

DATE: 2/11/2025

TO: COUNCILMEMBERS

FROM: CITY MANAGER'S OFFICE

SUBJECT: COUNCIL Q&A FOR FEBRUARY 11, 2025 CITY COUNCIL REGULAR MEETING

Agenda Item 2 (Downtown Parking Strategy):

- Assuming the Council adopts the Downtown Parking Strategy, then with respect to the fourteen recommendations, which will be accomplished by staff on its own and which recommendations will come back to the Council for additional input and/or appropriation (if any)?

Answer: Approximately half of the short-term strategies will be executed independently by City staff, and the other half will require support by third-party consultants which would be authorized by the City Council in a professional service agreement, some of which will require the final acceptance of the City Council. Similarly to the short-term strategies, the mid-term will require the same allocation of resources and responsibilities.

- What is the effect (if any) of this report on the City's consideration of developing underground parking beneath the proposed park at plazas 1 and 2?

Answer: No negative impact is associated with this report for the development of a park and underground parking at Plaza 1 and 2. The report actually supports that there is a surplus of public parking in Downtown Los Altos, and reflects that additional parking is not necessary, only some replacement parking would be necessary to maintain existing service levels downtown.

- Many of the metrics in the parking study focus on availability rates (what percentage of parking spaces are vacant). But from the point of view of a downtown visitor, the main metric that impacts the parking experience is how long it takes to find an open space, both the average and standard deviation. This seems like a particular challenge for downtown Los Altos, given how parking is dispersed, how signage is limited, and how no real-time information is available. Since some of the improvements contemplated would attempt to address these challenges, how do we create metrics that track possible improvements in time-to-parking?

Answer: Once we have deployed the short-term parking strategies, we would then begin to monitor the effectiveness of each solution deployed. Once we begin to see a change in how parking is utilized, we can begin to develop specific parking metrics for time-to-park. A part of that, Wayfinding Signage is a recommendation that would include parking availability signage for major parking plazas, which is anticipated to be explored and bid in FY25/26.

- Autonomous driving may be coming to Los Altos. (We've received notice of non-public trials from at least one system developer.) Do any of our parking plans include analysis of how such services might reduce parking demand?

Answer: The city's parking strategy did not specifically include analysis regarding autonomous vehicles at this time since they are not widely deployed currently. However, the concept of autonomous vehicles was discussed with the city's parking consultant, and the industry is discussing and analyzing this specific topic.

In general, autonomous vehicles are expected to reduce parking demand by allowing vehicles to drop off passengers at their destination and then move to park in less congested and less convenient areas which would lead to less parking need in high-demand zones.

Agenda Items 3 (Weed Abatement Final Reports):

- During the weed abatement appeals hearing, a recurring issue was how to consider native plants. On the one hand, we want to encourage residents who are embracing native plants as a way to reduce water use and better adapt to our natural ecosystem. On the other hand, fire is part of our natural ecosystem, and simply observing that a designed landscape is native rather than weeds doesn't automatically abate that concern. Can the city, perhaps working with the environmental commission, the county experts, and other resources, develop best-practices advice about how to adopt native plants while also mitigating fire risk as much as possible?

Answer: City staff will continue to monitor this topic and report back to the City Council as the State Fire Marshall is currently updating and changing the High Fire Severity Zones throughout California, which is anticipated to add over 200 jurisdictions to the Local Responsibility Areas. The update and change in Fire Zones will impact "fuel sources" which is commonly native vegetations.

Agenda Items 4 (PG&E Easement):

- Why is this easement claimed to be needed by PG&E? Does the easement give PG&E the right to enter into LAYC at any time without notice?

Answer: PG&E is requesting this easement because they need to have access to their public utility equipment installed throughout the Civic Campus. The City Hall Expansion into the Youth Center Building, Project CF-01044, requires a new PG&E transformer, so their existing easement will be expanded to include this new infrastructure. This does not allow PG&E access into the Youth Center building because the easement and all of their utility infrastructure is located outside the building.

