El Camino (CT) zone request that the Los Altos City Council and PTC implement these into the CT Commercial Thoroughfare Zone District:

1. Reject developments that exceed a defined maximum height of 45'.
2. Maintain the neighborhood character for retail businesses.
3. Provide for safe and walkable streets.
4. Provide for adequate setbacks and privacy screening for residences adjacent to multistory developments.
5. Define Public Benefits and Concessions pertaining to the California Density Bonus Law.

Signed,







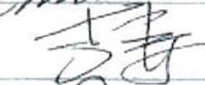
| Name | Address | Signature | Date |
|--------------------------------|---------|------------------------|--------------------|
| Tao Jiang Ho | | | 5/7/17 |
| Ba Jia | | Basil Ford | 5/9/17 |
| MICHAEL TSON | | Michael Tson | 5/7/17 |
| NORMAN CHOY | | Norman Choy | 5/7/17 |
| Alan Sala | | Alan Sala | 5-17-17 |
| Kate Farmer | | Kate Farmer | 5-17-17 |
| ABERIM BALAKRISHNAN | | [Signature] | 5-17-17 |
| SANJAY DIXIT | | [Signature] | 5/17/17 |
| Vaishali Dixit | | Vaishali P. Dixit | 5/14/17 |
| Allen McGill | | [Signature] | 5/14/17 |
| ELIE AMORIM | | [Signature] | 5/14/17 |
| William Heath | | [Signature] | 5/17/17 |
| Marianne Hankes | | Marianne Hankes | 5/17/17 |
| Nelvin Gee | | Nelvin Gee | 5/17/17 |

Petition to Preserve the Neighborhood Character for the El Camino Corridor

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3. **Provide for safe and walkable streets.**
4. **Provide for adequate setbacks and privacy screening for residences adjacent to multistory developments.**
5. **Define Public Benefits and Concessions pertaining to the California Density Bonus Law.**

Signed,

| Name | Address | Signature | Date |
|-----------------|---------|--|----------|
| MUDGE JOHN | |  | 6 MAY 17 |
| MUDGE MAVE | |  | 6 MAY 17 |
| Lan Shi | | TV. Lan Shi | 6/6/17 |
| Kalinda Rana | | Kalinda Rana | 7 MAY |
| FRAZER | |  | 7.2017 |
| Lucy Fikman | |  | 5/7 |
| Steve Folkman | |  | 5/7 |
| Ponir Teodoro | | Teodoro | 5/7 |
| Eugene Chiu | | ECC | 5/7 |
| CHRIS CREWAGE | |  | 5/7 |
| Charles Strub | | Charles Strub | 5/17 |
| Ligian Li | |  | 5/17 |
| Ms. Samirani | | Ms. Samirani | 5/17 |
| Zachary Numbali | | Zachary Numbali | 5/17 |

Petition to Preserve the Neighborhood Character for the El Camino Corridor

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3. **Provide for safe and walkable streets.**
4. **Provide for adequate setbacks and privacy screening for residences adjacent to multistory developments.**
5. **Define Public Benefits and Concessions pertaining to the California Density Bonus Law.**

Signed,

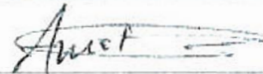


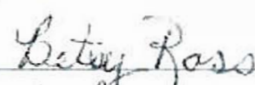


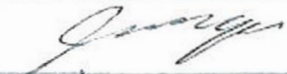
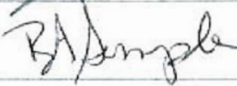


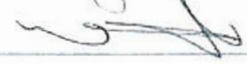


| Name | Address | Signature | Date |
|-------------------|---------|-----------------|---------|
| Charlotte Johnson | | y C. Johnson | 5/17/17 |
| Caroline Bedard | | ay C Bedard | 5/17/17 |
| Pierre Belin | | P. Belin | 5/17/17 |
| Sil Gomez | | S Gomez | 5/17/17 |
| Charles Fine | | C Fine | 5/17/17 |
| Clara Roa | | Clara E. Roa | 5/17/17 |
| BO DONG | | B Dong | 5/21/17 |
| Frank Spadoli | | Frank Spadoli | 5/21/17 |
| Robert Chen | | Robert Chen | 5/21/17 |
| John Perumattam | | John Perumattam | 5/21/17 |
| Jeri Herbert | | Jeri Herbert | 5/21/17 |
| Ben Ochoa | | Ben Ochoa | 5/21/17 |
| Mauri Langman | | Mauri Langman | 5/21/17 |

Petition to Preserve the Neighborhood Character for the El Camino Corridor

We, the residents in and surrounding the El Camino (CT) zone request that the Los Altos City Council and PTC implement these into the CT Commercial Thoroughfare Zone District:

1. **Reject developments that exceed a defined maximum height of 45'.**
2. **Maintain the neighborhood character for retail businesses.**
3. **Provide for safe and walkable streets.**
4. **Provide for adequate setbacks and privacy screening for residences adjacent to multistory developments.**
5. **Define Public Benefits and Concessions pertaining to the California Density Bonus Law.**

Signed,

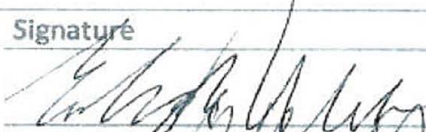
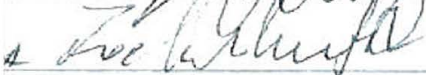

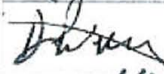





| Name | Address | Signature | Date |
|-------------------------|---------|--|-----------|
| Arndt Maimon | |  | 05/14/17 |
| Arndt Maimon | | | |
| Orit Maimon | |  | 5/14/2017 |
| GREG ROSS | |  | 5-17-17 |
| Betsy Ross | |  | 5-17-17 |
| Adele Zhang | |  | 5.18.17 |
| Yu Yao | |  | 5/18/17 |
| Jian Yu | |  | 5/18/17 |
| Bethani Semple | |  | 5/18/17 |
| Brandon Tang | |  | 5/18/17 |
| Beth Mulderr | |  | 5/19/17 |
| Janine Yu | |  | 5/19/17 |
| Nancy Eranosian | |  | 5/21/17 |
| Zhiwen Liao | |  | 5/21/17 |

Petition to Preserve the Neighborhood Character for the El Camino Corridor

We, the residents in and surrounding the El Camino (CT) zone request that the Los Altos City Council and PTC implement these into the CT Commercial Thoroughfare Zone District:

1. **Reject developments that exceed the defined maximum height.**
2. **Maintain the neighborhood character for retail businesses.**
3. **Provide for safe and walkable streets.**
4. **Provide for adequate setbacks and privacy screening for residences adjacent to multistory developments.**
5. **Define Public Benefits.**

Signed,


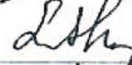
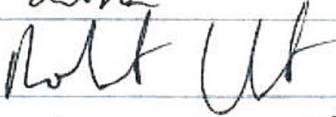









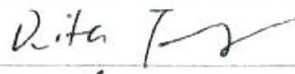

| Name | Address | Signature | Date |
|-------------------|---------|--|---------|
| ESHAGH MALEK | |  | 4/20/17 |
| ZACK MILODUCH | |  | 4/20/17 |
| Elaine Wan | |  | 4/20/17 |
| Andrea Chu | | 22 Adrecha | 4/20/17 |
| LYNNE SWEET | | Lynne Sweet | 4/20/17 |
| DAVID WALTER | |  | 4/20/17 |
| Anatol Shmelev | |  | 5/24/17 |
| Julia Shmelev | |  | 5/25/17 |
| Lisa Brett | | Lisa Brett | 5/25/17 |
| Iskhan | | Iskhan | 5/25/17 |
| Pete Sobrin | |  | 5/24/17 |
| Kathryn Hong | | Kathryn Hong | 5/24/17 |
| Sabra Abraham | |  | 5/24/17 |
| Gordon S. Abraham | |  | 5/24/17 |

Petition to Preserve the Neighborhood Character for the El Camino Corridor

We, the residents in and surrounding the El Camino (CT) zone request that the Los Altos City Council and PTC implement these into the CT Commercial Thoroughfare Zone District:

1. **Reject developments that exceed the defined maximum height.**
2. **Maintain the neighborhood character for retail businesses.**
3. **Provide for safe and walkable streets.**
4. **Provide for adequate setbacks and privacy screening for residences adjacent to multistory developments.**
5. **Define Public Benefits.**

Signed,






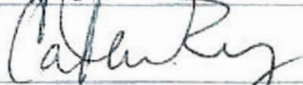

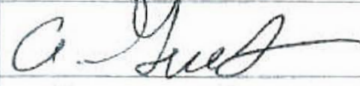
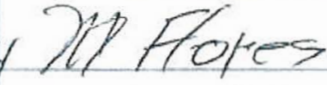


| Name | Address | Signature | Date |
|-------------------|---------|--|-----------|
| S. Davidson | |  | 4/16/17 |
| Shan Lu | |  | 4/16/17 |
| Robert Verity | |  | 4/16/17 |
| Kimberly Verity & | |  | 4/16/2017 |
| Shen Xie | |  | 4/16/2017 |
| David WANG | |  | 4/16/2017 |
| BELINDA CAIRNS | |  | 4/16/17 |
| NICK CAIRNS | |  | 4/16/17 |
| Greg Cairns | |  | 4/16/17 |
| Brice Key-Horne | |  | 4/16/17 |
| Laura Key-Horne | |  | 4/16/17 |
| Christuh Chen | |  | 4/16/17 |
| Rita Fang | |  | 4/16/17 |
| Maria Switzky | |  | 4/16/17 |

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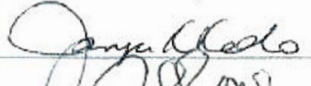
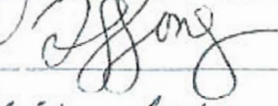
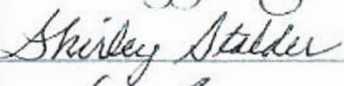


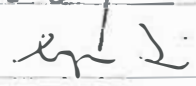

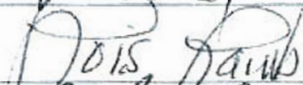
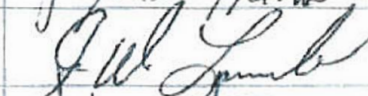




| Name | Address | Signature | Date |
|-----------------|---------|--|---------|
| MANUS J-CHENG | |  | 4/16/17 |
| Gauling Chow | |  | 4/16/17 |
| Toula Koulidou | |  | 4/16/17 |
| Serguei Kouliko | |  | 4/16/17 |
| Jim Fley | |  | 4/16/17 |
| Catherine Zeng | |  | 4/16/17 |
| Chihang | |  | 4-17-17 |
| Michael | | Michael Corcoran | 4/17/17 |
| ANDREAS BUNDAS | |  | 4/17/17 |
| Mrs. Lores | |  | 4/17/17 |
| Tracy Reyno | | rich way john | 4/17/17 |
| Brian Jackson | |  | 4/17/17 |
| ESTRELLA CHAN | |  | 4/17/17 |

Petition to Preserve the Neighborhood Character for the El Camino Corridor

We, the residents in and surrounding the El Camino (CT) zone request that the Los Altos City Council and PTC implement these into the CT Commercial Thoroughfare Zone District:

6. **Reject developments that exceed a defined maximum height of 45'.**
7. **Maintain the neighborhood character for retail businesses.**
8. **Provide for safe and walkable streets.**
9. **Provide for adequate setbacks and privacy screening for residences adjacent to multistory developments.**
10. **Define Public Benefits and Concessions pertaining to the California Density Bonus Law.**

Signed,

| Name | Address | Signature | Date |
|---------------------------|---------|--|---------|
| Dave Snow | |  | 4-5-17 |
| Jorge Medo | |  | 5/10/17 |
| PRISCILLA FONG | |  | 5/10/17 |
| SHIRLEY STALDER | |  | 5/22/17 |
| ERIC LOCKHO | |  | 5/22/17 |
| Irina Zorulya | |  | 5/22/17 |
| Samantha Lin | |  | 5/24/17 |
| Wanchun Kim | |  | 5/24/17 |
| Jim Kai's Lamb | |  | 5/24/17 |
| Jim Lamb | |  | 5/24/17 |
| Nikita Shetty | |  | 5/24/17 |
| Ashish Karia | |  | 5/24/17 |
| Perry Schaefer | |  | 5/24/17 |
| Shuyun Wang | |  | 5/24/17 |

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Signed,

| Name | Address | Signature | Date |
|---------------------|---------|-----------|-----------|
| Elizabeth DUNSON | | | 5-20-17 |
| Zan Huang | | | 5/20/2017 |
| Siyuan Xin | | | 5/24/2017 |
| Jun Xu | | | 5/24/2017 |
| Cathy Walz | | | 5/24/17 |
| George S. Torralba | | | 5/26/17 |
| Carol Rose | | | 5/26/17 |
| Felicia Lucero | | | 5/26/17 |
| Emily Philizza | | | 5/26/17 |
| Deepali | | | 05/26/17 |
| Jim Garcia | | | 05/28/17 |
| Rose Rambo | | | 05/28/17 |
| Darrell Hoff | | | 05/28/17 |
| Celine H. Myers | | | 05/28/17 |

