

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND
TRANSPORTATION COMMISSION OF THE CITY OF LOS ALTOS, HELD ON
THURSDAY, DECEMBER 20, 2012, BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY
HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS,
CALIFORNIA**

ROLL CALL

PRESENT: Commissioners BAER, BODNER, CHIANG and McTIGHE
ABSENT: Chair BRESSACK, Vice Chair MOISON, and Commissioner JUNAID
STAFF: Assistant City Manager WALGREN, Planning Services Manager KORNFIELD, and
City Attorney HOUSTON

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

There were no public comments.

CONSENT CALENDAR

1. Planning and Transportation Commission Minutes

Recommendation to approve the minutes of the December 6, 2012 regular meeting.

MOTION by Commissioner CHIANG, seconded by Commissioner McTIGHE to approve the minutes of the December 6, 2012 regular meeting. THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION

2. 11-D-03 – Safeway, Inc. – 160 First Street

Commercial Design Review Modification for an approved Safeway Grocery Store. The project includes removal of the interior dropped-ceiling to allow an exposed truss ceiling and skylights, but will not result in any change to the approved exterior height of the building. *Project Planner: Walgren*

Assistant City Manager WALGREN presented the staff report recommending approval of the interior ceiling height changes to City Council.

Safeway explained that the wider than normal building presented design challenges in terms of creating an appropriate interior space. They explained that their revised plan removed the drop ceiling to enhance the up-scale design, to add vitality to retail environment, to create a higher “market place” feel, and that the higher ceiling allows for skylights to enhance the customer experience. The project architect stated that grocery stores are now “place making” buildings where the interior space is as important as the exterior space. There was no other public comment.

The Commission discussed the project and gave their general support for the design that adds natural light and an improved interior space. The Commission commented that this design illustrates why the height code was recently changed; that they agreed with the public benefit findings; and that the exterior, apparent height would remain unchanged. Once Commissioner stated that this design change seems to “game” the height requirement and process and overall that the change felt piecemeal, like a variance.

City Attorney HUSTON clarified that legally the modification was not a variance and that the public benefit findings apply.

MOTION by Commissioner McTIGHE, seconded by Commissioner BODNER, to approve application 11-D-03 per the staff report findings, and with the following direction:

- Requirement to illustrate an accurate depiction of the interior ceiling for City Council review.

THE MOTION CARRIED UNANIMOUSLY.

COMMISSION REPORTS AND DIRECTION ON FUTURE AGENDA ITEMS

Commissioner BODNER gave the report of the December 11, 2012 City Council meeting regarding approval of a code amendment at Woodland Plaza and a two-story medical office building at 715 Altos Oaks Drive.

Commissioner CHIANG spoke about the prior Traffic Commission’s responsibilities that the Planning and Transportation Commission need to be aware of including Neighborhood Traffic Management Plans (NTMP) and Safe Routes to School (SRTS). He also mentioned having a traffic officer and/or traffic engineer available at the meetings to answer traffic related questions.

ADJOURNMENT

Commissioner BAER adjourned the meeting at 7:47 P.M.

David Kornfield, AICP
Planning Services Manager