

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL, CITY OF
LOS ALTOS HELD AT 8:00 P.M. TUESDAY, NOVEMBER 13, 1962 AT
THE CITY HALL ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA

The meeting was called to order by the Mayor at 8:10 P.M.

ROLL CALL: Present: Mayor Thurber, Councilmen Conner, Cimino,
Corenman
Absent: Councilman Faas

MINUTES of the meeting of October 30, 1962 were approved by
voice vote on motion of Councilman Conner seconded by
Councilman Corenman.

REPORTS: None

- MC County Library MISCELLANEOUS CORRESPONDENCE: 1. Protest of Mrs. H.P. Stevens,
800 Dixon Way, against distri-
bution, by the League of Women Voters, of materials in the
Library, was referred to the County Library Commission.
- Traffic Safety Miramonte 2. Suggestion of W. L. Frazer, 11751 Terrace Drive, that
parking in front of Fremont Cleaners and adjacent business on
Miramonte be prohibited from 4:00 to 6:00 P.M. to permit a
right turn lane, was referred to the Chief of Police.
- Traffic Sign Homestead NEW BUSINESS: 1. Council approved the findings of the Chief of
Police that public health and safety require the
installation of a stop sign on Fallen Leaf Lane at Homestead
Road. Motion by Councilman Conner was seconded by Councilman
Corenman and passed by voice vote.
- Traffic Safety Altos Oaks 2. Recommendation of the Chief of Police that parking be pro-
hibited on one side of Altos Oaks Lane was considered, and
motion by Councilman Conner that all street parking on Altos
Oaks between Fremont and Golden be prohibited failed for lack
of a second. Motion by Councilman Conner was seconded by
Councilman Corenman and passed by voice vote that the matter
of restricted parking on Altos Oaks Lane be held over for two
weeks for the purpose of notifying all the doctors in the
Altos Oaks medical area that Council will consider prohibiting
all parking on Altos Oaks between Fremont and Golden.
- Traffic Safety Golden Way 3. Petition was considered from owners of 21 parcels on Golden
Way and Covington Road protesting street layout in Mountain View
subdivisions, Tracts 3087 and 3088, Gest Ranch. Council heard
from Ray Stewart, 929 Golden Way, George H. Greeley, 917 Golden
Way, Rollin Young, 1035 Golden Way, that traffic will funnel
down Golden Way to the danger of children, with added cost for
maintenance of streets, and no benefit to Los Altos. After
discussion with members of the assembly, the City Engineer,
the City Attorney, and the Chief Administrative Officer, the
Mayor stated that he will consult the Mayor of Mountain View.
- Mrs. Richard Seegmiller, 954 Golden, asked if dirt trucks used
for subdivision construction, could be required to use some
other route.
- PUD/C-7 Camino Associates OLD BUSINESS: 1. In the matter of 62-PUD/C-7 Camino Associates,
Councilman Cimino read the list of conditional
uses which would be acceptable to the applicant in the portion
of the Loucks Street building which is parallel to R-1 property
about 100 ft. from the R-1 line.

In discussion with Roy Stevens (applicant) the Mayor asked that
the burned building on the corner of San Antonio and El Camino
be removed as quickly as possible, if 62-PUD/C-7 is granted.

-2-

Conditions recommended by the Planning Commission were read one by one, and agreed to by Mr. Stevens and the Council, with the following changes and additions:

To condition 2, add: "concrete pathway along San Antonio Road as per Master Plan."

Condition 4: traffic egress on El Camino at 140 ft. from extension of the existing San Antonio curb line to be closed.

Condition 8, relative to study of traffic on Loucks; omit.

Condition 9 of the Planning Commission, which now becomes #8, change to read: "Within one year of date of Final approval" the effect of this being that the date to be used in reckoning time is the date of Council approval (November 13, 1962).

Agreement to Condition #12 of the Planning Commission, which now becomes #11, relative to dedication of 45 ft. strip on San Antonio, was qualified by Mr. Stevens with the approval of the City Attorney "subject to the rights of the lessees involved."