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Signed,

| Name | Signature | Date |
|--------------------|----------------------|---------|
| Victoria Osmar | 14022 Victoria Osmar | 4/17/17 |
| Randolph Chung | [Signature] | 4/17/17 |
| Shobana Raghupathy | Shobana Raghupathy | 4/17/17 |
| VICKIE CHOU | Vickie | 4/17/17 |
| Kailin Lu | [Signature] | 4/17/17 |
| MARCO NARDIN | Marco Nardin | 4/17/17 |
| [Signature] | [Signature] | 4/17/17 |
| Natalya Yermakov | [Signature] | 4/18/17 |
| Inna Palant | [Signature] | 4/18/17 |
| Nick Bobrows | [Signature] | 4/18/17 |
| Henry Gustai | Henry Gustai | 4/18/17 |
| Ben Gu | Ben Gu | 4/18/17 |
| PETER LOBBAN | PE Lobban | 4/18/17 |
| Philip Borch | Philip Borch | 4/18/17 |

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Signed,

| Name | Address | Signature | Date |
|------------------|---------|------------------|---------|
| Fred Hausberger | | Fred Hausberger | 4/18/17 |
| MARGARET G. HAHN | | Margaret G. Hahn | 4-18-17 |
| Stan Simon | | Stan Simon | 4/19/17 |
| Melvina Simon | | Melvina Simon | 4/19/17 |
| Alison Maria | | LOS ALTOS, CA | 4-19-17 |
| LAN BAO | | LOS ALTOS, CA | 4/19/17 |
| Jiangnan Zhao | | LOS ALTOS, CA | 4/19/17 |
| Samuel DeAngelis | | Los Altos CA | 4-19-17 |
| Brett Larson | | Los ALTOS CA | 4/19/17 |
| PAUL BROWN | | Paul Brown | 4/19/17 |
| Skylar Larson | | Los Altos CA | 4/19/17 |
| Karla Larz | | Los Altos | 4/19/17 |
| | | | |
| | | | |

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Signed,

| Name | Address | Signature | Date |
|---------------|---------|--|---------|
| Diane Bergh | |  | 4/18/17 |
| Kaori Ikeda | |  | 4/18/17 |
| Rensheng Xia | |  | 4/18/17 |
| Hao Lan Zhang | |  | " |
| John Budis | |  | 4/18/17 |
| Janice Bud | |  | 4/19/17 |
| TOM SCOTT | |  | 4/19/17 |
| Junghae Scott | |  | 4/19/17 |
| Jihye Shin | |  | 4/19/17 |
| Hyung Yoon | |  | 4/19/17 |
| Libo Su | |  | 4/19/17 |
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Signed,

| Name | Address | Signature | Date |
|----------------------|---------|----------------------|---------|
| Suzanne Wells | | Suzanne Wells | 4/18/17 |
| Beverly Schrub | | Beverly Schrub | 4/18/17 |
| Don Schrub | | Donald Schrub | 4/18/17 |
| Suzanne Burke | | Suzanne Burke | 4/18/17 |
| George Greenwood | | G. Greenwood | 4/18/17 |
| Gloria W. Siciliano | | Gloria W. Siciliano | 4/18/17 |
| Francis D. Siciliano | | Francis D. Siciliano | 4/18/17 |
| James C. Corbett | | James C. Corbett | 4/18/17 |
| Lynn Thompson | | Lynn Thompson | 4/18/17 |
| Terry Griffith | | Terry Griffith | 4/19/17 |
| Atsuko Tokuse | | Atsuko Tokuse | 4/20/17 |
| Naomi Bjorklund | | Naomi Bjorklund | 4/20/17 |
| Erin Yueh | | Erin Yueh | 4/20/17 |
| Maryam Malek | | Maryam Malek | 4/20/17 |

31 ONLINE SIGNATURES AS of 6-1-17

| Count | First Name | Last Name | Street Address | City |
|-------|------------|----------------|----------------|-----------|
| 1 | Patricia | Osborne | | Los Altos |
| 2 | FERAYDOON | JAMZADEH | | LOS ALTOS |
| 3 | Lili | Najimi | | Los Altos |
| 4 | Deana | Atassi | | Los altos |
| 5 | James C | Taylor | | Los Altos |
| 6 | Karen | Solheim | | Los Altos |
| 7 | Lori | Sevcik | | Los Altos |
| 8 | Stephen | Fan | | Los Altos |
| 9 | Phan | Truong | | Los Altos |
| 10 | Jean | Xie | | Los Altos |
| 11 | Maryann | Konton | | Los Altos |
| 12 | Ellen | Baron | | Los Altos |
| 13 | connie | kwok | | los altos |
| 14 | Stanley | Klein | | Los Altos |
| 15 | Aidan | Lucero | | Los Altos |
| 16 | Irina | Lozinski | | Los Altos |
| 17 | Mary & Bob | Skougaaard | | Los Altos |
| 18 | MARIANNE | BALDRICA | | Los Altos |
| 19 | Edith | Huang | | Los Altos |
| 20 | Mark | Starr | | Los altos |
| 21 | m | potter | | los altos |
| 22 | Judith | Golub | | Los Altos |
| 23 | Joyce | Smith | | Los Altos |
| 24 | Suzanne | Bayley | | Los Altos |
| 25 | George | Turnbull | | Los Altos |
| 26 | Kirk | Lindstrom | | Los Altos |
| 27 | Isabelle | Starr | | Los Altos |
| 28 | teresa | morris | | los altos |
| 29 | Birgit | Shay | | los altos |
| 30 | Igor | Palant | | Los altos |
| 31 | Siva | Ganapathiappan | | Los Altos |

From: Jeff Potts
Sent: Thursday, March 16, 2017 11:58 AM
To: Jon Biggs <jbiggs@losaltosca.gov>; Mircea Voskerician
Subject: CT Zoning / El Camino Moratorium

Jon,

I wanted to touch base before the meeting tonight. We are hoping to get some clarity on the direction that staff is taking on the CT Zoning and the El Camino Moratorium. We are hopeful (and it is our opinion) that these items are going to remain on a separate track and that the PTC will be able to recommend to the City Council that they adopt the CT Zoning as it is currently written. This will help to ensure that if the Council needs several meetings to review and approve the CT Zoning that it does not impact the Density Bonus Ordinance which I am sure will take much discussion.

I think the Ct Zoning as written meets all of the criteria discussed in the last two PTC meetings.

I do believe that perhaps one change should be made that would be in the best interest of the city for the long term. I think you may want to consider an alternate to the Side Yard section and have it read;

14.50.100 Side Yard (CT)

Side yard width shall be 7.5' on an interior side yard and 15' on a corner side yard. Uninhabited building features (pop-outs), balconies, and stair towers shall be allowed to encroach 2.5' into the side yard setbacks. For a property that abuts an R District (excluding access corridors), the following requirements shall apply:

INCLUDE AS WRITTEN

I think this will allow the flexibility for the desired building articulation but will keep the side yards feeling much more open.

Thanks,

Jeff

Jeffrey J. Potts

Architect | Principal

SDG Architects, Inc.

3361 Walnut Blvd. Suite 120

Brentwood, CA. 94513

925.634.7000 Office

925.634.8020 Fax

www.strausdesign.com

DISCLAIMER: The delivery of this drawing in electronic format is for the benefit of the client for whom the design services have been performed. This delivery constitutes a nonexclusive, limited license for the recipient to use the information in the electronic file for the specific purpose of responding to the requirements of the Contract Documents for this project. Nothing in this transfer should be construed to create any right of the contractor to rely on the information provided or that the use of this electronic information implies that the review and approval by the design professional of any drawing based on the information. It is our professional opinion that this electronic information provides design information current as of the date of its release. Any use of this information is at the sole risk and liability of the user who retains the responsibility of meeting the requirements of the Contract Documents. The recipient is also solely responsible for updating the information to reflect any changes in the design following the preparation date of this information.

Jon Biggs

From: Mary Skougaard
Sent: Thursday, March 16, 2017 3:11 PM
To: Jon Biggs
Subject: Planning Commission/City Council input

To Planning/Council members -

For the record - here is what I originally intended to say at tonight's Planning meeting – best delivered in writing for future reference purposes:

Mary Skougaard – – active many years on many issues involving North Los Altos residential properties near the El Camino CT area.

Tonight my neighbors have asked me to summarize their current concerns which we hope will be resolved before the El Camino moratorium is finally lifted. Foremost is the request that the Planning Commission (and subsequently City Council) analyze and approve elements of proposed CT amendments in a more organized manner so both developers and residential neighbors can proceed accordingly.

Multi-family housing with its 24/7 – 365 day – impact on residential neighbors is our prime concern.

First priority would be confirming (or denying) multi-family housing as conditional in the CT district.

Second priority would be confirming (or denying) multi-family maximum height at 2 stories. We do not feel environmental study results adequately protect residents from inherent intrusions from higher-rise developments.

Third priority – resolving any issues which may surface about density bonus matters.

Beyond that individual decisions would be concerning roof-top and landscape buffer access by multi-family residents, extended mechanical equipment, traffic (auto/pedestrian/bicycle) and, of course, safety and environmental issues like sound, light, odor etc.

We feel this more organized approach to this issue will save time and energy for all.

Mary

Jon Biggs

From: David Kornfield
Sent: Thursday, March 16, 2017 10:15 AM
To: Los Altos Planning Transportation Commission
Cc: Jon Biggs
Subject: FW: Comments for PTC regarding CT Zone changes

Commissioners:

We received the following letter regarding the CT amendments.

David

David Kornfield
Planning Services Manager – Advance Planning
650-947-2632

City of Los Altos
1 North San Antonio Road
Los Altos, CA 94022

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From: Darren Jones
Sent: Wednesday, March 15, 2017 10:19 PM
To: David Kornfield <DKornfield@losaltosca.gov>
Subject: Comments for PTC regarding CT Zone changes

Hello Mr. Kornfield,

I have reviewed the agenda for the PTC meeting tomorrow, 3/16/17. Please forward this email on to the PTC commission. Thank you.

Dear PTC commissioners,

I apologize for the length of this email, but I wanted to get on the record with my concerns around the CT zoning changes. I do believe that the CT zone is important to Los Altos and I look forward to parcels being redeveloped and improved over time. However, there needs to be limits put in place for the good of the city and for the residents. Please consider the following:

* The housing element lists an objective of 552 multifamily DU's by 2023, 49% of which are extremely low, very low, or low income units. It should be noted that historically, about 10% of developed units falls into these low income categories. Of the 20 multifamily DU's built from 1/2014 - 8/2014, only 1 was a low-income unit. (5%). If Los Altos wants to encourage more BMR units, it should consider changing section 14.28.030, section D to increase the minimum require BMR units.

Sections 14.50.030-14.50.040

There are 6 Specific Purposes of the CT zone. 3 of these talk about commercial, not residential goals:

- To promote the economic and commercial success of Los Altos commercial districts

- To strengthen the city's economic base through promotion of El Camino Real for high-revenue, destination commercial uses

- To emphasize a healthy proportion of retail uses as opposed to office and service uses

One of the goals specifically calls for the CT zone to provide buffer to residential properties:

- To buffer the impacts of commercial land uses on neighboring residential properties

One one goal talks about residential, and this goal mitigates the purpose to only "allow" for it:

- To allow for mixed uses of commercial and residential

It is inappropriate to change mixed-use and multifamily housing from conditional use to permitted use because it does not match with the Specific Purposes of the CT zone. Other sections of the municipal code "allow" uses and this corresponds to conditional uses (see the CN zone, for instance). The CT zone today represents a significant portion of the commercial activity for Los Altos. Making these permitted uses will mean the city will have no recourse as developments eliminate commercial and replace it with housing. Furthermore, this reduces the public input and controls the city has over these large projects. I urge the commission to leave mixed-use and multifamily house as Conditional Uses.

Section 14.50.100

Thank you for making the side-yard setbacks similar to rear-yard setbacks when adjacent to Residential. This is entirely appropriate and serves to buffer the residential properties.

Section 14.50.140

The height limit in the CT zone has been raised twice in the past 13 years and is already 50% higher than it was in 2004. The additional 4 feet being proposed is arbitrary and poorly supported by a submission of a single developer who showed that to build housing with over 10ft ceilings would require slightly higher than 45ft that exists today (45ft 8inches for 4 stories). Further increases in height impact neighboring properties with light noise, sound noise, and sunlight blockage for no more good reason than to increase an amenity such as ceiling height. This will not result in any value to the city in terms of additional units, only additional profit to the developer. This comes at no impact/cost to the developer - only to neighboring residences. I urge the commission to reset this height back to the current 45ft. Alternatively, you may consider requiring additional setbacks - 125ft side and rear yard setbacks for structures higher than 30ft.

Section 14.50.150, subsection (A)

The requirement of one dimension being 6ft is somewhat ludicrous, since a 6ftx2ft balcony could be counted as private open space and yet would be completely unusable. The commission should include verbiage such as "no dimension less than 4ft", or some other language so as to make the space usable.

Section 14.50.150, subsection (C)

The requirements for open space are too small. A fifty-unit development might reasonably house 125 people, and the open space would be 800sq.ft? That is the size of a 3-car garage. The commission should increase the open space requirements for all development sizes.

Section 14.50.160

I strongly object to the rooftop usage. The CT zone is primarily a commercial zone, and restaurants are specifically permitted. This section will thus allow outdoor seating for restaurant patrons and other commercial activities. This will cause an undue burden on neighboring properties in the form of noise, smells, lights, etc. I suggest restricting rooftop use such that it faces El Camino and is not visible from adjacent residential properties.