- Did PG&E request the easement? If so, please provide a copy of the written request.

Answer: Yes, the easement was requested by PG&E.

- What notice will PG&E provide to the City before accessing LAYC through the proposed easement?

Answer: The easement does not grant PG&E access into the Youth Center building.

- Will PG&E need to access LAYC for any purpose other than with respect to the provision of its utilities to the LAYC building?

Answer: The easement does not grant PG&E access into the Youth Center building.

- Can PG&E assign its proposed easement? Can anyone else gain access to LAYC through this easement?

Answer: The easement does not grant PG&E access into the Youth Center building. The easement does include standard language giving PG&E the right to apportion access to another public utility company (as defined in Section 216 of the California Public Utilities Code) for communications utilities within the easement area. This is specifically for telecommunication companies that are commonly served by PG&E transformers.

- Does this easement have any impact on the heritage orchard?

Answer: No. The easement is beyond the boundaries of the heritage orchard.

Agenda Item 5 (Monopole Agreement):

- Resolution: The first line of the third “WHEREAS” refers to “AT&T.” Shouldn’t that say “New Cingular Wireless” instead?

Answer: Noted, this will be updated for signature of the Mayor.

- Can you please confirm that the licensing entity New Cingular Wireless PC is part of the organization that will provide mobile wireless service to the public as AT&T Mobility?

Answer: That is correct. AT&T is the wireless carrier that is the sponsor of this project.

Agenda Item 6 (Downtown Parking):

- Can you please provide more background about how the evaluation committee compared the five proposals, and how they determined that the Watry Design proposal was superior? In particular, if Watry did not submit the lowest cost bid, what quality factors recommended a greater amount of spending? And who served on the evaluation committee?

Answer: Watry Design was selected in part for its fiscal cost with its responsive proposal. Additionally, Watry was selected for its understanding of the project intent and for their proposed approach to community engagement, which is the primary component of the project during initial phases. Watry and their identified subconsultant have direct experience working together in park design with below-grade parking facilities as well as exceptional above-grade parking design experience.

Agenda Item 7 (PARC Commissioner Attendance):

- Has Commissioner Yeh offered any proposal to remedy his unacceptable attendance record going forward?

Answer: Commissioner Yeh met with PARC Council liaison Meadows and City Manager Engeland on December 5th to review his attendance at PARC meetings. In this meeting Commissioner Yeh indicated he no longer had a conflict for the regular meetings of the PARC Commission.

Agenda Item 10 (Childcare Subsidy):

- Would it be possible to expand program eligibility to organizations contracted to operate city-owned facilities? (e.g. Los Altos History Museum staff)

Answer: Yes. City Council can determine who is eligible for the program.

- The recommendation is for a subsidy of 50% of the program fee up to \$10,000 per family, but the budget is for \$30K so this potentially means only three families get a chance at a subsidy. Why is this high level of subsidy per family justified versus a lower cap on the subsidy that could then potentially serve more families?

Answer: The subsidy percentage of the program fee and maximum cap per family was the recommendation of the subcommittee, partially based upon the anticipated annual tuition of Children's Corner (the vendor selected to offer the preschool-age program on behalf of the city) and to have the subsidy be substantial enough to facilitate registration in the program for those eligible.

- Why does this recommendation cover 2-5 year olds when 5 year olds will generally be in TK programs?

Answer: The age range was a recommendation of the subcommittee. City Council can determine the age range for program eligibility.

- The cities surveyed show that a majority offer a program subsidy to all ages, not just to youth. Was offering a program subsidy regardless of age considered and why is it not recommended?

Answer: It was the recommendation of the subcommittee to focus on the preschool-age range. City Council can determine the age range for program eligibility for the subsidy program.

Questions not on the agenda:

- A review of the City Council Strategic Goals was continued from last meeting, due to the lateness of the hour. When will this question be revisited?

Answer: City Council Goals and Priorities will return on February 25, 2025.

- Recent national events have raised considerable uncertainty regarding federal funding. How can the city review its vulnerability to this chaos, in terms of direct funding as well as indirect via county or state conduits?