Condition was added, which will be Condition #12, the following uses will not be allowed for the main floor section of that portion of the pentagonal structure facing Loucks Avenue which is 100 ft. more or less from the rear line of those residential lots which are on the east side of Rilma Lane:

- a. Department and variety stores
- b. Food Markets
- c. Repair Shops
- d. Food Lockers
- e. Restaurants
- f. Bars & Liquor Stores
- g. Bus Depots
- h. Hotel & Motel Use
- i. Laundries & Dry Cleaning Plants, coin operated and other
- j. Mortuaries
- k. Garages
- l. Garden Nurseries
- m. Paint and Wallpaper Stores
- n. Service Stations
- o. Pet Shops
- p. Bakery Goods Stores
- q. Soda fountain and ice cream stores
- r. Hardware Stores
- s. Shoe repair shops
- t. Sporting Goods Stores

Mr. Stevens asked that Council act to improve the 45 ft. San Antonio strip, so as not to leave a vacant lot in front of the PUD.

MOTION by Councilman Corenman was seconded by Councilman Cimino and passed by voice vote that Council accept the recommendation of the Planning Commission with the 12 conditions as revised, and grant approval to 62-PUD/C-7, the conditions being as follows:

1. That the approval does not include the rotating signs and that the design of signs should be approved by the Planning Commission at a later date, after submission of detailed plans for same.

2. Construction of curb and gutter and 5' pathway on Loucks along the length of the site in a location approved by the City Engineer, and also a concrete pathway along San Antonio Road as per Master Plan.
3. Provision for adequate on-site storm drainage in accordance with detailed plans approved by the City Engineer.
4. Approval by State Highway Department of all construction in the public right-of-way along El Camino and approval to be contingent upon this approval of the State, and that traffic egress on El Camino at 140 ft. from extension of the existing San Antonio curb line to be closed.
5. Any construction in the proposed right-of-way of San Antonio Road be in accordance with detailed plans approved by the City Engineer.
6. Meeting Fire Department requirements.
7. Meeting Health Department requirements.
8. Marking of lanes to be approved by the Planning Assistant and also the Chief of Police.
9. Construction to start within one year from date of final approval and to be completed within three years of start of construction.
10. That the outdoor lighting in the parking area or on buildings be approved by the Planning Commission.
11. Dedication of a 45 ft. strip for street widening on San Antonio Road, subject to the rights of the lessees involved.
12. The following uses will not be allowed for the main floor section of that portion of the pentagonal structure facing Loucks Avenue which is 100 ft. more or less from the rear line of those residential lots which are on the east side of Rilma Lane:
 - a. Department and variety stores
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 - c. Repair Shops
 - d. Food Lockers
 - e. Restaurants
 - f. Bars & Liquor stores
 - g. Bus Depots
 - h. Hotel & Motel Use
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 - j. Mortuaries
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 - l. Garden Nurseries
 - m. Paint and Wallpaper Stores
 - n. Service Stations
 - o. Pet Shops
 - p. Bakery Goods Stores
 - q. Soda Fountain and ice cream stores
 - r. Hardware Stores
 - s. Shoe repair shops
 - t. Sporting Goods Stores

The Mayor with consent of Council directed the City Engineer to proceed with alternate plans for widening San Antonio Road to take into consideration the extra width that will be available.

Councilman Cimino asked that Staff make the changes in the map consistent with the directions outlined, i.e. the El Camino egress closure and the Rilma Lane uses.

Motion by Councilman Conner was seconded by Councilman Corenman and passed by voice vote that the City Attorney be authorized to enter into agreement with others than the developer of 62-PUD/C-7 with regard to the road widening and if necessary to institute condemnation proceedings to handle any severance damages that may be involved.

2. Resolution No. 1008, annexation of Grant-St. Joseph #8 was read, setting hearing for December 18, 1962 at 8:00 P.M. at the City Hall, and adopted on motion of Councilman Conner seconded by Councilman Corenman, by the following vote:

Grant
St. Jo,
#8
Res,
#1008

- AYES: Mayor Thurber, Councilmen Conner, Cimino, Corenman
- NOES: None
- ABSENT: Councilman Faas

3. Councilman Corenman reported that the Planning and Zoning Committee had reached no recommendation for the Mosher Division of Land. 1) One solution would be to insure that Distel does not cut through to El Camino by cul-de-sacing the end of the half street. 2) Another possibility is to try to create a full street. 3) A third possibility is that inasmuch as the property meets the requirements of the subdivision ordinance, it should be approved as is, but it would present a problem in the future.