Section 14.50.180

Mechanical parking is necessarily heavy machinery designed to move cars and trucks that weigh several thousand pounds. It is loud and obtrusive to residents on the property as well as neighboring properties. If

operation were restricted (as other sound-creating activities are) between the hours of 10pm-7am, then it would be acceptable, but its tough to prevent people from using their cars out when they need to. It may be worth mentioning in this section that any system must comply with noise ordinance 6.16 at all hours.

Section 14.66.240

The excess height allowed for elevator and stair housing was increased as a result of a comment from a single developer during a PTC meeting. This person does not have the best interests of the city as their primary goal. Did the commission do any further research to find out what a real-world requirement is for such elevator shafts?

Thank you,
Darren Jones

Darren Jones

Jon Biggs

From: Mary Skougaard
Sent: Wednesday, March 01, 2017 1:25 PM
To: Jon Biggs
Subject: BUFFER?

It has come to my attention the City is currently using the term "buffer" incorrectly as a verb instead of a noun as originally intended. The intended verb is the word "mitigate" which includes physical buffers but adds architectural, environmental and other such elements. Code sections 14.40.020 (CN) and 14.50.020 (CT) and recent City statements should be corrected accordingly.

Note – my old General Plan Glossary lists the following definitions:

Buffer Zone – An area of land separating two distinct land uses which acts to soften or mitigate the effects of one land use on the other.

Mitigate – To ameliorate, alleviate, or avoid to the extent reasonably feasible.

Note also – There are no buffer zones between ElCamino commercial and adjacent R1-10 residential. Earlier zone areas have been modified to include hotels (Marriott) and parking lots (Village Court).

We hope Planning and the City will "mitigate" El Camino CT development with adequate "replacement buffers" and other "mitigating" elements.

Thanks for seeing this term is properly clarified.

Mary Skougaard

Jon Biggs

From: Chris Jordan
Sent: Tuesday, February 21, 2017 11:53 AM
To: Jon Biggs
Subject: FW: CT ZONE DISTRICT AMENDMENTS

From: Clara Roa
Sent: Thursday, February 16, 2017 8:09 PM
To: City Council <council@losaltosca.gov>
Cc: Jeannie Bruins <jbruins@losaltosca.gov>; Jean Mordo <jmordo@losaltosca.gov>; Jan Pepper <jpepper@losaltosca.gov>; Lynette Lee Eng <lleeeng@losaltosca.gov>; Mary Prochnow <mprochnow@losaltosca.gov>
Subject: CT ZONE DISTRICT AMENDMENTS

Comments about this issue:

Privacy. The city puts a lot of privacy requirements for any new two story construction next to a one story or two story house. The same consideration for privacy should be given for high density situations located next to single family homes.

Trees may not be a solution because there isn't height requirement. In addition, what if a tree dies. Who'd be responsible for replacing it?

We cannot compare Los Altos side of El

Camino to the Mountain View side. The tall and high density buildings there already abut apartment buildings and commercial properties. The Los Altos side is mostly one story ranch houses. Completely different consequences.

What's the plan to address the higher density in partnership with neighboring cities? Do you talk to them at all?

In my opinion, existing heights and setbacks are OK. Consistency in code is important. And higher density residences are Ok, but not necessarily taller buildings or smaller set backs.

Thank you.

Clara Roa

--
Sent from Gmail Mobile

2/16/2017 Los Altos City Planning

David Walther, Rilma Ln

I speak to you tonight in solidarity with my neighbors on Rilma Lane about what is great about Los Altos – the community/ village feel. This is the primary thing that encouraged us to move back to Los Altos.

It is especially difficult to articulate and value this feeling, in light of commercial and housing development, transportation, safety, legal precedents and rights, but in my discussions, it remains the primary attraction for people moving to Los Altos and the primary driver for our established property values. It is the calling card for Los Altos, highlighted in city documents and websites, and a key differentiator from our neighboring cities.

Current zoning and regulations have made Los Altos. Projects and development has been carried out in a rational manner. Quality projects have been successful, including rational mixed use development. I ask you to SLOW DOWN, consider the long view and respect the codes and zoning currently in place and to be cognizant of the risks, for once the decision is made to overdevelop, there is no return – and that affects all Los Altans.

Specifically, it is proposed to make housing a permitted use for the CT zone. I vehemently oppose this position because it potentially opens the door to some unintended consequences.

- Housing as a permitted use opens the door to excessive developer incentives – including overriding heights, set backs, etc. For example, the 583 unit Prometheus development in Mountain View, just across ECR received a 35% density bonus - standing 7 stories and removing nearly 50 heritage trees.
- Housing as a permitted use can bypass environmental reporting, which is one of the few checks and balances for current residents. It ignores the impact of nearby projects, leading to unchecked expansion, such as the 72 development projects on the books in Mtn View, bringing well over 1500 housing units to the North Los Altos area.
- Housing as a permitted use, with incentives, will meaningfully change the value proposition of Los Altos.
- Housing, as conditional use, addresses housing in a rational/manageable way. Unfortunately, developers have continuously been able to green light projects by making promises which remain unfulfilled such as traffic mitigation, reforestation, and more.

2/16/2017

Mary Skougaard – – next to Village Court.

We have an extra large lot touching on 4 CT properties which had 20 ft. high commercial landscape screening and over a dozen mature trees on our property when we purchased it.

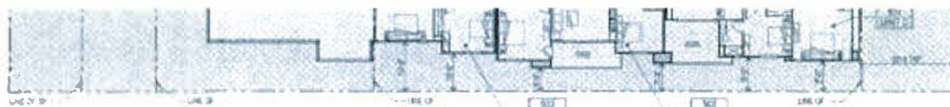
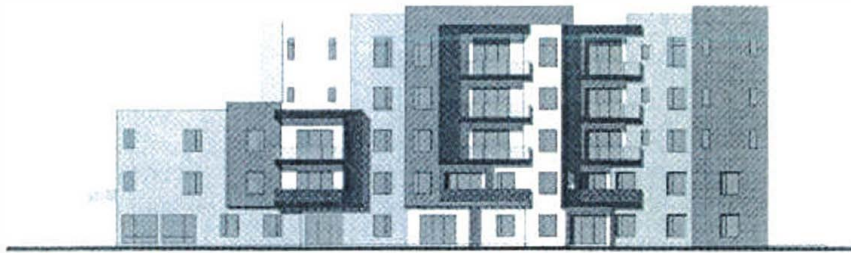
I'm a long-time vocal advocate of max 2 stories along El Camino. The intrusion of higher structures is incompatible with Los Altos residential properties especially along this corridor and especially for high multi-family units with 24 hour visual and activity intrusion.

Los Altos El Camino R1-10 family residential properties are immediately adjacent to CT. There is no transitional zoning (like Mt. View) and prior transitional zonings rezoned as CT have been modified to limit heights and require deeper setbacks to mitigate this imbalance of property use. These modifications applied to hotels, residence inn housing, senior housing, office use and limited parking for commercial business clients at Village Court. A sweeping rezoning of all these properties to a generic CT zoning is inappropriate and detrimental to the entire community.

My Rilma Lane neighbors and I ask the City to formally reconfirm these zoning limitations which affects not only our immediately adjacent Village Court properties but all of its surrounding neighborhoods. That would be limiting any development of the "-42" parcel (next to Loucks-not El Camino) to 2 stories with a 75 ft. setback for parking only. Rilma Lane owners have bought and made major property improvements over the years based on prior "promises" and would like assurance they "go with the land" – not the commercial land owner.

I have submitted more detailed history and pictures for your review and welcome email, phone and personal visits to our property to demonstrate why our concerns are valid. Note this is not a strictly NIMBY issue. We have, are and will support other Los Altos residents with similar concerns.

REC. 2.16.17
 @ PTC MTG.



7.5' SIDE SETBACK

AS A UNIFORM SETBACK THIS IS TOO RESTRICTIVE (13% ZONING DISTRICT)

UNIFORM SETBACK DIMENSIONS CAN CAUSE LOWS FLAT WALLS

SETBACK ENCOURAGEMENTS ADD BUILDING ARTICULATION AND A MORE OPEN FEELING WITH DESIGN FLEXIBILITY (BALCONIES, POP-OUTS, STAIR TOWERS)

AVERAGE SETBACKS CAN WORK IN A SIMILAR WAY (2.5' AVERAGE, 1'0.5' MINIMUM)

FLEXIBILITY HELPS WHEN DESIGNING ADJACENT TO EXISTING STRUCTURES (INCREASE SETBACKS AT ADJACENT BUILDING AND DECREASE IN MORE OPEN AREAS)



UNIFORM SETBACK (NO ARTICULATION)



VARIED SETBACK (HIGHLY ARTICULATED)

Open Space

- Is the 50 SF or required Open Space an average across the units or a minimum per unit?
- If it is a minimum per unit it should be reduced as some units require more open space and some require less.

Alternate Open Space Concept

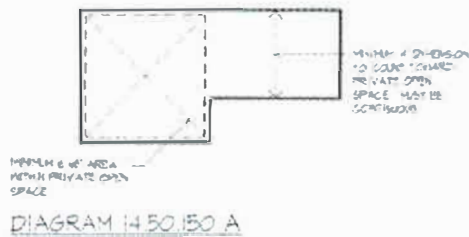
Open space should be provided in an amount equal to 20% of the site size. This open space can be a combination of Private and Common Open Space per the guidelines below.

Private Open Space

Private Open Space shall be provided at an average of 50 SF per dwelling. The minimum Private Open space shall be 36 SF when provided. There shall be a minimum 6' x 6' area within any Private Open Space. The minimum dimension of any Private Open Space shall be 4'. See Diagram 14.50.150 A

Common Open Space

A minimum of 400 SF of Common Open Space shall be provided at ground level and outside of the required Landscape Buffer. There shall be a minimum 20' x 20' area within any Common Open Space. The minimum dimension of any Common Open Space shall be 15'. See Diagram 14.50.150 B



Changes to CT Zoning

| Change | Previous | Proposed |
|---------------------------------------|---|---|
| Permitted Uses | See Zoning | Added Multi-Family Added Mixed-Use |
| Side Yard Setbacks | None | 7.5' |
| Height | 45' | 47' Residential 49' Mixed-Use |
| Open Space | None required | Private = 50 SF per Unit (average) Common = 800 SF – 2400 SF |
| Rooftop Uses | Not regulated | Design standards added |
| Mechanical Parking | Not regulated | Design standards added |
| Loading Spaces | Not required | Design standards added |
| Cap on State Density Bonus Incentives | No caps, bonuses left up to developer request | 11' maximum Height Increase 20% setback Decrease (one side) |

Subject:

FW: February 16th Council Meeting and 17-CA-01

From: Celina Li

Sent: Thursday, February 16, 2017 5:41 AM

To: Jon Biggs <jbiggs@losaltosca.gov>

Subject: February 16th Council Meeting and 17-CA-01

Dear Community Development Director Biggs:

We are unable to attend the City Council meeting tonight on February 16th but would like to express our opinions regarding 17-CA-01 and ask for clarification on terminology.

1. Bullet point #6 – what is the definition of “public benefit”? Why should we be concerned about public benefit? Shouldn't the focus be for the local residents benefit?
2. I don't believe that the height limit should be increased regardless of circumstances. I do not like and do not want Los Altos to look like the new developments popping up all over Mountain View and Palo Alto (and Santana Row) with tall buildings lining the street. These buildings impart an urban, cold and unwelcoming atmosphere, having a barricade-like image (think “fortress”). This is not Los Altos. I'd like our city to maintain the small town atmosphere that imparts a warm and welcoming feeling.
3. I have lived in Los Altos since the 1980's. Traffic has become exponentially horrendous since the San Antonio Center in Mountain View was developed. I have difficulty accessing San Antonio Road from Loucks Avenue and vice versa. Building high density housing along El Camino Real, San Antonio Avenue and Loucks Avenue will compound traffic congestion further. My commute time to and from work has already increased by approximately 10-15 minutes trying to access San Antonio Road and driving northbound and southbound to work and home.

I believe that we should not compromise the integrity of our community and residents while updating the CT Zone District El Camino Real Corridor as proposed in the last meeting. I agree that we have limited land to build housing necessary to accommodate the low income housing requirements; however, I'd like the council to explore other means rather than build high density units which will affect the current residents of Los Altos.

Thank you for listening to my concerns.

Sincerely,

Henry and Celina Li, residents
Mercedes Avenue, Los Altos



Subject:

FW: Thursday niight meeting re: El Camino Corridor-CT zone

From: Carolyn Posch**Sent:** Wednesday, February 15, 2017 2:47 PM**To:** Jon Biggs <jonbiggs@losaltosca.gov>**Subject:** Thursday niight meeting re: El Camino Corridor-CT zone

As I can't attend the meeting on Thursday, I would like to state my concerns by email. I don't believe that our small community can support any more traffic on our side streets. (Loucks, Mercedes ,Los Altos Ave) And this will be the outcome

of more high rise apartment buildings. San Antonio Rd. is impossible to make a left turn from Loucks.

Los Altos has already lost the charm of the past with the many storied buildings that have already been constructed.

Please remember that for every apartment, there will be at the minimum 2 or three cars. Thus adding to our traffic problems.

Thank you,
Carolyn Posch

member of Los Altos Community for 52 years.
Carolyn Posch



Jon Biggs

From: David Kornfield
Sent: Wednesday, February 15, 2017 9:25 AM
To: ChrisHlavka
Cc: Jon Biggs; Los Altos Planning Transportation Commission
Subject: RE: 2/17 PTC Item 2

Chris:

Thank you your input.

By copy of this message I am forwarding it to the Director of Community Development and in turn the Planning and Transportation Commission.

