



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

6:00 p.m., March 19, 2008
Los Altos Community Meeting Chambers
One North San Antonio Road, Los Altos, California 94022

CALL TO ORDER

Chair BAER called the meeting to order at 6:00 PM.

ROLL CALL

Present: Chair BAER, Vice-Chair BRESSACK, and Commissioner UHLIR (for LORELL)
Absent: Commissioner LORELL
Staff: Senior Planner KORNFIELD and Associate Planner DAHL

MINUTES

MOTION BY VICE-CHAIR BRESSACK, SECONDED BY CHAIR BAER, to approve the March 5, 2008 meeting minutes as amended. THE MOTION PASSED 2/0/1, WITH UHLIR ABSTAINING.

CONSENT CALENDAR

None.

DISCUSSION

VICE-CHAIR BRESSACK recused herself from the first discussion item because she lives within 500 feet of the project.

1. 140 S. Avalon Drive – Design Review Application

Senior Planner KORNFIELD presented the staff report answered questions of the Committee.

The project architect and property owner spoke in support of the design change. The designer presented renderings of the project including a new alternative to include siding on the garage

Two neighbors spoke in opposition to the project stating that the roof material change did not fit in the neighborhood, that the house was too bulky and that the trees were necessary to screen the house. Additionally, several letters from the neighborhood in opposing to the project were submitted.

The Committee discussed the appropriateness of keeping the horizontal siding as it helped the project fit in better especially from the Santa Barbara street perspective. One commissioner felt that the change to metal, standing seam roofing was out of character; the other commissioner felt the metal roof was compatible. One commissioner felt that keeping the evergreen Magnolia street tree was important; the other commissioner felt that either the Magnolia tree or the Medesto Ash tree was acceptable as they both occurred in the immediate vicinity.

MOTION BY COMMISSIONER UHLIR to approve the metal roof only. The motion failed due to a lack of a second.

MOTION BY CHAIR BAER, SECONDED BY COMMISSIONER UHLIR, to deny the design changes to design review application 05-SC-66. THE MOTION PASSED 2/0.

VICE-CHAIR BRESSACK then rejoined the meeting.

2. 323 and 373 Pine Lane – Commercial Design Review Application

Associate Planner DAHL presented the staff report and answered questions of the Committee.

The applicant presented the project and provided a history of the Pilgrim Haven site. The project architect noted that the proposed facility was smaller than comparable facilities and used a Craftsman design theme. The landscape architect stated that their goal was to preserve the existing landscape where possible and add screening to buffer the new buildings.

Thirty-seven residents spoke to the project. Those in favor felt that Pilgrim Haven was a convenient community asset allowing residents to retire in the same community that they lived in, that the facility was a good neighbor to the community, that multi-level care was important especially providing for memory care, that the Los Altos community was aging and that the facility was important to their future, that the facility needs upgrades, that the facility was one of the best in the area, that the proposed design fit in with the residential area, that the surrounding neighborhood was developed after the facility, and that the project met the basic zoning limits and only expanded the facility by 28 units.

Those residents opposed to the project felt that the project was too large and dense, that the protracted construction impacts were unacceptable, that it was inappropriate to rezone the corner property to allow the expansion, that three-story development was out of character and scale, that the traffic impacts negatively affected the area and the nearby schools, that the property was too small to support such a use, that the additional services provided by the project provided could be located off-site, that the project would lead to even more future growth at the site, that five driveways on Pine Lane were too many and conflicted with pedestrian use of the street, that the project would cause parking problems on the street, that the project needed more screening along its perimeter, that there was a lack of public notice, that the facility belonged elsewhere such as downtown along Foothill Expressway or along El Camino Real, that the use was inappropriate next to the school, that the Pine Lane/Los Altos Avenue intersection was already dangerous and the project would make it worse, that the construction noise and dust would negatively affect the school, that no traffic calming was possible on Pine Lane due to Fire Department requirements, and that the development takes away from the single-family development potential of the site and the additional property tax revenue.

The Committee discussion included a general support for the use of the Spagnoli property to expand the facility, the use of underground parking and the site plan. The Committee expressed concerns about the monolithic design and scale of some of the building elements, the need for more landscape at the perimeter to buffer the project from the school and residences, the need for a construction and traffic impact plan, the need for clearer plans and specific sectional views, the need for more open space around the buildings, and the potential traffic impacts.

MOTION BY VICE-CHAIR BRESSACK, SECONDED BY COMMISSIONER UHLIR, to recommend approval the design review application 07-D-02 to the Planning Commission per the staff report findings and direction with the following additional direction:

- From the Pine Lane perspective, break up the massing of the Independent Living and the Memory Care buildings into actual or perceived smaller buildings and consider the use of paseos;
- Break up the roof volumes of the larger buildings;
- Provide a more effective landscape buffer on the western side;
- Consider alternatives to the phasing in staff directive number two;
- Provide a construction and safety plan for during and after the construction;
- Summarize the Green Building standards used and consider exceeding the City's Green standards;
- Provide building sections showing the relationship of the project to the Spagnoli Court properties; and
- Consider and provide responses to the issues raised by the neighborhood.

THE MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

Chair BAER adjourned the meeting at 9:35 PM.

Prepared by:

David Kornfield, AICP
Senior Planner