Mosher
D/L

Councilman Conner expressed himself as unalterably opposed to approval of any half streets.

After discussion with the City Engineer and the City Attorney, motion was made by Councilman Corenman, seconded by Councilman Cimino, and later withdrawn with consent of the second that Council grant the Mosher Division of Land subject to a) Meeting Health Department requirements; b) Meeting Fire Department requirements; c) Dedication of the areas and easements required to cul-de-sac and dead-end the northwesterly portion of the street (including legal requirements or steps necessary to have a 1 ft. fee simple or reservation or whatever would be required to make a permanent closure); d) Improvements of the northerly extension of the westerly half of Distel; e) Construction of a drainage ditch; f) Payment of the required storm drainage fee.

Council requested the City Engineer to suggest a revised plan, next week, for the ultimate development of the property.

4. Councilman Corenman reported that two members of the Planning and Zoning Committee met by telephone, the third member did not report, to consider 62-HM-20 Higgins. By invitation of the committee the neighbors attended the meeting. The following spoke: R. D. Sferra, 1020 Alegre, Lew Conner, 1021 Alegre, Joe Cullen, 1050 Alegre, Mr. McBride, 1031 Alegre. All opposed the house moving.

62-HM-20
Higgins

Applicant Ira Higgins included in his statement that the Building Inspector said the house passed Code, the lot conforms to requirements, and he has agreed to paint the house, landscape it, put in a driveway, and put in a foundation.

Council discussed the matter with members of the assembly, the Chief Administrative Officer, the City Attorney, and the applicant,

COUNCIL RECESSED to 10:10 so that neighbors could study the plan of remodeling.

Further discussion included those mentioned above and Planning Commissioner Wyatt.

MOTION was made by Councilman Conner was seconded by Councilman Corenman THAT the applicant be permitted to move the house that stands on supports back of this lot, onto the lot, under the conditions that the house as to wiring and every other detail be brought up to City standards, and subject to the approval of the Building Inspector, that the house be painted and that the property be landscaped in accordance with the plan which the applicant has presented, that the applicant place either cash or faithful-performance bond in the amount of \$2,000, to the satisfaction of the City Attorney, and also if there is any new construction in the public right-of-way that it be subject to inspection by the City Engineer.

AND WAS AMENDED with consent of the second THAT this work be carried out and completed as far as the building location improvement and construction are concerned within three months, excepting the landscaping which shall be completed on or before June 1, 1963. Motion was passed by voice vote.

The City Attorney asked Mr. Higgins if these conditions are agreeable, and Mr. Higgins replied that they are. The City Attorney asked if he would develop it in accordance with the plot plan submitted, and Mr. Higgins replied "Yes."

Civic Center Bd, of Realtors Gift

5. Councilman Conner reported that conference had been held with the architect and Mr. Powell of the Board of Realtors concerning the memorial gift to the City. The living Christmas tree has been abandoned in favor of a flagpole with suitable landscaping to be placed at some future date at the exact location which in the future will be determined as the turnaround point at the new entrance to the Civic Center site. The exact location cannot yet be known because the final detailed plans for the entrance and the intersection of Main, San Antonio and Edith at the Civic Center have not been made. Councilman Conner asked permission of the Council to discuss the matter further with the Board of Realtors and that the matter be delayed for one or more weeks. The Mayor agreed, with consent of Council.

Street Layout Burns Sunnyvale

6. In the Burns Avenue matter, Councilman Conner asked permission of Council to withdraw, if it seems advisable, any objections that Los Altos made to the Board of Supervisors several weeks ago. The Chief Administrative Officer stated for the record that no objections have been made to the Board of Supervisors. After discussion, Councilman Conner was given permission by the Mayor with consent of Council to ask the Board of Supervisors to continue the hearing.

Bowen Project 1962-18

7. Agreement to compensation for landscape damages to the Bowen property, as recommended by the City Attorney and the City Engineer, in connection with construction of sewer project 1962-18, was approved by voice vote on motion of Councilman Corenman seconded by Councilman Conner.