Regards,

David

David Kornfield
Planning Services Manager – Advance Planning
650-947-2632

City of Los Altos
1 North San Antonio Road
Los Altos, CA 94022

NEW! Sign-up to receive City of Los Altos news delivered right to your inbox! www.losaltosca.gov/enotify

From: ChrisHlavka
Sent: Tuesday, February 14, 2017 4:14 PM
To: David Kornfield <DKornfield@losaltosca.gov>
Cc: Jeannie Bruins <jeannie@bruinsfamily.net>
Subject: 2/17 PTC Item 2

The proposed amendments follow last year's review of a project in the El Camino corridor, but are missing BPAC guidance, in particular the recommendation against landscaping in the right-of-way along El Camino. While the City of Los Altos generally encourages landscaping in the public right-of-way both by residents and developers, it is not appropriate along a major urban corridor with high density development and increasing public transit, thus increasing use of sidewalks by pedestrians and cyclists. Therefore, I recommend that amendments guiding development along El Camino should include a ban on alteration of the right-of-way along El Camino Real except for installation of driveways into the property.

Subject:

FW: Comment on El Camino Corridor - CT Zone

From: Phan Truong

Sent: Wednesday, February 15, 2017 12:12 AM

To: Jon Biggs <jbiggs@losaltosca.gov>

Cc: Phan Truong

Subject: Comment on El Camino Corridor - CT Zone

Mr. Jon Biggs

Los Altos City Hall

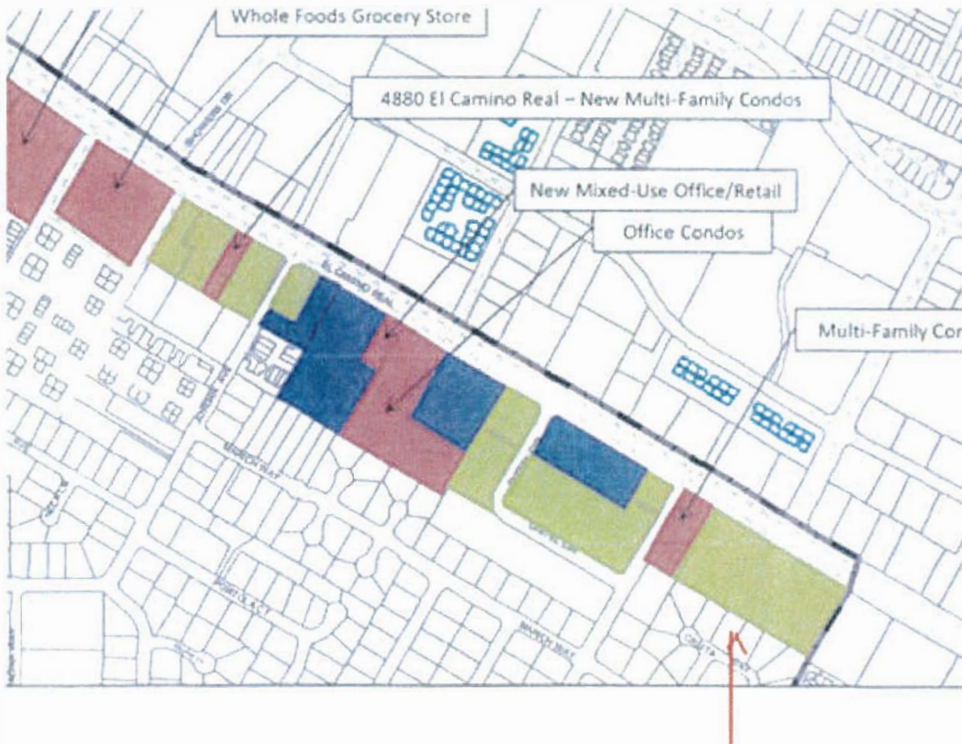
One North San Antonio Road

Los Altos CA 94022

RE: Proposed Amendments to Chapter 14.50 CT Zone District

Dear Mr Biggs:

My house is located at 739 Casita Way, abut to a High Potential Site for new development in near future. My house is shown below by the red arrow.



Enclosed is a picture which I took looking out toward the business building in my backyard. Currently, the building is 3 stories. However, the first floor is underground, so the second floor of the building is the same ground level to my house. As you see, I can see that the building and its occupants can look directly to my backyard. We have NO PRIVACY. There were trees but the trees died. I took them out and replaced them with mutual trees (24 inches boxes). The trees were planted there more than 2 years ago and still cannot cover much of anything. The new plan proposes to allow a 45-60

feet (4 stories) building in the same location would cause more of an invasion of privacy. Please imagine how this tall building would look down in my backyard.

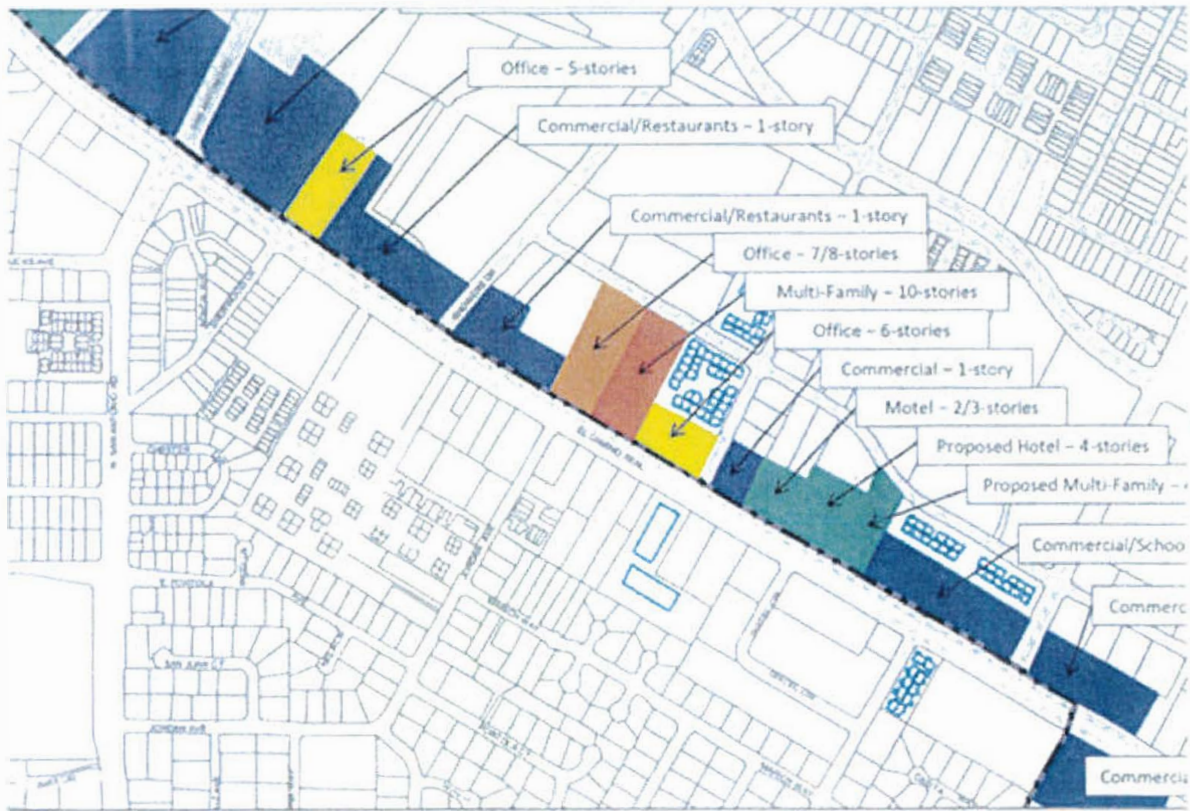


The setback as of right now between my house and the building consists of a 10 feet land retaining wall and a full parking lot (Around 60 ft). A new set back rule reduces this distance to 40 feet, but new projects that include affordable housing decreases the setback by 20%, becoming around 32 feet. In addition to the possible height increase, please imagine how this tall building would look down my backyard while being closer to the fence line, making the building look much more imposing on my backyard.

If the developers care about the need to their investment, I feel that I have just as much right to protect my investment. My investment is not part of a profit seeking project, my investment is my HOME, where I live my life and raise my family, and have barbecues in the backyard to celebrate my kid's birthdays. So yes, I do care about my BACKYARD, and the backyards of all Los Altos residents. The new zoning regulations as proposed raise serious concerns for all Los Altos residents, with extreme impact on those residents who, like me, live abut to the CT zone.

Please consider the Los Altos residents living abut to the CT Zone to make the right decision on the height of the building and set back from the property lines.

We cannot compare with other side of El Camino (the Mountain View Side), as they do not have single-family residential housing abut to CT Zone.



Thank you very much for your consideration.

Best regards,
Phan

Jon Biggs

From: Chris Jordan
Sent: Wednesday, February 15, 2017 11:28 AM
To: Jon Biggs
Subject: FW: El Camino Corridor input from LA resident
Attachments: 20170214_160424.jpg

From: Margie Woch
Sent: Tuesday, February 14, 2017 5:19 PM
To: City Council <council@losaltosca.gov>
Cc: I C E Tom Woch ; Chris Jordan <cjordan@losaltosca.gov>
Subject: El Camino Corridor input from LA resident

Dear Los Altos City Council members,

My husband and children and I live on Loucks Avenue. This is to offer some input and feedback on the development of the El Camino corridor as well as lessons learned from the recent developments near us, specifically 960 N. San Antonio Rd. and the permitting of Adobe Animal Hospital to move to 4470 El Camino Real.

During the construction of the 960 N. San Antonio Road project, the work was rough on our street as well as the surrounding streets. We had contractor trucks and workers cars parked on our street, in front of my house, bumper to bumper for months. The workers trucks often partially blocked our driveway, garbage bins and frequently the fire hydrant across the street. LAPD was unwilling to help us with the driveway if we were able to maneuver our cars out of our driveway and around the parked cars/trucks, and if these said vehicles were blocking our garbage bins, we were responsible for relocating our bins and making sure they were not missed by the pick-up company. The fire hydrant at the Village Court was often parked in front of too, and when it was reported by me, it was often asked how long the car would be there which of course I had no idea. It was difficult to tell if it was the car of an all-day worker or someone who had an appointment at Village Court and simply had no other place to park. The construction workers often picnicked in our front yard on sunny days, and when I asked them politely to get off our property, they scooted to the outside limit. I did not appreciate the scoping of my property or activities of our family. It would be important for new development to not take advantage of families who bought homes here, in a ranch community, rural setting and turn it into the likes of strip malls and condensed housing communities like they are seen in Milpitas, Fairfield and Rockland to name a few.

Now the structure which looms over our property (see attached photo) with 39 windows looking onto our backyard is a hit on our home value and our privacy, which we have none. No matter how palatial a building could be constructed it is not beautiful to the nearby private residents. I will not begin to mention the traffic, pollution, increased taxes and need for more school space as this will likely be addressed by others.

Second is Adobe Animal Hospital on El Camino. Loucks Avenue became the employee parking "lot" shortly after it opened in 2010, which coincided with the completion of the San Antonio project mentioned above. Every day in front of my home was 2-3 Adobe cars. When someone came to visit us, they might have had to search for parking farther down the street. Allowing daily business parking on a residential street creates friction between business personnel and residents. This has been the unfortunate case with Adobe Animal

Hospital and Loucks Avenue. I have to mention that city council member Jan Pepper was a great advocate for our street in trying to convince Adobe to explore other parking for their employees. There is still daily Adobe employee parking on our street, but less, and there is some amount of Stanford Health Care employee parking by their employees as well. Hopefully the same equations in new developments will not be used to determine parking spaces for new homes and businesses, the current was inaccurate and unfair to people who pay to live in Los Altos.

Thank you for the opportunity to share our experience. Feel free to come by and visit us at home any time or contact us in this matter.

Margie Woch

Tom Woch



Subject: FW: El Camino

From: Carmichael, Jamie
Sent: Wednesday, February 15, 2017 7:23 AM
To: Jon Biggs <jbiggs@losaltosca.gov>
Subject: El Camino

Mr. Jon Biggs, Director of Planning RE: Proposed Amendments to Chapter 14.50 CT Zoning District

My husband and I are Los Altos Residents. We are in support of adding multi family housing to Los Altos. Many seniors are anxious to move from their large older homes into new multi family homes that are close to restaurants, retail and transportation. The area along El Camino is perfect for CT zoning. By developing 5 story 58-60 ft new modern buildings we can offer that kind of housing to many families.

Thanks,

Jamie and Steve Carmichael

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Subject: FW: 2/17 PTC Item 2

From: ChrisHlavka
Sent: Tuesday, February 14, 2017 4:14 PM
To: David Kornfield <DKornfield@losaltosca.gov>
Cc: Jeannie Bruins
Subject: 2/17 PTC Item 2

The proposed amendments follow last year's review of a project in the El Camino corridor, but are missing BPAC guidance, in particular: the recommendation against landscaping in the right-of-way along El Camino. While the City of Los Altos generally encourages landscaping in the public right-of-way both by residents and developers, it is not appropriate along a major urban corridor with high density development and increasing public transit, thus increasing use of sidewalks by pedestrians and cyclists. Therefore, I recommend that amendments guiding development along El Camino should include a ban on alteration of the right-of-way along El Camino Real except for installation of driveways into the property.



