

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND
TRANSPORTATION COMMISSION OF THE CITY OF LOS ALTOS, HELD ON
THURSDAY, JANUARY 17, 2013, BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY
HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS,
CALIFORNIA**

ROLL CALL

ALL PRESENT: Chair BRESSACK, Vice Chair MOISON, Commissioners BAER, BODNER,
CHIANG, JUNAID, and McTIGHE

STAFF: Assistant City Manager WALGREN, Planning Services Manager KORNFIELD,
and Senior Planner DAHL

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

CONSENT CALENDAR

1. Planning and Transportation Commission Minutes

Recommendation to approve the minutes of the December 20, 2012 regular meeting.

MOTION by Commissioner BAER, seconded by Commissioner McTIGHE to approve the minutes of the December 20, 2012 regular meeting as amended to clarify the Commission's discussion with regard to the higher quality of the proposed open ceiling design for the 160 First Street Safeway project and the piecemeal appearance of the ceiling height change with regard to the recent changes to the height regulations. THE MOTION PASSED BY A 4/0/3 VOTE, WITH CHAIR BRESSACK AND COMMISSIONERS MOISON AND JUNAID ABSTAINED.

PUBLIC HEARING

Vice-Chair MOISON recused himself from the item due to real property conflict of interest with the 317 First Street project, because he owns property within 500 feet of the project address.

2. 12-D-10 and 12-V-18 – S. Lightfoot – 317 First Street

Commercial Design Review for a remodel and expansion (1,013 square feet) of an existing automotive maintenance and repair use - Skip's Tire and Auto Center. The project includes variances to waive the rear yard landscaping requirement and the 12-foot ground floor ceiling height requirement. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report recommending denial of Commercial Design Review application 12-D-10 subject to the listed finding.

The project architect spoke in support of the project citing that downtown projects have slight discrepancies due to site conditions. He stated that the site is a small, narrow lot and the project improves ADA compliance and the building. The property owner was present and the architect spoke on their behalf that they wanted to maintain the family business and were looking into parking solutions. He also said that he was working with the Building Division on an exception to allow a lift. The Skip's Tire store manager explained the overflow employee parking, one carpool, and one bike commuting.

A resident spoke in support of the use but cited parking, circulation, and visibility issues.

The Commission discussed the project and gave their general support for the use and design improvements. The Commission commented that keeping the alley access was important; they were in support of the variances and customer vehicle cueing; and they wanted to see three to four parking spaces for employees on-site.

MOTION by Commissioner BAER, seconded by Commissioner JUNAID, amended by Chair BRESSACK to allow valet or off-site parking alternatives, to continue application 12-D-10 and 12-V-18, with the following direction and considered alternatives:

- Provide a better parking arrangement that accommodates at least three employee parking spaces on-site (including the handicapped space) or within 300 feet of the site;
- Provide for better parking circulation and staging including a valet system; and
- Provide driveway access to the alley.

THE MOTION PASSED BY A 5/1 VOTE, WITH COMMISSIONER BODNER OPPOSED. Commissioner BODNER expressed a concern that the Commission's parking requirements were onerous.

DISCUSSION

3. Loyola Bridge Informational Item

Presentation on the County's proposed Loyola Corners bridge aesthetics. *Project Manager: Gustafson*

Planning Services Manager KORNFIELD introduced the item for Engineering Services Manager GUSTAFSON. Following a brief presentation, Commission discussion ensued. The comments were varied, but were generally in concurrence on the following issues:

- A concern about the bridge width and bike lane conflicts but that the bike lane was important to provide;
- That the bridge alternatives should be more developed with specific materials and design information;
- That Alternative 2 was generally preferred because it appeared lively and contrasted the typical designs, but the Commission wanted to see the specific materials; and

- That Alternative 9 was also favored by a majority of the Commission since it incorporated public art.

The Commission was appreciative of the opportunity to review the project and asked that the final design come back for review by them before it goes to City Council.

COMMISSION REPORTS AND DIRECTION ON FUTURE AGENDA ITEMS

Commissioner McTIGHE gave the report of the January 8, 2012 City Council meeting regarding the Single Use Plastic Bags and Polystyrene Containers; the Miramonte Avenue and Covington Road Intersection Improvements issues; the Draft Wayfinding sign design concept; the rezoning of Ground Floor Office Uses in Woodland Plaza; and the round-a-bout was scuttled for the Fremont Avenue and Fallen Leaf Lane intersection.

ADJOURNMENT

Chair BRESSACK adjourned the meeting at 8:56 P.M.

David Kornfield, AICP
Planning Services Manager