Water No, LA Water

ORDINANCES: The City Attorney presented to Council ordinance calling election for January 29, 1963, involving the North Los Altos Water Company. 1) The City Attorney presented map, to which the City Clerk attested, prepared by the City Engineer, indicating the proposed water district within the city limits. The map was marked for identification. 2) The City Attorney presented map prepared by Carroll Bradberry and

Associates showing the existing system within the District.
3) The City Attorney caused to be filed Certificate of the City Clerk with regard to certification of petitions.

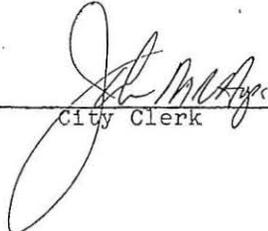
The City Clerk began the first reading of proposed Ordinance #277, Ordinance of the City Council of the City of Los Altos providing for hearing on petition to form Municipal Water District No. 1 of the City of Los Altos and on the incurring of a bonded indebtedness by said District to pay the cost and expenses of a water system for said District, and further reading was waived on motion of Councilman Cimino seconded by Councilman Corenman, by the following vote:

Ord,
#277

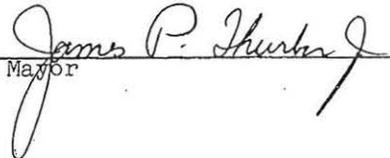
AYES: Mayor Thurber, Councilmen Corenman, Conner, Cimino
NOES: None
ABSENT: Councilman Faas

WARRANTS: None

ADJOURNMENT: The meeting was adjourned at 10:50 P.M.



City Clerk



Mayor

RECORDED
INDEXED
NOV 15 1962
CITY CLERK

CAMINO ASSOCIATES

900 N. SAN ANTONIO ROAD • LOS ALTOS, CALIFORNIA • WHITECLIFF 8-8243

REAL ESTATE INVESTMENTS • GENERAL CONTRACTORS

NOVEMBER 7, 1962

Mr. ANTHONY A. LAGORIO
300 3RD STREET
LOS ALTOS, CALIFORNIA

DEAR MR. LAGORIO:

IN REGARD TO APPLICATION 62-PUD/C-7 BY CAMINO ASSOCIATES, THE APPLICANT WOULD BE WILLING TO AGREE TO A RESTRICTION ON THE USE PERMIT THAT WOULD FURTHER DEFINE CERTAIN UNDESIRABLE USES FOR THE MAIN FLOOR SECTION OF THAT PENTAGON STRUCTURE FACING LOUCKS AVENUE THAT IS WITHIN 100 FEET OF THE REAR LINE OF THOSE RESIDENTIAL LOTS WHICH FACE ON RILMA LANE.

- Variety:*
1. DEPARTMENT STORES
 2. FOOD MARKETS
 3. REPAIR SHOPS
 4. FOOD LOCKERS
 5. RESTAURANTS
 6. BARS & LIQUOR STORES
 7. BUS DEPOTS
 8. HOTEL OR MOTEL USE
 9. LAUNDRIES & DRY CLEANING PLANTS + Coin Operated + other
 10. MORTUARIES
 11. GARAGES
 12. GARDEN NURSERIES
 13. PAINT AND WALLPAPER STORES
 14. SERVICE STATIONS
- Pet shops*

IN ADDITION TO THE ABOVE, THERE ARE OTHER CONDITIONAL USES FOR WHICH A SPECIAL USE PERMIT IS REQUIRED, COVERED UNDER SECTIONS OF THE ZONING ORDINANCE 10-2.803 AND 10-2.804, WHICH IT IS FELT WOULD ADD ANY NECESSARY USE CONTROL BY THE CITY COUNCIL.

SINCERELY,
CAMINO ASSOCIATES

RS/H

ROY STEVENS

Council
10-23-62

Planning Commission

10-11-62

AGENDA - For a meeting of the Board of Adjustments of the Planning Commission to be held at 7:45 p.m., October 11, 1962 in the City Hall, No. 1 North San Antonio Road, Los Altos, California.

denied 62-V-126 Dickman Construction Company. Request for a variance of the required side yard setback. (1)

held over 62-V-127 Phillip Burns. Request for a variance of the required side yard setback. (2)

AGENDA - For a regular meeting of the Planning Commission of the City of Los Altos to be held at 8:00 p.m., October 11, 1962 in the City Hall, No. 1 North San Antonio Road, Los Altos, California.