Jon Biggs

From: Planning Division (FAX)
Sent: Monday, February 13, 2017 10:14 AM
To: Los Altos Planning Transportation Commission
Subject: FW: New proposed CT Zone

Importance: High

PTC members,

Please read the email below regarding the CT zone amendments for your meeting on Thursday.
Thanks, Yvonne.

From: Paul Huang
Sent: Sunday, February 12, 2017 10:46 PM
To: Planning Service <planning@losaltosca.gov>; City Council <council@losaltosca.gov>
Subject: New proposed CT Zone

All,

We were recently advised by our neighbors of the proposed city changes to the CT Zone regulations and the process for making the changes of El Camino corridor. We were totally not aware of a public meeting held.

The city not only had done, if not intentionally, very poor job in informing the residents of these important progress, but also failed to solicit representation of the community. Should not the city make diligent efforts to ensure whatever planned are going to cater community interests than the developers?

Two of the proposed changes are strongly negative to our community: 1. Residential as a permitted use. This opens the parcels up to the Development By Right, i.e. falling in the developer's discretion not city. This will do severe damage to the control/governance than develop our Los Altos neighborhood. Many residents like me went to Stanford or alike because these schools have high standards, so were our choice of Los Altos as residence. Do not render our living conditions mediocre. 2. Height limits extended to 57 feet from 35 feet. Even the 35 foot residential limit is invoked for the "downtown" area. Why the hell El Camino neighbors "residential" area should receive treatment worse than the downtown? Doesn't this look totally backward? Are you impressed by the skyless and super high density mess across the El Camino (San Antonio Center)? It might take pride in competing with developing countries for crowdedness. That scene is not picture of our Los Altos community, our streets, our traffics, our schools.

Looking forward to the coming 2/16 meeting. However, we don't believe the city has proper representation of the community voices as yet to put forward a decision, which could impact so many residents directly or indirectly. A city's existence is to support its community and residents. Not the other way around. Isn't that fair to say city's plans should have proof of support from the community first?

Regards

Paul Huang

Sent from my iPhone



LEAGUE OF WOMEN VOTERS
of the Los Altos-Mountain View Area

February 13, 2017

Chair Moison and Members of the Planning and Transportation Committee
City of Los Altos
1 N. San Antonio Road
Los Altos, CA 94022

Re: PTC Meeting - February 16th

Agenda Item#2 - El Camino Real Corridor Zoning Code Amendments

The LWV supports affordable housing and also increased density where appropriate. The LWV supports mixed-use housing, housing near transit, inclusionary zoning, and incentives for development of affordable housing. We believe that higher heights than what are proposed by staff for El Camino should be considered. We listened to many PTC members opining that higher heights are reasonable and we have stated our main reasons for agreeing below.

As many of you have said, the most appropriate area in Los Altos for increased density is along El Camino Real. This is a way of helping with the regional and Los Altos jobs/housing imbalance and related transportation problems, by building higher density housing along transit corridors. The LWV therefore urges support for both entirely residential development along El Camino, as well as mixed-used development. We believe that looking at floor area ratios (FAR) and building mass are more important than looking at density. Smaller units may lead to a smaller FAR while being a higher density than is typically imagined.

As for incentives for affordable housing, we acknowledge that Los Altos has inclusionary requirements, but point out that due to the Palmer decision, these are currently unenforceable with respect to rental housing, unless a developer is using the State Density Bonus Law (SDBL). So it is important that the SDBL is linked to local zoning ordinances.

We encourage the City to adopt policies that will encourage housing along El Camino, perhaps looking at the North Bayshore Precise Plan and/or the El Camino Precise Plan adopted by Mountain View and the Grand Boulevard Initiative. These plans provide incentives for developers to build a higher percentage of affordable housing than under the SDBL, in exchange for higher FARs. For example, Mountain View requires a developer to provide community/public benefits in exchange for additional FAR. Affordable housing in Mountain View is a top priority as a community benefit. We believe that Los Altos needs to do more to produce housing according to the Regional Housing Needs Allocation, and also should work closely with its neighbor, Mountain View, along the El Camino Real corridor.

As part of good land use planning for El Camino, especially if more residences are built, safe bike and pedestrian routes should be carefully considered. Also, higher building heights along El Camino should take into consideration transitioning to the neighboring zoning, which typically requires lower heights. These zoning changes should also take into account traffic issues going through adjoining neighborhoods. That said, we believe the City should be able to reconcile these interests with higher height limits than what is proposed for the Zoning Code Amendment Feb. 16th. Thank you for considering our input.

Sue Russell

Co-Chair, Housing Committee

LWV of the Los Altos-Mountain View Area

Cc: Chris Jordan

Jon Biggs

David Kornfield

Jon Maginot

To: Los Altos Planning Transportation Commission
Subject: FW: Concerns of a Los Altos Resident and Homeowner

From: Eric Hwang _____
Sent: Monday, February 13, 2017 9:21 PM
To: Planning Service <planning@losaltosca.gov>; Jon Biggs <jbiggs@losaltosca.gov>; City Council <council@losaltosca.gov>
Cc: _____; Eric Hwang _____
Subject: Concerns of a Los Altos Resident and Homeowner

Dear City Representatives,

I understand that a city council meeting will be taking place on February 16th to discuss, among other things, allowing the re-zoning of certain parcels to allow residential as a permitted use rather than as a conditional use, the latter of which requires city input and approval. By allowing this change, I am concerned that the city will be relinquishing its ability to exert needed influence and control over the widespread residential development that is taking place along the El Camino Real corridor, in particular in and around the ECR-San Antonio intersection.

Aside from being able to influence the design of new projects and preserve the feel of Los Altos as a community, maintaining oversight and approval rights over new developments is critical to ensure that the environmental effects of new developments is studied and not ignored. The quiet streets, larger lot sizes and lack of sidewalks and street lamps gives the community a "small village feel" that is unique and sets Los Altos apart from the surrounding communities. Los Altos is decidedly not urban, and it is important that our representatives understand that it is within our collective control to have Los Altos continue as such.

I am a Bay Area native, a graduate of nearby Paly and a resident of Los Altos since 2012. My family, consisting of my wife and our two young children, live on Loucks Ave. where you may recall that last year a car traveling well in excess of freeway speeds lost control, flipped and landed in our neighbor's front yard. Our children frequently play in our driveway, and we regularly walk along Loucks to the restaurants and grocery stores at the ECR-San Antonio intersection. This event was shocking, to say the least. As many are aware, and consistent with findings of the environmental studies performed in connection with the development of the Village at San Antonio Center, the increase in traffic along San Antonio and ECR has been significant. One of the primary effects of this large development is that traffic is now finding alternative routes to avoid the gridlock that we face on a daily basis. This means that traffic overflows onto Loucks and Los Altos Ave, among many others streets. I understand that traffic is bad everywhere in the Bay Area (I remember as a child when it was very, very different), but we as a community have the ability to control the growth that is happening within our community, not only for the safety of our children who play on our streets, but to maintain the feel of our community that is core to the DNA of Los Altos.

Before moving to Los Altos in 2012, my wife and I, along with our then-infant son, lived in San Francisco. Having left a high-density urban environment for the quiet suburbs of Los Altos was an intentional decision. It reflected our desire to leave behind the high density residential neighborhoods of Mission Bay for the safety, space, quiet and quality schools that Los Altos could offer. We were doing what we thought was best for our family. Since relocating, we have seen the Village at San Antonio Center built, with the next phase now in process. We have also seen the Domus on the Boulevard, Colonnade Los Altos and Los Altos Gardens

built, with approvals for the development of 21 units at 4880 ECR and a mammoth 583 units at 400 San Antonio. Our neighborhood now resembles our old neighborhood in Mission Bay more than I ever could have thought possible. In addition, we have seen a car speeding in front of my house well in excess of any reasonable measure of sanity lose control, flip and land upside down in our neighbor's yard, an event that was largely the result of the increased overflow traffic that our street now sees. In these few years of living here, we have begun to see the erosion of the key values that brought us to Los Altos in the first place, and this is wholly disheartening.

Allowing residential development to continue at its current pace in our community will dramatically change the unique character that sets Los Altos apart from our Palo Alto and Mountain View neighbors. Its long- and short-term impacts to our road safety, traffic congestion and ability to serve an unprecedented influx of additional students need to be carefully considered and studied, and our representatives need to have a seat at the table when decisions that carry such immense downstream impacts to our community are made. We cannot simply give this power to real estate developers, whose interests are not aligned with the long term view that we as residents and members of this small community share. Our city is special and unique. It is up to us to ensure that it remains so.

Unfortunately, due to a longstanding prior commitment, my wife and I are unable to attend the meeting. As such, I am writing this email to you in advance of the meeting so that our voice can be heard and counted among those who voice concern over this very important issue.

With warmest regards,
The Hwang family, Los Altos residents since 2012

Jon Biggs

From: Mary Skougaard
Sent: Saturday, February 11, 2017 5:52 PM
To: Jon Biggs
Cc:

Subject: VILLAGE COURT CT
Attachments: RILMA PIX HISTORY.docx

To Los Altos Planning – Director, Staff ,Commission –

Zoning all properties CT on El Camino (and its main arteries) subjects all these properties to all the same conditions making them incompatible with the intended and actual use of adjoining properties.

Los Altos El Camino (unlike Mt. View) has no transitional zoning between CT and single family residential. Thus several El Camino area parcels shown as CT are actually modified CT's replacing the original transitional zoning between El Camino CT and adjacent R1-10 properties and should not be considered properties suitable for more intense development.

The Village Court parcel bordering Loucks and Rilma Lane is one of these. (Village Court on El Camino is regular CT.) Original modifications were for max 2 story with a 75 ft. parking only setback from Rilma Lane and were adopted by mutual agreement after the original Rilma Lane homes were built. Attached are some pictures and comments about the evolution of this agreement – and the special Los Altos spirit of Rilma Lane residents over the years.

The Village Court development requirements noted above have been in effect and verbally verified by every planning director since the shopping center was built. The City should provide adjacent homeowners with valid written confirmation of this fact for valuation and disclosure purposes.

Mary Skougaard

RILMA LANE/VILLAGE COURT PIX HISTORY

2005 – Feature article in San Jose Mercury and Los Altos Town Crier

RILMA LANE

FRIENDSHIPS THRIVE ON LOS ALTOS CUL-DE-SAC

Residents of Rilma Lane are the first to say their neighborhood is like something out of "Leave it to Beaver."

The 11-household cul-de-sac in Los Altos is full of residents who consider themselves friends as much as neighbors. On a typical summer evening, children ride their bikes up and down the street while adults gather in groups to chat.

"It's just a comfy little small-town neighborhood," said Mary Skougard, who has lived in the neighborhood since 1978.

Skougard has seen many children grow up and move

Rilma Lane, a cul-de-sac that is near busy San Antonio Road, has managed to keep its small-town feel

away from the street, but she still gets invited to first birthday parties and backyard theater performances as new families move in.

As older residents have left the street, the younger generation has worked to maintain the neighborhood's homey feel. Viki Paige, a lifelong Los Altos resident, said Rilma Lane feels like the friendly, safe neighborhood of her youth.

"I guess I wanted to recreate that," she said.

Homes near the neighborhood have sold recently for \$1.1 million to \$2.5 million, reported CalREsource, which tracks real estate transactions.

THE RESIDENTS: "There are a lot of fun kids on the street," said Nicholas Bousse, 9. Most residents are families with children, though a few older

couples also live on the street. Most of the residents have moved in within the past 15 years.

NICEST QUALITY OF THE NEIGHBORHOOD: Instead of having to schedule play dates, neighborhood children can always find a friend. "It's nice that you can go and knock on someone else's door and say, 'Can you come out and play?'" said Paige. She and her neighbor, Jennifer Jones, have a "good neighbor" gate between their fences so their kids can cross into each other's yards.

NEIGHBORHOOD ACTIVITIES: In addition to informal gatherings, residents also have a yearly block party and several other events. The moms on the street stuff plastic eggs for an annual Easter egg hunt, and the dads hide the more than 300 eggs in the neighborhood's front yards. The mothers also organize a quarterly dinner out.

— *Kimra McPherson, Mercury News*

Do you have a neighborhood you think we should feature in this Guide? Contact Kimra McPherson at kmcpherson@mercurynews.com or (650) 688-7500.

