



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

6:00 p.m., June 4, 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, Commissioner UHLIR (for BRESSACK) and Commissioner HULL
Staff: Planning Services Manager KORNFELD, Associate Planner DAHL and Assistant Planner LACEY

MINUTES

MOTION BY CHAIR BAER, SECONDED BY COMMISSIONER HULL, to defer the May 21, 2008 meeting minutes. THE MOTION PASSED BY A 3/0 VOTE.

CONSENT CALENDAR

None.

DISCUSSION

1. 1960 Noel Drive – Design Review Application

Assistant Planner LACEY presented the staff report answered questions of the Committee.

The applicant spoke in favor of the design and addressed Committee members' questions about the grading and drainage plan. Several neighbors spoke with concerns about the mass and bulk of the structure, as well as drainage. A former property owner of the subject site said that the drainage issues had been resolved with the development of nearby subdivisions such as the Toyon Farm planned unit development and the St. Charles Court area.

The Committee discussed their general support of the project. COMMISSIONER HULL requested that the fence along the right side yard be provided at an appropriate height. COMMISSIONER UHLIR requested that a condition be included to require the property owner to maintain the drainage improvements.

MOTION BY COMMISSIONER HULL, SECONDED BY COMMISSIONER UHLIR, to approve design review application 07-SC-38 per the staff report findings and conditions, with the following additional conditions:

- That the property owner shall maintain the drainage system for the project as necessary; and
- To install a six-foot fence with two feet of lattice along the west property line.

THE MOTION CARRIED UNANIMOUSLY.

2. 1687 Christina Drive – Design Review Application

Assistant Planner LACEY presented the staff report answered questions of the Committee.

The project architect went over the changes made to the plans. A neighbor spoke with concerns about the flat faces of the walls and issues with the mass of the building.

The Committee discussion ranged from full support of the project to questions about whether the changes were substantial enough to address the bulk and compatibility concerns.

MOTION BY COMMISSIONER UHLIR, SECONDED BY COMMISSIONER HULL, to approve design review application 08-SC-03 per the staff report findings and conditions.

THE MOTION CARRIED UNANIMOUSLY.

3. 988 N. San Antonio Road – Commercial Design Review Application—ARCO AM/PM

COMMISSIONER UHLIR recused herself due to a conflict of interest because she owns BP stock.

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

The project applicant noted that the design of the gas station had used materials from the Village Court Shopping Center and the proposed Los Altos Gardens project in order to try and fit in with the surrounding area. However, the applicant noted that they were willing to make design revisions in order to gain approval, but requested that the existing free standing sign be allowed to remain as-is and that the location of the proposed trash enclosure not be moved.

The Committee discussed the project, noting that it would be nice to see the gas station redeveloped but that the architectural design needed to be revised to be more cohesive and fit in with the surrounding commercial areas. Specifically, the Commissioners noted that the gas station design should be more unique to Los Altos, that the mini market should have a lower profile to match the scale of the surrounding buildings, that the mini-market and canopy design should match, that the applicant should consider using a pitched roof for all of the structures, that new signs should be developed and that the landscape plans should be improved.

MOTION BY COMMISSIONER HULL, SECONDED BY CHAIR BAER, to continue design review application 07-D-07 per staff and Committee direction to the July 16, 2008 Architectural and Site Review Committee meeting.

THE MOTION PASSED UNANIMOUSLY (2-0).

ADJOURNMENT

Chair BAER adjourned the meeting at 8:02 PM.

Prepared by:

David Kornfield, AICP
Planning Services Manager