Answer: City staff is monitoring changes to fund distribution at the Federal and State level. The immediate response is to increase the amount of unreserved, unassigned fund balance in the City's General Fund. This will allow the City to continue operations in the face of an emergency if there is no or reduced aid from the Federal or State governments. Additionally, this would allow the City to become more flexible in expenditures should current grants be rescinded.

RECORDING REQUESTED BY AND RETURN TO:

PACIFIC GAS AND ELECTRIC COMPANY
300 Lakeside Drive, Suite 210
Oakland, CA 94612
Attn: Land Rights Library

Location: City/County _____ Los Altos _____

Recording Fee \$ _____

Document Transfer Tax \$ _____ None _____

- This is a conveyance where the consideration and Value is less than \$100.00 (R&T 11911).
- Computed on Full Value of Property Conveyed, or
- Computed on Full Value Less Liens & Encumbrances Remaining at Time of Sale
- Exempt from the fee per GC 27388.1 (a) (2); This document is subject to Documentary Transfer Tax

(SPACE ABOVE FOR RECORDER'S USE ONLY)

Signature of declarant or agent determining tax

LD# 2306-02-10177

EASEMENT DEED

CITY OF LOS ALTOS, a municipal corporation,

hereinafter called Grantor, hereby grants to PACIFIC GAS AND ELECTRIC COMPANY, a California corporation, hereinafter called Grantee, the right from time to time to excavate for, construct, reconstruct, replace (of initial or any other size), remove, maintain, inspect, and use facilities and associated equipment for public utility purposes, including, but not limited to electric, gas, and communication facilities, together with a right of way therefor, on, over, and under the easement area as hereinafter set forth, and also ingress thereto and egress therefrom, over and across the lands of Grantor situated in the City of Los Altos, County of Santa Clara, State of California, described as follows:

(APN 170-42-029)

The parcel of land described in the deed from The Association of the Los Altos Historical Museum to City of Los Altos dated December 16, 2002 and rcorded as Document No. 16690221, Santa Clara County Records.

The easement area is described as follows:

The strip of land of the uniform width of 10 feet, 5 feet on each side of the alignment of the underground facilities as initially hereunder; together with the parcel of land extending 8 feet from the operable sides of the pad-mounted facilities initially installed hereunder and 5 feet from the non-operable sides of said pad-mounted facilities, as measured perpendicular from the edge of said pads. The approximate locations of said facilities are shown upon Grantee's Drawing No. SJL-16489 (Exhibit "A") attached hereto and made a part hereof.

Grantee agrees that on receiving a request in writing, it will at Grantor's expense, survey, prepare and record a "Notice of Final Description" referring to this instrument and setting forth a description of said strip of land.

Grantor further grants to Grantee the right, from time to time, to trim or to cut down, without Grantee paying compensation, any and all trees and brush now or hereafter within said easement area, and shall have the further right, from time to time, to trim and cut down trees and brush along each side of said easement area which now or hereafter in the opinion of Grantee may interfere with or be a hazard to the facilities installed hereunder, or as Grantee deems necessary to comply with applicable state or federal regulations.

Grantor also grants to Grantee the right to use such portion of said lands contiguous to said easement area as may be reasonably necessary in connection with the excavation, construction, reconstruction, replacement, removal, maintenance and inspection of said facilities.

Grantor hereby covenants and agrees not to place or construct, nor allow a third party to place or construct, any building or other structure, or store flammable substances, or drill or operate any well, or construct any reservoir or other obstruction within said easement area, or diminish or substantially add to the ground level within said easement area, or construct any fences that will interfere with the maintenance and operation of said facilities.

Grantor further grants to Grantee the right to apportion to another public utility (as defined in Section 216 of the California Public Utilities Code) the right to excavate for, construct, reconstruct, replace, remove, maintain, inspect, and use the communications facilities within said easement area including ingress thereto and egress therefrom.