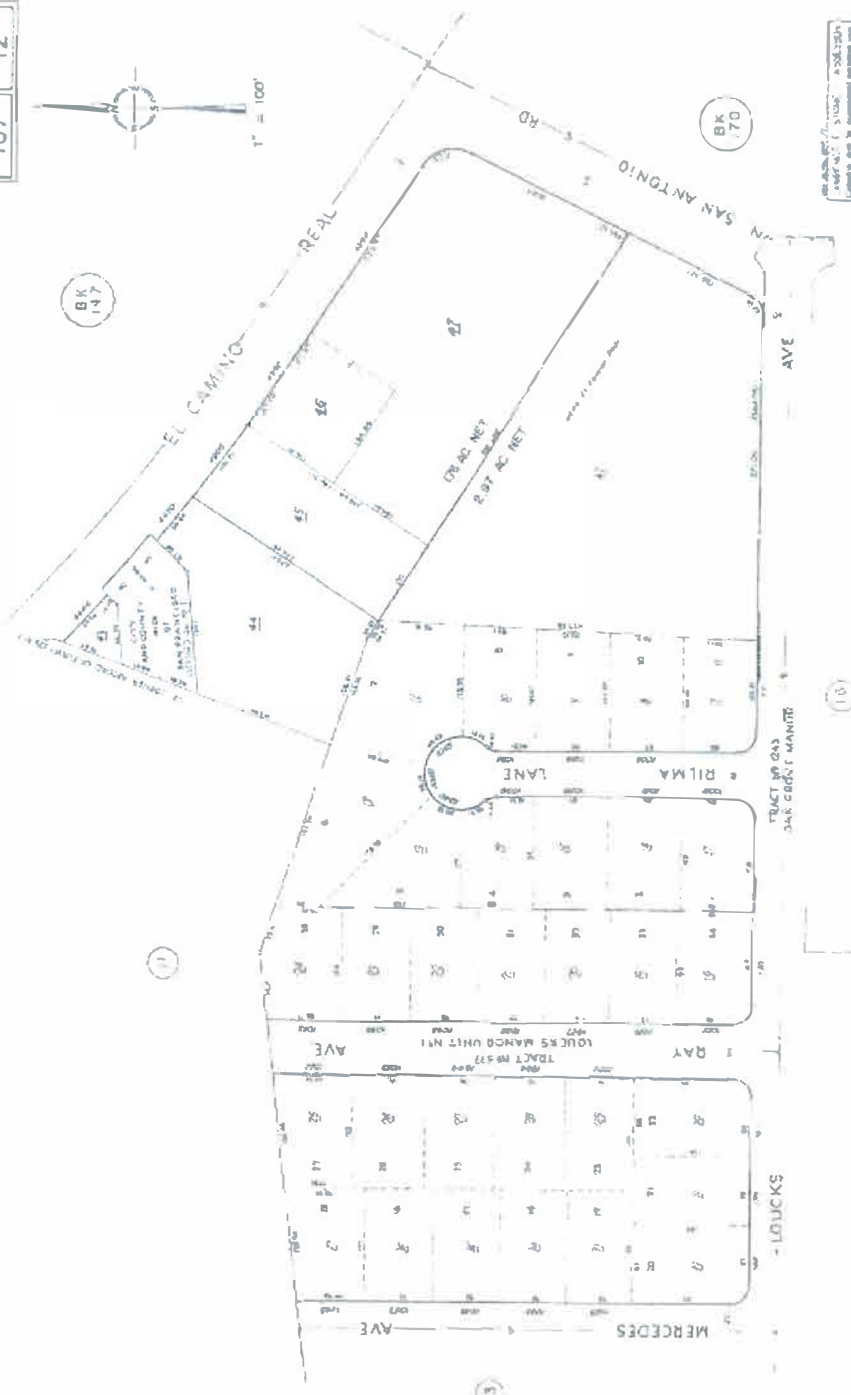
2012 Village Court zoning – Rear parcel “-42”, front (El Camino frontage) parcel “-47, “-46 “ was Wells Fargo – now Dittmers. “-45” same long-term owner at lower elevation.



BK 147

BK 170

Map No. 10
A 208,328
Created by Automated software
Computer Unit # 1, 2, 3, 4, 5, 6, 7, 8, 9, 10
Revision 10/11/2004



11

10

15

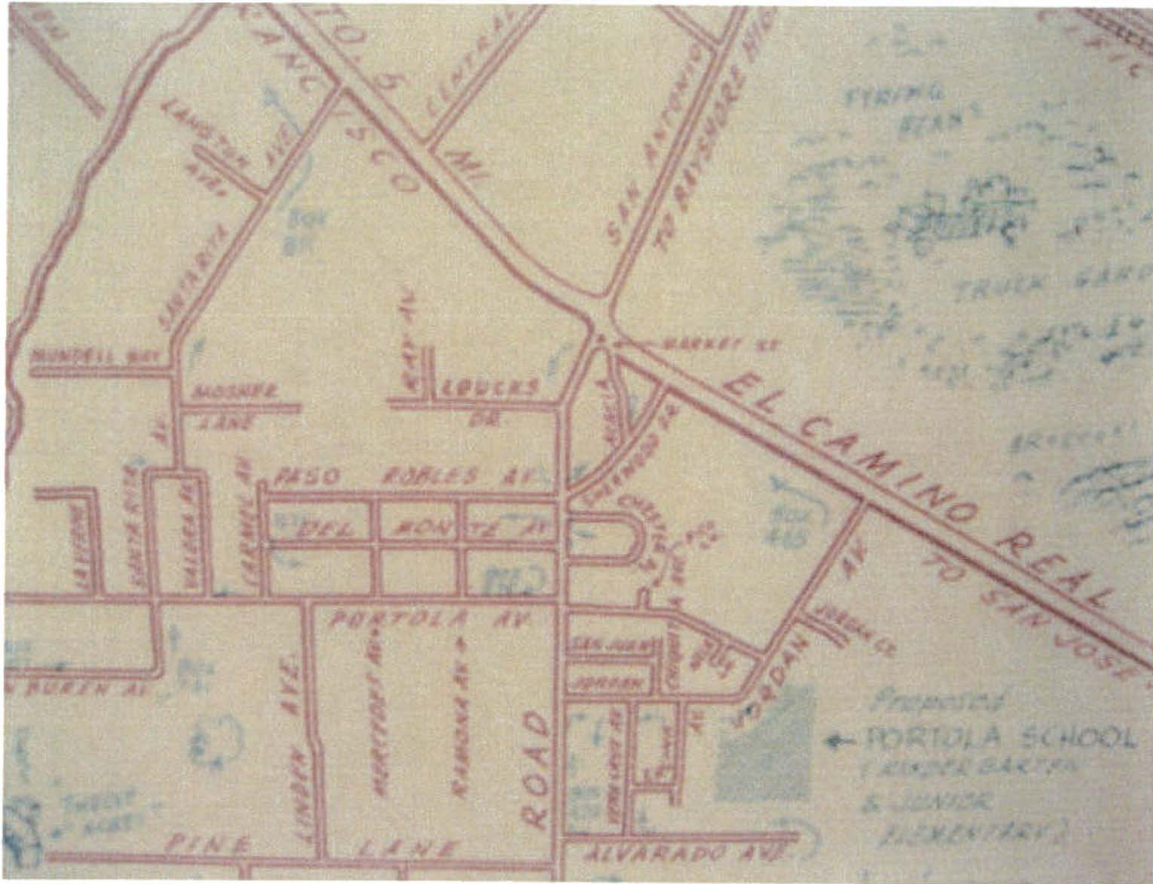
"Oak Grove" subdivided 1953 – Rilma Lane and Loucks Avenue dedicated 1954.

Commercial wraps El Camino corner to Loucks. Rest is orchard. All but 2 Rilma homes were built by George Owens whose family (including current builder Bob Owens) lived on Rilma Lane.



After the Old Plantation Restaurant burned down this corner sold to I believe Home Federal who built the original Village Corner shopping center (changed to Court with new owner). The orchard area was temporarily rezoned to transitional housing (small lot) same as Sherwood Triangle across San Antonio. Both residents and shopping center owners agreed that a more suitable (for residents) and usable (for commercial) transitional area would be parking within 75 ft. of residences with non-parking uses limited to the front commercial area. Accordingly, the owners added substantial fill from Loucks to El Camino requiring walls around all north edges and limited buildings to non-intrusive residential heights.

Village Court area prior to 1953



Jon Biggs

From: Stenn, Kay
Sent: Friday, February 10, 2017 2:11 PM
To: Jon Biggs
Cc: Carmichael, Jamie; Phyllis Carmichael
Subject: CT Zoning Letters from Los Altos residents

I am in full support of the build with specific supporting emphasis of the below:

* CT zoning is not downtown zoning were we are at 35 ft height.. we can afford to go at 58-60 ft in CT zoning since we are on a Highway...El Camino Real is a Highway..

* If developed right with a height at 58-60 ft/5 story all remaining CT zoning cites could bring approximately 40 condo units as BMR's in the next 7-10 years. That is 40 families that will benefit

Thank you, Kay

I appreciate referrals and I'm always ready to act on and respond to your referrals!



I have not verified any of the information contained in those documents that were prepared by other people.

Kay Stenn

Realtor®- Broker Associate
1-650-224-2222 / cell
CalBRE #01985404

Coldwell Banker

1-650-941-7040 / office
161 South San Antonio Road
Los Altos, CA 94022
Email: kay.stenn@CBnorcal.com
<https://www.facebook.com/kaystennhomes>
www.kaystenn.com

[Campbell - Monthly Area Report](#)

[Los Altos - Monthly Area Report](#)

[Mountain View - Monthly Area Report](#)

[Palo Alto - Monthly Area Report](#)

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Jon Biggs

From: Jon Biggs
Sent: Thursday, February 09, 2017 4:38 PM
To: 'joe grenier'
Subject: RE: El Camino Corridor-CT Zone
Attachments: Attachment A Draft CT Ordinance 2.16.2017.doc; Exhibit 'A' - Map.pdf

Hello Mr. Grenier -

I am including a copy of the ordinance that is moving forward to the Planning and Transportation Commission (PTC), which includes the proposed amendments to the CT regulations. The PTC will consider these amendments at their meeting next Thursday, August 16 at 7:00 pm here in the City Council Chambers of City Hall at 1 North San Antonio Road. I am also providing a map that shows the extent of the El Camino Real corridor and the CT zone district.

I am searching for the plans for the Marriot - I may need to pull them out of our archives so I do not have an exact height to give you yet, but it appears to range in height from 35' to 40' at the peaks of the building.

Please let me know if you have other questions.

Thank you for your interest in this zoning amendment.

Jon Biggs

-----Original Message-----

From: joe grenier
Sent: Thursday, February 09, 2017 8:06 AM
To: Jon Biggs <jbiggs@losaltosca.gov>
Subject: El Camino Corridor-CT Zone

Jon,

I would like to find out more about the amendments that are under consideration. Specifically, what exactly is the location, or boundary, of the Corridor and what is being amended? What areas of the Corridor are being considered for redevelopment?

Also, what is the current height of the Marriott on the corner of Los Altos Ave and El Camino?

Thanks,

Joe Grenier

Jon Biggs

From: Ellen Dolich
Sent: Thursday, February 09, 2017 1:53 PM
To: Jon Biggs
Subject: ECR CT zone

Dear Mr. Biggs

I am unable to attend next Thursday's meeting about the ECR Corridor but wanted to express my thoughts. As a resident on Distel Dr and ECR, I am disheartened by the usually high amounts of office spaces, and new housing especially, condos and apartment buildings in this already congested area. Traffic is becoming unbearable. I would much rather see more user friendly development of green space, parks and high quality (not chain) small businesses and restaurants.

Thank you.
Ellen Dolich

Jon Biggs

From: Mariel
Sent: Wednesday, February 08, 2017 1:40 PM
To: Chris Jordan; Jon Maginot; City Council
Cc: Jon Biggs; Dave Walther; Emily Walther; darren jones; Mary Skougaard; Janaki Tenneti; Raman tenneti; Lisa Martinez; Luc Bousse; sara song; Harry Logan; mike stoops@yahoo.com; Jennifer Jones; Harry Logan
Subject: Incorrect PIC public notice (CT zoning) harms resident input

To: Chris Jordan, Jon Maginot, City Council.

We appreciate the Planning effort of the El Camino Corridor - CT Re-Zone.

We are following up on the Public Hearing Notice from the PT Commission for the first meeting on Thursday, February 2nd, 2017.

As indicated at this meeting, the notice was issued with the incorrect date of Wednesday, February 2nd, 2017. Also, it is important to note that the Information Packet was not available for review as promised, and other interested parties were not notified of this meeting.

- Our neighbor, Mary Skougaard, contacted your department in person on the first business day after receiving the notice, stamped 1/19/2017, in order to get clarification. No one in Planning knew anything. Mary monitored your web-site daily for over a week. She alerted neighbors whom she could reach as soon as she saw the posting with the correct information.
- Other interested parties in our neighborhood were not included in the Public Hearing Notice.
- The notice promised that an Information Packet was would be available on the web-site and at Planning at City Hall the Thursday prior to the meeting. It went up late on Friday evening.

Upon learning of the errors, our neighbors and I had expected an amended notice with the corrected date or with a new date of a re-scheduled meeting.

As residents whose lives will be affected by the CT Re-zone, we were completely disrespected. We have the right to learn and understand how zoning will affect our lives, our neighborhood, and to provide input to the planning process. We were minimized by the Planning Process and by the Planning Commission in the way it responded to our input. The input of residents who attended the meeting on Thursday, February 2, 2017 was completely disregarded.

The Planning and Transportation Commission meeting of February 2, 2017 took away the representation that is owed to the community.

Corrective Action Request:

We are requesting a response with an appropriate level of corrective action. We are also requesting records with name and address of everyone on your Public Notice Distribution List of this Public Hearing Notice.

We look forward to your prompt response.

Sincerely,

Mariel Stoops, Dave Walther, Emily Walther, Darren Jones, Mary Skougaard, and Concerned Neighbors

Jon Biggs

From: Mary Skougaard
Sent: Wednesday, February 08, 2017 1:19 PM
To: Jon Biggs
Subject: Fwd: CT ORDINANCE ISSUES

oops- tiredfingers - here's correct your correct address - mary

-----Original Message-----

From: Mary Skougaard
To: jbiggs <jbiggs@losaltosca.gov>; DKornfield <DKornfield@losaltosca.gov>
Cc: dave.walther; emily.walther; mariel.stoops; mike.stoops; raman.tenneti; lisa.mlmesign <lisa.mlmesign@losaltosca.gov>; harrylogan <harrylogan@losaltosca.gov>
Sent: Wed, Feb 8, 2017 1:11 pm
Subject: CT ORDINANCE ISSUES

Hi Jon -

Our family is one of many who have sacrificed to become part of the residential oasis of Los Altos. We live on Rilma Lane adjacent to the Village Court parking area - a family-oriented neighborhood of active community members deeply concerned about potentially drastic changes to Los Altos residential properties and lives.