I. ROLL CALL *all present*

II. MINUTES - Meeting of September 27, 1962. *approved*

III. CORRESPONDENCE *see "Other Matters" below*

IV. PUBLIC HEARINGS

Approved 1. 62-PUD/C-7 Camino Associates. Request to construct and operate a planned unit development on a 5+ acre site on San Antonio Road. (3)

Held over 2. 62-HM-20 Ira Higgins. Request to move a residential structure to 1051 Alegre Avenue. (4)

V. REPORT OF DESIGN COMMITTEE - Commission Action

returned to applicant for additional drawings 1. 62-D-191 Lydia McKinney. Request for design approval of a one story addition to an existing commercial building located at 371 Second Street. (5)

VI. SUBDIVISIONS

approved 1. Whetstone Division of Land. Two lots on Yerba Buena Avenue. (6)

VII. OTHER MATTERS

VIII. ADJOURNMENT

1. 62-D-188 - Berman - *returned to applicant for redesign*. (7)

2. 62-UP-40 - Frazer - *operation approved. (true recap)* (8)

9-18-62

LEGAL NOTICE

NOTICE OF PUBLIC HEARING
NOTICE IS HEREBY GIVEN by the City Council of the City of Los Altos that a public hearing will be held at City Hall, No. One North San Antonio Road, Los Altos, California, at 8:00 P.M. on November 8, 1962, for the purpose of considering the application of Camino Associates, 62-PUD/C-7, for a Use Permit to construct and operate a planned unit development/commercial on the following described property: Approximately 5 1/4 acres bounded by El Camino Real, San Antonio Road and Loucks Avenue being commonly known as the Loucks property.
All interested persons are invited to attend and express their views thereon.
JOHN M. R. HOPE
City Clerk

No 2045
Pub: Oct 18, 1962 without map

Council To Consider Plans For Center

City Council will consider a proposal for a \$2.5 million planned-unit development on the southwest corner of El Camino Real and San Antonio road when it meets on Tuesday, Nov. 6.

Planning Commissioners unanimously recommended approval last week.

Plans call for a 5 1/4-acre shopping center of specialty stores, restaurant and a large office building. The center would replace the fire-gutted Old Plantation Restaurant and a service station plus some orchard land.

HEARING: Camino Associates 62-PUD/C-7, El Camino, San Antonio and Loucks.

C.C.
11-6

The Mayor announced this as the time and place for hearing on 62-PUD/C-7, Camino Associates.

62-PUD/C
-7
Camino
Associates

The Chief Administrative Officer reported that Planning Commission public hearing was held October 11, and Commission recommendation was for conditional approval. No written correspondence has been received.

Roy Stevens for the applicant showed plot plan for 5 1/2 acre property. Removal of existing buildings and widening of San Antonio Road are part of the plan. Shops, restaurant and bank would be on El Camino and the corner. P-A, with patio, would be on Loucks. Architecture is adobe stone with post-beam type construction, fireproof shake roof. He showed architectural rendering and elevations. The building on Loucks is 100 ft. from the R property line, with landscaping next to the R properties.

Application is made under Article 18, 10-2.1803 of the Los Altos Municipal Code.

Electronic firms want the upper floor of the P-A. Shops in the San Antonio-El Camino building will be high quality specialty shops. The atmosphere will be restful, peaceful; there will be automatic sprinkler systems; it will be maintained on a professional basis- it will be an asset to the neighborhood. It will improve the value of homes in the neighborhood, will clean up the entrance to Los Altos, and be a beautiful thing. Other advantages to the City will be taxes on real estate and sales, more than \$30,000 a year. It will lead to the general improvement of the properties across San Antonio.

Of 36 people in the 300 ft. zone of interest, 34 signed in favor. The owner of the property has lived in Los Altos 59 years. This development will allow him to retire, will remove from him a severe burden.

No others wished to speak in favor.

The Mayor called for speakers in opposition.

Dr. Imre Molnar referred to his letter dated October 5 that was forwarded to Planning Commission.