Grantor acknowledges that they have read the "Grant of Easement Disclosure Statement", Exhibit "B", attached hereto and made a part hereof.

The legal description herein, or the map attached hereto, defining the location of this utility distribution easement, was prepared by Grantee pursuant to Section 8730(c) of the Business and Professions Code.

This document may be executed in multiple counterparts, each of which shall be deemed an original, but all of which, together, shall constitute one and the same instrument.

The provisions hereof shall inure to the benefit of and bind the successors and assigns of the respective parties hereto, and all covenants shall apply to and run with the land.

Dated: _____, _____.

Signatures continued on next page.

Signatures continued from preceding page.

I hereby certify that a resolution was adopted
on the ____ day of _____, 20____, by
the

authorizing the foregoing grant of easement.

By _____

CITY OF LOS ALTOS, a municipal
corporation,

By _____

By _____

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of _____)

On _____, before me, _____ Notary Public,
Insert name
personally appeared _____

_____ ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

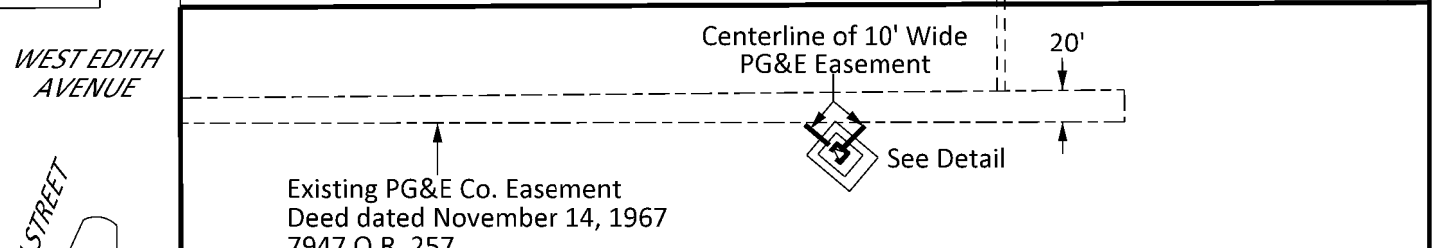
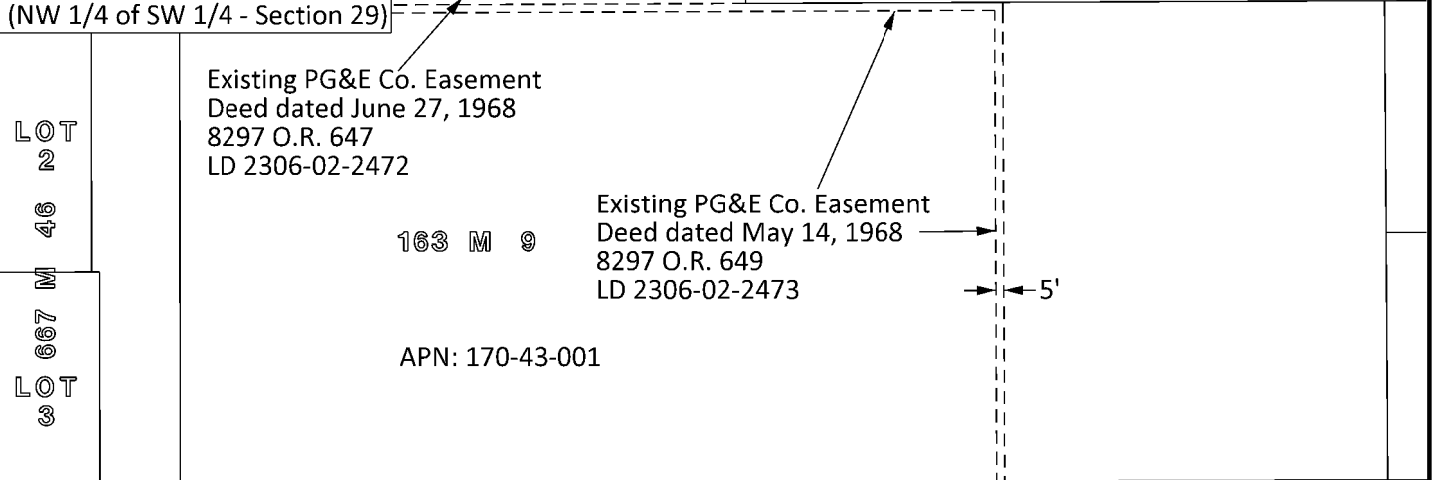
WITNESS my hand and official seal.