We were therefore shocked to receive a notice on a weekend about miscellaneous CT zoning amendments (including major ones which could affect our homes) noting a wrong day, date and year. It appears other interested parties were not even included. It stated that further information was available at the City's planning office with complete packet information available a week before the meeting. NOT SO!!! I checked planning immediately and nobody knew anything. Then the packet promised Thursday got sent late Friday with letters included the day before the meeting. I checked again and sent reminders to the few from our street who were able to attend.

We feel you should know that those residents who attended felt their concerns were minimized and basically disregarded. We understand the Council is pressuring Planning to finalize issues so they can end the El Camino moratorium but we're concerned that UNINFORMED decisions could be made that would permanently alter life for the residents - and residential Los Altos. Certainly no permanent zoning changes should be adopted for VILLAGE COURT until more information is documented and resolved regarding the rear 75 ft. parking only area and the front 2 story max. This is the only property needing affirmation of these special considerations.

We look forward to hearing more from you on this subject.

Respectfully,

Mary Skougaard

The Walther Family

Los Altos, CA 94022

February 7, 2017

To:

Planning and Transportation Commission planning@losaltosca.gov

Mr. Jon Biggs jbiggs@losaltosca.gov

City Hall

One North San Antonio Road

Los Altos CA 94022

RE: Proposed Amendments to Chapter 14.50 CT Zone District

Comments to the proposed changes to the CT Zone regulations and the process for making the changes:

Thank you to the staff and Commission for the work being done to carefully create a sensible development plan for the El Camino corridor. It's clear that there are changes on the way and this effort to get in front of it and plan cohesively in advance is very much appreciated. There are many constituents involved and affected and all deserve to be in on the planning process.

At the last meeting, I had a strong feeling that the comments of the residents seemed to be dismissed by some commissioners. The commission listened to the developers ask for 57 ¼ feet and then said "we need 57 ¼ feet". The commission listened to the residents but then characterized them as not wanting any change.

As a resident, I have a right to be respected and heard. I understand that change is coming, our request is that it come sensibly and with full protection for the already existing neighbors in the community.

One commissioner, in fact, accused the residents of saying "not in my backyard". Well, we are literally discussing my backyard.

The commission stressed the need for more housing as a priority for Los Altos.

I don't know if the developers care about this need, but I would say that they are here protecting their investment – and I feel that I have just as much right to protect my investment. My investment is not part of a profit seeking project, my investment is my HOME, where I live my life and raise my family, and have barbeques in the backyard to celebrate my kids birthdays. So yes, I do care about my BACKYARD. And the backyards of all Los Altos residents.

The new zoning regulations as proposed raise serious concerns for all Los Altos residents, with extreme impact on those residents who, like me, live adjacent to the CT zone.

Two of the proposed changes deserve the most scrutiny: 1. Residential as a permitted use, and 2. Height limits.

First, the proposed change to allow Residential as a Non conditional use is of particular concern. The problem here is that it opens the parcels up to the Development by Right principle, which can take all control away from the city. The combination of a proposed 57 foot limit and permitted Residential use has the possibility to green light an entire corridor of sky and light blocking buildings. I urge the commission to retain the Conditional Use nature and grant appropriate residential projects on the conditional use basis.

Second, the proposed height limits. Residential property should be limited to 35 feet. Even though this doesn't even mean 35 feet, as with the Density Bonus, it will easily go up to 45-46 feet. The 35 foot residential limit is invoked for the downtown area – the El Camino neighbors should receive the same consideration. A 45 foot base limit, which then runs to 57 feet with Density Bonus, SEVERELY impacts the neighborhood all around in terms of sky and light blocking, noise, as well as traffic and other concerns, and most of all PRIVACY. Landscape screening can go only so far and “80 foot Redwood trees” aren't the answer as they would block sunlight too.

In addition, it doesn't seem necessary to protect luxury height ceilings in the regulations – the actual code of law should allow for standard height ceilings, not the expanded luxury height. If a particular development project finds the expanded height important to that project, it should be on the developer to find a way, but not be written into the code. Imaginary future residents of these units should not have more rights than those of us who already live here.

As a final point, I need to reiterate that the community must have an appropriate amount of time to consider and be heard on these changes. With the lack of notice for the prior meeting, we did not have the necessary time to study, consider, work through and provide complete comments before the latest draft. I urge the commission consider the comments made here and at the 2/16/17 meeting – which possibly could have been included in the last meeting if we were given correct notice. **Any final determination at the 2/16/17 meeting would be rushed and inappropriate.**

Thank you for your consideration.

Emily Walther

Jon Biggs

From: Dave Walther <
Sent: Saturday, February 04, 2017 7:26 PM
To: David Kornfield; Jon Biggs; Planning Service; Mary Prochnow
Cc: Emily Walther
Subject: Planning commission comments, CT proposal comments
Attachments: rilma_CTproposalcomments_2_4_2017_dcw.pdf

Dear planning commission, city council membership, mayor-

Attached I have attempted to provide some feedback to the CT development proposals. I have attempted to provide the material in a manner which fits with Mr. Biggs proposal. As noted at the planning commission meeting, we and our neighbors understand the need for rational development in light of housing shortages and appreciate your efforts on behalf of all Los Altos residents. The summary comments to the residents came across as a bit pedantic when compared to the consideration given to the developers present.

For perspective, at the meeting I noted that I was a 5th generation Los Altan -- not because I am suggesting we return to the orchards and vines established by the Distels in the 1800s. In fact, my great grandfather (Mosher) was one of the signers establishing the City of Los Altos in 1952. My grandfathers store (Walther's) was located in CT zone.

Through all the development, we chose to return to Los Altos because of the unique way in which the city provides a refuge from the hustle and bustle of Silicon Valley. It is a palpable feeling when you cross into the city at El Camino. The village feel is a primary feature. In fact it is the first line of the city website. I fear that excessive height buildings along El Camino will lead to a border wall type feeling, which will feel *unwelcoming* in addition to infringing on R1 neighbors.

I invite any of you to speak with me further or to visit to see the current impact of CT on R1. I would be pleased to provide any further clarification or comments.

With best regards and sincere thanks for your efforts that make for the best City of Los Altos-
David Walther

Jon Biggs

From: Pat Marriott <
Sent: Saturday, February 04, 2017 10:48 AM
To: Jon Biggs
Subject: FW: public benefits

Jon,

I sent this to Jeannie by mistake. Outlook is too smart for me. 😊

pat

From: Pat Marriott
Sent: Saturday, February 04, 2017 10:41 AM
To: council@losaltosca.gov
Cc: cjordan@losaltosca.gov; Jeannie Bruins (jbruins@losaltosca.gov)
Subject: public benefits

Council Members:

At the February 2nd PTC meeting, there was a peripheral discussion of public benefits and Jon Biggs mentioned public art.

I'm strongly opposed to allowing a developer to offer art as a public benefit for 2 reasons:

1. Everyone has an opinion about art, and what one resident loves, another may hate.
2. The city has many actual needs that could be funded by developers.

I'm also opposed to the 1% (or any percent) for public art for the same reasons. If a developer wants to include art in a project, that's fine, but if we have an opportunity to negotiate with developers, let's use the proceeds where they will do the most good: improving our city infrastructure and – if it's legal – donating to Rotary or LACF projects for the needy.

Thanks for listening,

Pat Marriott



Midpeninsula Regional Open Space District

S.Y. SETBACK
PRIMARY CONCERN
7.5'

February 1, 2017

Jon Biggs, Community Development Director
City of Los Altos
1 N San Antonio Rd.
Los Altos, CA 94022

Re: Amendments to the CT Zone District - El Camino Real Corridor
Planning and Transportation Commission Meeting, February 2, 2017

Dear Director Biggs:

On behalf of the Midpeninsula Regional Open Space District (District), we would like to submit the following comments regarding the proposed amendments to the CT Zone District.

Comprised of over 62,000 acres of protected and acquired open space, the District is one of the largest regional open space districts in California. Our mission is to acquire and preserve a regional greenbelt of open space land in perpetuity, protect and restore the natural environment, and provide opportunities for ecologically sensitive public enjoyment and education. We have enjoyed being a partner with the City of Los Altos in helping to provide open space opportunities to its residents since 1972.

As you know, the District is planning for a future administrative office, and our Board of Directors has recently determined to rebuild the District headquarters at 330 Distel Circle. This site is zoned as Commercial Thoroughfare (CT) and recognized as being part of the Grand Boulevard Initiative (www.grandboulevard.net). With the smart growth initiatives like the Grand Boulevard that focus new development in walkable, transit-accessible areas, we realize how fortunate we are to have our headquarters in this location. As such, we feel an obligation to maximize the development potential of this site to meet the larger greenhouse gas reduction goals of SB 375 and our region's Sustainable Communities Strategy (Plan Bay Area).

As currently written, the proposed amendments to the zoning ordinance appear to apply primarily to residential uses within the CT zone. Given our future design and development of a new administrative office, we seek clarification on how the proposed amendments would affect the redevelopment of existing office uses.

In addition, we seek clarification on the height limitations in the zoning language. Recent correspondence with you indicates that a three-story office building would be allowed 15 feet per story, totaling 45 feet, with an additional 12-foot elevator or mechanical structure permitted on the

roof. However, the current code and proposed amendments do not appear to address the additional height allowance for mechanical equipment on building roofs.

We appreciate the opportunity to comment on the proposed amendments to the CT zoning code, and we look forward to remaining an important part of the Los Altos community. Should you have any questions, please feel free to contact me at (650) 691-1200.

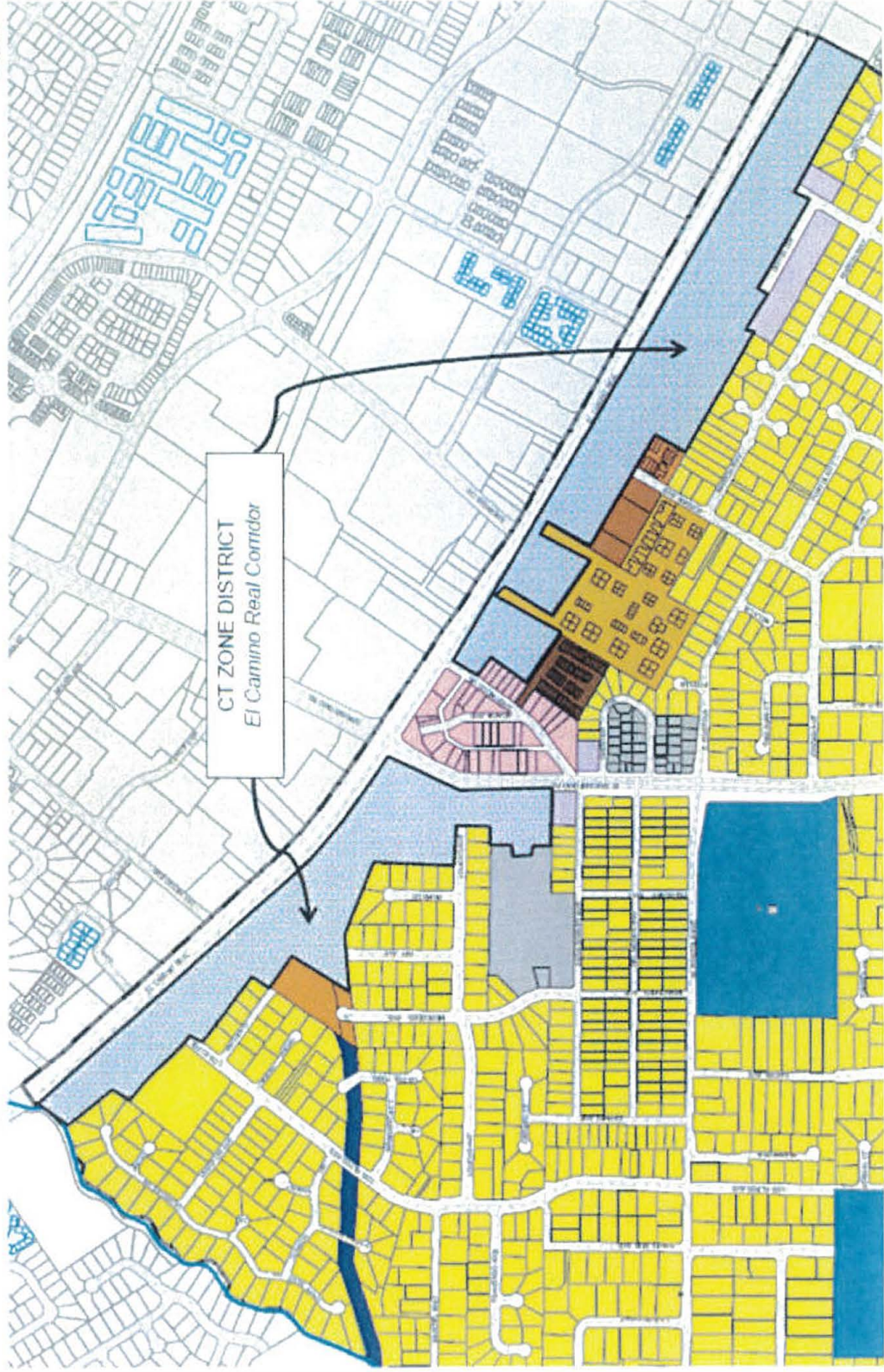
Sincerely,

A handwritten signature in blue ink, appearing to read "Jane Mark", with a horizontal line extending to the right.