Mrs. Thomas, 1055 Rilma Lane, not in opposition, received assurance from Mr. Stevens that the 10 ft. planted area will be fully planted.

Mr. Randall, 1035 Rilma, "not entirely in opposition," reminded Council of the traffic complications; he suggested a signal at

COC 11-6-62

-2-

Lös Altos Avenue and El Camino; and suggested a 30 ft. planting strip. He said R development would be possible there.

Mr. Stevens, at the Mayor's request, outlined the traffic pattern. The State Division of Highways has approved the egress near San Antonio. From the floor Planning Commissioner Tobey said that Planning Commission had wanted that egress closed.

To Councilman Conner's question whether the R planting strip could be 5 ft. wider, Mr. Stevens said that would take out one line of parking. On that side of the building there could be no use that required much traffic. Council discussed parking with Mr. Stevens and Planning Assistant Riddle; and discussed uses of parts of the Loucks St. building, including the City Attorney in the discussion. Mr. Stevens said he would guarantee that the second floor of the building will be P-A. The guarantee of other suitable uses is the general tone and basic quality of the development. The Mayor suggested that the City Attorney, Mr. Stevens, and Councilman Cimino work with the matter of uses.

Dr. Molnar mentioned his concern for the two vacant R lots on the corner of Rilma.

Chief of Police Renshaw asked specifically that the egress on El Camino within 100 ft. of San Antonio be closed.

The public hearing was closed by voice vote on motion of Councilman Cimino seconded by Councilman Corenman.

In reply to question of the City Attorney, Mr. Stevens stated that he accepts postponement of action until next meeting. Councilman Cimino asked the Planning and Zoning Assistant to provide analysis as to how this plan meets or does not meet the ordinance. The Mayor asked the City Attorney, Mr. Stevens, and Councilmen Cimino and Corenman to meet.

With consent of Council, the Mayor postponed action to November 13.

PUD/C-7 OLD BUSINESS: 1. In the matter of 62-PUD/C-7 Camino Associates, Camino Councilman Cimino read the list of conditional Associates uses which would be acceptable to the applicant in the portion of the Loucks Street building which is parallel to R-1 property about 100 ft. from the R-1 line.

In discussion with Roy Stevens (applicant) the Mayor asked that the burned building on the corner of San Antonio and El Camino be removed as quickly as possible, if 62-PUD/C-7 is granted.

Council Minutes 11/13/62

MINUTES OF A REGULAR MEETING OF THE CITY COUNCIL, CITY OF LOS ALTOS;
HELD AT 8:00 P.M. TUESDAY, NOVEMBER 6, 1962 AT THE CITY HALL
ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA

The meeting was called to order by the Mayor at 8:05 P.M.

ROLL CALL Present: Mayor Thurber, Councilmen Conner, Corenman,
Cimino
Absent: Councilman Faas

The Pledge of Allegiance was given.

MINUTES of the meeting of October 23 were approved by voice vote
on motion of Councilman Conner seconded by Councilman
Corenman.

HEARING: Camino Associates 62-PUD/C-7, El Camiño, San Antonio
and Loucks.

The Mayor announced this as the time and place for hearing on
62-PUD/C-7, Camino Associates.

62-PUD/C
-7
Camino
Associates

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fully planted.

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Council of the traffic complications; he suggested a signal at

Los Altos Avenue and El Camino; and suggested a 30 ft. planting strip. He said R development would be possible there.

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With consent of Council, the Mayor postponed action to November 13.

Proj. 62-18
Bid
Opening
Bonds

BID OPENINGS: 1. Bonds - Sewer Project 1962-18. The Chief Administrative Officer announced this as the time and place for the opening of bonds for the sale of Assessment Bonds in connection with Sewer Project 1962-18.

Bids were opened from:-

Boettcher & Company	3.36+ %
Gross & Company	3.99+ %
First Municipal Invest- ments of Arizona	4.1124 %
Stone & Youngberg	3.63+ %
Cruttenden, Podesta & Miller	3.67+ %
J. B. Hanauer & Co.	3.88+ %

Recommendation of the Chief Administrative Officer that Council take the matter under advisement and refer bids to the Director of Finance and Bond Counsel was accepted by voice vote on motion of Councilman Corenman seconded by Councilman Conner.

Fire
Engine

2. