

**MINUTES OF A REGULAR MEETING OF THE PLANNING AND
TRANSPORTATION COMMISSION OF THE CITY OF LOS ALTOS, HELD ON
THURSDAY, AUGUST 16, 2012, BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY
HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS,
CALIFORNIA**

Note: Commissioner BAER participated via telephone conference call from the following location: Sheraton Suites Santa Fe, Mexico City. Guillermo Gonzalez Camarena St #200, Mexico City, Federal District 01210, Mexico, Hotel Meeting Room at 9:00 P.M. (time difference = 2 hours) at phone number: 011-(52)-(55)-5258-8570 (teleconference permitted pursuant to Government Code 54953(b)(4)).

ROLL CALL

PRESENT: Chair BRESSACK, Commissioners BODNER, JUNAID (arrived at 7:03 PM), McTIGHE, CHIANG and BAER
ABSENT: Vice-Chair MOISON
STAFF: Assistant City Manager WALGREN, Planning Services Manager KORNFIELD and City Attorney HOUSTON

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

A resident suggested that the Commission should send out postcards to the neighbors along Second Street regarding the time change they approved to the business hours of the proposed commercial recreation use at 151 First Street.

CONSENT CALENDAR

1. Planning Commission Minutes

Recommendation to approve the minutes of the August 2, 2012 regular meeting.

MOTION by Commissioner BODNER, seconded by Commissioner JUNAID, to approve the minutes of the August 2, 2012 regular meeting. THE MOTION PASSED BY A 5/0/1 VOTE, WITH COMMISSIONER CHIANG ABSTAINING.

PUBLIC HEARINGS

2. 11-D-09 and 11-UP-06 – The Jeff Morris Group, Inc. – 400 Main Street

Recommendation to approve design review and use permit applications for an approximately 31,000-square-foot two-story, mixed-use building with retail space on the ground level, office space on the second story, and on-site parking spaces. *Project Planner: Kornfield*

Planning Services Manager KORNFIELD presented the staff report recommending approval to the City Council of Design application 11-D-09 and Use Permit application 11-UP-06 subject to findings and conditions.

The applicant and architect spoke in support of the project. They reviewed the changes to the plans to address prior concerns but stated that they preferred to maintain the hip roof on the main towers. The applicant stated that the site was a prime retail location, which dictated the site planning; that the signage was an important on Foothill Expressway for major retailers; and that of the office uses only the anchor office tenant would have office signage. The architect clarified that the building colors were revised and that while they are showing a coordinated awning design the ultimate awning designs may vary depending on individual tenant needs.

There were 15 public speakers for the project. The speakers that supported the project had the following comments: the design appeared classy and compatible with the village and future retail; the site is a prime location with wide sidewalks and prominent signage is important; the building is to be celebrated and the courtyard is like a pocket park; support for bike parking near seating to enhance the entry with bike racks; compliments on the open space and suggestions to incorporate public art, and commended the applicant and architect for a class-A project that is vital to the City's future. Those speakers that opposed the project stated the following concerns: the Tivoli light pole is inconsistent with the vehicle code in terms of sight-visibility; recommended 3-D plans for the public and City Council to better understand the context; the Main Street elevation lack character and the project should include photovoltaic systems; the need to give the developer an option to go to three stories to allow the a greater plaza area; the corners of the building are too tall; there should not be opaque glass on the Main Street elevation; the project looked like a warehouse style design; the first concept was better with the L-shaped building on Main Street to activate the street; there should be more differentiation of the retail areas; there was an opportunity to incorporate storm water rain gardens; and that it was inappropriate to see the open floors in the main tower.

The Commission discussed the project and expressed their general support. The Commissioners appreciated the changes to the plans and made the following comments: that the hip roof on the tower was correct, but the stone/glass was an issue because it was too busy; the retail storefronts should be varied so when leasing, individual character will be evident; the scale and height of the bridge needs to be lower on First Street; concern about second floor signage, retail, and monument signage per staff; public art should be incorporated into the fountain; improve the Main Street elevation to articulate and coordinate construction with Safeway to reduce the effect on merchants; look at the Tivoli light pole location to improve visibility; the need for 3-D renderings for City Council review; the need for more benches on First Street; more bike parking should be explored; a City of Los Altos sign should be at the entry element rather than building signage; there is too much signage as shown, but that it is acceptable for an anchor sign at the second story; the signage should be differentiated, but do not allow in on the wall and awning together; the colors should be reconsidered to provide more definition of the buildings; the project offers good open space; could add a seat wall/bench on the Main Street elevation for the public; a design competition could be held for art on the fountain; could support development incentive for signage on the wall entry and fountain if the elements matched the City materials or incorporated them; awnings should be required for the building; and the encouragement of including a photovoltaic system.

MOTION by Commissioner CHIANG, seconded by Commissioner BAER, to recommend approval to the City Council of Design application 11-D-09 and Use Permit application 11-UP-06 per the staff report findings and conditions, with the following changes and additional conditions:

- Revise condition No. 10 to require the following for review by City Council:
 - Work with staff to:

- Refine the tower design details to maintain their significance and enhance their compatibility with the overall building architecture; and
- Consider material and/or color changes to differentiate and distinguish the different elements of the building along the rear (Foothill) elevation;
- Revise condition No. 13 to require:
 - Prior to Building Permit Submittal:
 - Master Sign Program review and approval by the Planning and Transportation Commission;
- Increase pedestrian seating and bicycle parking opportunities;
- Provide sufficient 3D representations showing the project character in the context of the surrounding built and natural environment; and
- The Public Art Commission should review the water fountain element and north stair tower wall for the incorporation of public art.

THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION

3. Project Photo-Simulations Requirements

Assistant City Manager WALGREN presented the staff report recommending that the City begin requiring photo simulations for larger development proposals. Commissioner JUNAID suggested requiring the developers to provide 3-D renderings so we can archive them for City wide modeling and sharing.

Passerelle Investment Group summarized a letter, stating that they supported the proposed approach, and that “context” and “sufficient” were important terms when considering 3-D representations.

MOTION by Chair BRESSACK, seconded by Commissioner JUNAID, to recommend to the City Council that the City require 3-D drawings, either hand or computer generated, for large projects that accurately demonstrate the proposed building in context.

THE MOTION CARRIED UNANIMOUSLY.

COMMISSION REPORTS AND DIRECTION ON FUTURE AGENDA ITEMS

Commissioner JUNAID reported on the City Council and Chair BRESSACK reported that she met with BPAC (Bicycle Pedestrian Advisory Committee) for a periodic Commissioner education with the staff of BPAC.

ADJOURNMENT

Chair Bressack adjourned the meeting at 11:11 P.M.