Signature of Notary Public

(Seal)

CAPACITY CLAIMED BY SIGNER

- Individual(s) signing for oneself/themselves
- Corporate Officer(s) of the above named corporation(s)
- Trustee(s) of the above named Trust(s)
- Partner(s) of the above named Partnership(s)
- Attorney(s)-in-Fact of the above named Principal(s)
- Other _____

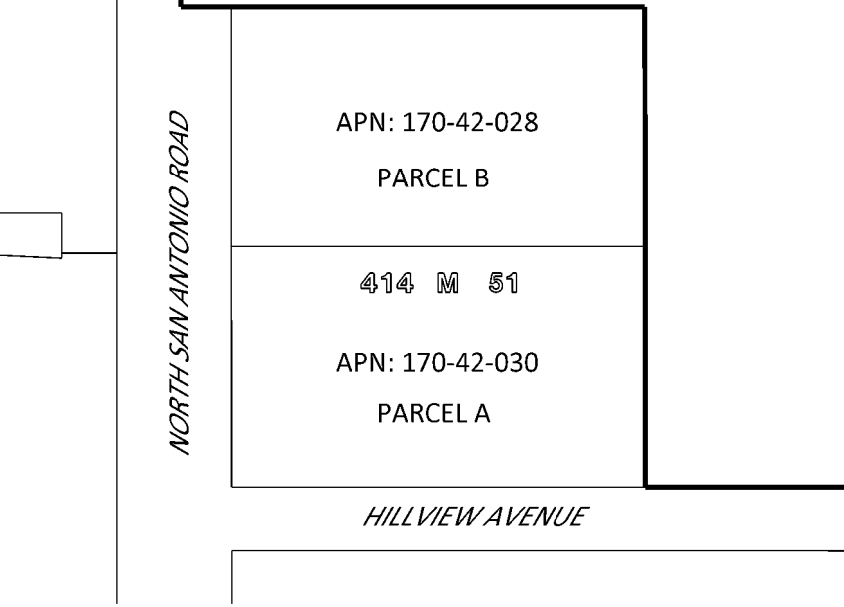
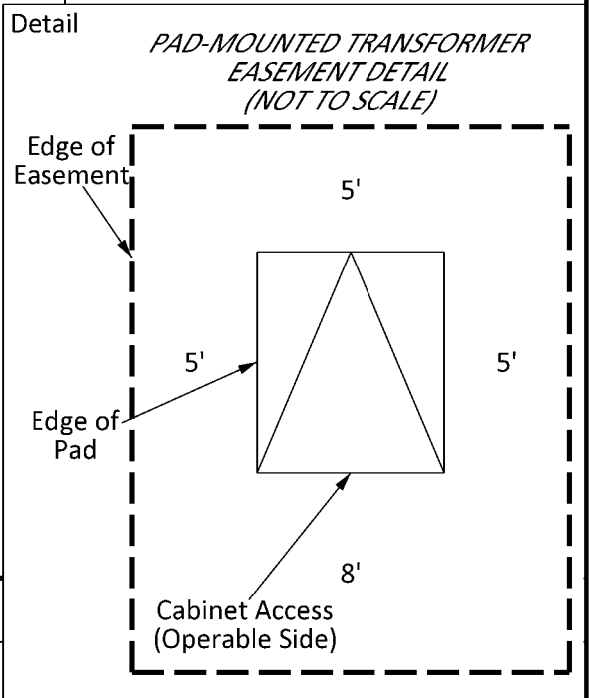


Grantor:
CITY OF LOS ALTOS,
a municipal corporation
Doc. No. 16690221
Deed Dated December 16, 2002

APN: 170-42-029

Legend

- Easement as Noted
- Subject Parcel
- Parcel Line
- Pad-mounted Transformer



UNLESS OTHERWISE SHOWN ALL COURSES EXTEND TO OR ALONG BOUNDARIES OR LINES

Applicant: CITY OF LOS ALTOS, a municipal corporation SCALE: 1" = 120' DATE: 01/28/2025

SECTION (29)	TOWNSHIP (06S)	RANGE (02W)	MERIDIAN M.D.B.&M.	COUNTY OF: SANTA CLARA	CITY OF: LOS ALTOS
PLAT MAP REFERENCES				F.B.: N/A	DR.BY: F1PE
F1115 (Elec.), 3348-H8 (Gas)				PG&E	De Anza DIVISION
				35547048	CH.BY: DAN9
				AUTHORIZ	SJL-16489
					DRAWING NO.

Pacific Gas and Electric Company



EXHIBIT "B"

GRANT OF EASEMENT DISCLOSURE STATEMENT

This Disclosure Statement will assist you in evaluating the request for granting an easement to Pacific Gas and Electric Company (PG&E) to accommodate a utility service extension to PG&E's applicant. **Please read this disclosure carefully before signing the Grant of Easement.**

- You are under no obligation or threat of condemnation by PG&E to grant this easement.
- The granting of this easement is an accommodation to PG&E's applicant requesting the extension of PG&E utility facilities to the applicant's property or project. Because this easement is an accommodation for a service extension to a single customer or group of customers, PG&E is not authorized to purchase any such easement.
- By granting this easement to PG&E, the easement area may be used to serve additional customers in the area and **may be used to install additional utility facilities**. Installation of any proposed facilities outside of this easement area will require an additional easement.
- Removal and/or pruning of trees or other vegetation on your property may be necessary for the installation of PG&E facilities. You have the option of having PG&E's contractors perform this work on your property, if available, or granting permission to PG&E's applicant or the applicant's contractor to perform this work. Additionally, in order to comply with California fire laws and safety orders, PG&E or its contractors will periodically perform vegetation maintenance activities on your property as provided for in this grant of easement in order to maintain proper clearances from energized electric lines or other facilities.
- The description of the easement location where PG&E utility facilities are to be installed across your property must be satisfactory to you.
- The California Public Utilities Commission has authorized PG&E's applicant to perform the installation of certain utility facilities for utility service. In addition to granting this easement to PG&E, your consent may be requested by the applicant, or applicant's contractor, to work on your property. Upon completion of the applicant's installation, the utility facilities will be inspected by PG&E. When the facility installation is determined to be acceptable the facilities will be conveyed to PG&E by its applicant.

By signing the Grant of Easement, you are acknowledging that you have read this disclosure and understand that you are voluntarily granting the easement to PG&E. Please return the signed and notarized Grant of Easement with this Disclosure Statement attached to PG&E. The duplicate copy of the Grant of Easement and this Disclosure Statement is for your records.

Attach to LD 2306-02-10177

Area 3, De Anza Division

Land Service Office: San Jose

Line of Business: Electric Distribution (43)

Business Doc Type: Easement

MTRSQ: (23.06.02.29.34)

FERC License Number(s): N/A

PG&E Drawing Number(s): SJL-16489

PLAT NO.: F1115 (Elec.), 3348-H8 (Gas)

LD of any affected documents: N/A

LD of any Cross-referenced documents: 2306-02-2472, 2306-02-2473

TYPE OF INTEREST: Electric Underground Easements (4), Communication Easements (6), Utility Easements (86)

SBE Parcel Number: N/A

(For Quitclaims, % being quitclaimed): N/A

PM #: 35547048-1110

JCN: N/A

County: Santa Clara

Utility Notice Numbers: N/A

851 Approval Application No. N/A; Decision N/A

Prepared By: F1PE

Checked By: DAN9