Jane Mark, AICP
Planning Manager
Midpeninsula Regional Open Space District

cc: Ana Ruiz, AICP
MROSD Assistant General Manager

CT Zone District Amendments



Proposed CT Zoning Amendments

We have received and reviewed the Staff Report and revised zoning Ordinance for the CT Zone. Although we believe this is a good starting point we have a variety of questions, comments, and concerns regarding the proposed Zoning. During the hearing process we heard it stated very clearly that the City would like to increase the number of Affordable Housing Units provided within new multi-family projects. In addition, the Zoning Code requires that Multi-Family zones be developed to their maximum density unless specific conditions exist. (See Section 14.18.030). Many of the requirements within the proposed CT Zoning would make it difficult, if not impossible, to develop to the maximum density of 38 dwelling units per acre much less add the increased density for additional Affordable Housing Units.

Comments

Section 14.50.100

There should be a provision for encroachment of architectural features and balconies into the side yard setback. This will allow for a more articulated building exterior and not unreasonably reduce the side yard clear space visually or the size of the building. This could also be written as an average setback that would allow projections of a certain distance so long as they are balanced with larger setback areas.

Section 14.50.110 B

The 30' height limit does not correspond very well to any number of stories in a conventional building. If the standard height in this portion of the site was 35' it would be feasible to build three stories of habitable space with a reasonable plate height and structural floor section, See Table A.

Section 14.50.110 B

There should be some allowance in this landscape buffer area for some usable features so long as a reasonable buffer and screening is maintained.

Section 14.50.140

The minimum height should be increased to 46' in order to accommodate four stories with a reasonable plate height and structural floor section, See Table A.

Section 14.50.150 (this needs clarity and flexibility)

The required amounts of Open Space in this section are excessive for projects within this density range. We have reviewed the requirements of many Cities and find smaller and more flexible levels of Open Space to be typical, See Table B.

- A. Private Open Space shall be provided at a ratio of 60 SF per unit average. When provided Private Open Space shall have a minimum dimension of 6'
- B. Common Open Space shall be provided at 100 SF per unit. Common Open Space shall have a minimum dimension of 12'.
- C. The required Landscape Buffer should count as Open Space, landscaped areas typically are included.

Questions

- A. Does the area in the front yard setback that includes features such as seating and landscaping count as Open Space?
- B. Can interior public spaces such as large lobbies, fitness rooms, and gathering rooms count as Open Space? I think this gives an incentive to developers to include these building features.
- C. Could a side yard on a corner site be considered Open Space?

Table B

| | Open Space | Private | Common | Notes |
|---------------|-------------|---|---------------------------|--|
| Mountain View | 30% of Site | Ave. 40 SF / Unit Min. 40 SF if provided | | Landscape areas count. |
| Palo Alto | 20% of Site | 50 – 75 SF Min. 6' / 50 SF | 50 SF Min 10' / 200 SF | |
| Menlo Park | | 80 SF Min. 6'x6' | 100 SF Min. 20'x20' | Either/Or not both 1.25 – 1 ratio if both |

- See Appendix A for more complete sections of the codes summarized in this table.

Section 14.50.180

- A. The queuing space should be looked at by project. For instance two projects could have an equal number of spaces provided on lifts but one could have 1 lift system while the other has 3 separate lift systems. This would reduce the operation times by 1/3.
- B. Section D that references parking standards should be amended. Parking lift sizes do not readily correspond to the exact dimensions of a parking stall per the city guidelines. This section should reference types of lifts that accommodate typical vehicle standards.

Section 14.50.190

- D. The loading space should be allowed within the front yard setback or on the street. This space will be used infrequently and for short periods of time. It could be decorative paving or even turf block paving. If this space is not allowed in the setback it effectively increases the front yard setback by 15' or 60%. This would also force the start of the ramp back by the same distance. This would decrease the usable space to meet the density requirements and affordability desires of the city.

Section 14.40.200

Although we have some concerns with the notion of limiting concessions to a simple formula this section could be made more effective. We believe the concessions will only work if they correspond to something that actually provides the necessary space for the Addition of affordable Housing Units.

- A. The additional height should be 11'-6" which would provide for a reasonable section to create an additional floor of habitable space.
- B. There should be an increase in the height of penthouse structures to accommodate an elevator to service the roof. This would be required by state accessibility laws.
- C. There should not be any additional setback at the height increase. This becomes a serious structural and waterproofing issue and makes the development of this floor and the additional Affordable Housing Units that go with it much less feasible.

Table A

| Stories / Structural Sections | 11-7/8" Joists | 14" Joists |
|-------------------------------|----------------|------------|
| 3-story | 33'-7 7/8" | 34'-2 1/2" |
| 4-Story | 44'-11" | 45'-7 1/2" |
| 5-story | 56'-2 1/8" | 57'-0 3/4" |

- We believe it is in the best interest of the city to provide upscale housing within this market. Based on input from several local realtors and designers we believe a 10' ceiling plate is reasonable. More floors of units with lower plate heights could be fit within the height limits but these would be inferior units.
- 14" Floor Joists provide a superior living environment including noise, structural stability, and HVAC efficiency

Appendix A – Open Space

Palo Alto

(2) Usable Open Space (Private and Common). Each project shall, at a minimum, have a portion of the site, as prescribed in Table 2, developed into permanently maintained usable open space, including private and common usable open space areas. Usable open space shall be located protected from the activities of commercial areas and adjacent public streets and shall provide noise buffering from surrounding uses where feasible. Parking, driveways and required parking lot landscaping shall not be counted as usable open space.

(A) Private Usable Open Space. Each dwelling unit shall have at least one private usable open space area contiguous to the unit that allows the occupants of the unit the personal use of the outdoor space. The minimum size of such areas shall be as follows:

(i) Balconies (above ground level): 50 square feet, the least dimension of which shall is 6 feet.

(ii) Patios or yards in the RM-15 and RM-30 districts: 100 square feet, the least dimension of which is 8 feet for at least 75% of the area.

(iii) Patios or yards in the RM-40 district: 80 square feet, the least dimension of which is 6 feet for at least 75% of the area.

(B) Common Usable Open Space. The minimum designated common open space area on the site shall be 10 feet wide and each such designated area shall comprise a minimum of 200 square feet. In the RM-30 and RM-40 districts, part or all of the required private usable open space areas may be added to the required common usable open space in a development, for purposes of improved design, privacy, protection and increased play area for children, upon a recommendation of the Architectural Review Board and approval of the Director.

Table 2
Multiple Family Residential Development Table

| | RM-15 | RM-30 | RM-40 | Subject to regulations in: |
|--|-------|-------|-------|----------------------------|
| Minimum Site Open Space ⁽⁵⁾ (percent) | 35 | 30 | 20 | 18.13.040(e) |
| Minimum Usable Open Space (sf per unit) ⁽⁵⁾ | 200 | 150 | 100 | |
| Minimum common open space (sf per unit) | 100 | 75 | 50 | 18.13.040(e) |
| Minimum private open space (sf per unit) | 50 | 50 | 50 | |

(5) Subject to the limitations of Section 18.13.040(e), Usable open space is included as part of the minimum site open space; required usable open space in excess of the minimum required for common and private open space may be used as either common or private usable open space; landscaping may count towards total site open space after usable open space requirements are met.

Menlo Park

(7) Open Space

(A) Standards

(i) Residential developments shall have a minimum of one hundred (100) square feet of open space per unit created as common open space or a minimum of eighty (80) square feet of open space per unit created as private open space, where private open space shall have a minimum dimension of six (6) feet by six (6) feet. In case of a mix of private and common open space, such common open space shall be provided at a ratio equal to one and one-quarter (1.25) square feet for each one (1) square foot of private open space that is not provided.

(ii) Depending on the number of dwelling units, common open space shall be provided to meet the following criteria:

- a. Ten (10) to fifty (50) units: minimum of one (1) space, twenty (20) feet minimum dimension (four hundred (400) sf total, minimum).
- b. Fifty-one (51) to one hundred (100) units: minimum of one (1) space, thirty (30) feet minimum dimension (nine hundred (900) sf total, minimum).
- c. One hundred one (101) or more units: minimum of one (1) space, forty (40) feet minimum dimension (one thousand six hundred (1,600) sf total, minimum).

(B) Guidelines

(i) Private and/or common open spaces are encouraged in all developments as part of building modulation and articulation to enhance building facade.

(ii) Private open space should be designed as an extension of the indoor living area, providing an area that is usable and has some degree of privacy.

(iii) Landscaping in setback areas should define and enhance pedestrian and open space areas. It should provide visual interest to streets and sidewalks, particularly where building facades are long.

(iv) Landscaping of open spaces should be attractive, durable and drought-resistant.

(v) Common open space should be accessible and located convenient to residents.

(vi) Open space should be sited and designed to be appropriate for the size of the development and accommodate different activities, groups and both active and passive uses.

Mountain View

| | | |
|-----------|-----------------------|--|
| | 30% of site, minimum. | |
| Open Area | Private Open Space | Average of 40 sq. ft. per unit; Minimum area shall be 40 sq. ft., where provided. |

Open area. The land area within a developed site that is not covered by buildings, paving dedicated to auto use, or garbage and refuse facilities. Open area is intended for active and passive recreational use and to provide access to the natural environment. Landscaping is the primary and preferred use of open area. but it may also include hard surfaces such as patios, decks, balconies, walkways, game courts, bicycle parking areas, swimming pools and associated structures that are not fully enclosed that are consistent with these purposes.

Jon Biggs

From: Mircea V
Sent: Wednesday, February 01, 2017 1:45 PM
To: Jon Biggs; Zach Dahl; David Kornfield
Subject: Fwd: CT Zoning Meeting Feb 2nd 2017- Feedback to City proposal
Attachments: City CT Zoning _Feedback_Concerns_Proposals .docx

Hi Jon, Per your suggestion I emailed our feedback to PTC but also would like you and Zach to have it right away. See you tomorrow.

Thanks,
Mircea

----- Forwarded message -----

From: Mircea V
Date: Wed, Feb 1, 2017 at 1:42 PM
Subject: CT Zoning Meeting Feb 2nd 2017- Feedback to City proposal
To: Jerry Moison <jerrymoison@moison.com>, Sally Meadows <sally.meadows.losaltos@gmail.com>, ronitlaw@hotmail.com, Bahi Oreizy <bahi@360designstudio.net>, Phoebe Bressack <phoebearch@gmail.com>, Michael McTighe <mike@3ingenuity.com>, alex.samek@thekorogroup.com

Dear Honorable PTC Members,

As the sole property owner of 4846&4856 El Camino Real, Los Altos I am forwarding my comments on the proposed CT zoning changes recommended by the city. I've reviewed them with my architect and realtor to provide feedback based on city council vision expressed last year and that aligns closely with prevailing local codes and construction standards. I look forward to your thoughts on the zoning proposal and our comments in the meeting tomorrow.

I will email this attachment to Jon Biggs to make it part of the packet for Thursday meeting discussion.

If you have any questions regarding my comments, please feel free to contact me at _____

Best regards,

Mircea

Jon Biggs

From: Mary Skougaard
Sent: Sunday, January 29, 2017 6:37 PM
To: Jon Biggs
Cc: David Kornfield
Subject: CT Amendment Comments 2017



Following are comments from long-time resident:

Mary Skougaard –
R1 double lot – backing on 4 CT properties (adjacent to 2 R1 large lots)

GENERAL COMMENTS

Los Altos is primarily a single family large lot residential community abutting El Camino Real – properties purchased at highly inflated prices reflecting upgraded values of Los Altos properties, amenities and quality image. CT zoning, regulations & enforcement should be adopted for these values – not those of a highly different other side of El Camino Real.

Note that there has always been a small lot buffer zone between large lot R1 and commercial – partially modified to allow alternative hotel use. This designation for Village Court was permanently changed to allow parking ONLY next to adjacent R1 properties.

VILLAGE COURT rear parking area. City should restate prior mandate precluding any activity other than parking in this area and needs to require regular security patrol & buffer maintenance at least near residential properties.
NOTE: Desirable requirement for other similar developments.

HEIGHT LIMITS

Although a 45 ft. height limit is higher than desirable next to Los Altos prime neighborhoods, it has become too common to be reduced. However 55 ft. (particularly just to accommodate affordable housing) is too high. Note there is a slope to the land from the Hills which not only produces environmental traps but alters visual intrusion (4 ft. along the perimeter of our property alone). Impact is from residential – not commercial – elevations. Any increased height on Village Court properties could have a major impact on neighboring R1 properties.

AFFORDABLE HOUSING

Los Altos affordable housing should be for Los Altos care givers & workers. Other such housing is available in the many nearby affordable housing communities with adequate parks & schools for such families. El Camino should produce revenue – not incur expenses.

PARK SPACE

Rooftop personal use poses environmental & safety hazards for family-oriented neighbors. Adequate parks/recreation facilities are needed for primarily residential homeowners. There are NO parks north of San Antonio to Palo Alto. City needs to reinstate prior agreements for use of Egan/LAHS park/recreation areas.

REQUIREMENTS/ENFORCEMENT

Mandated maintenance is not currently being enforced due to inadequate staff and procedure. CT property owners/developers should provide annual proof of review and compliance – at THEIR expense.

Hope these comments will be useful in reviewing the proposed CT amendments.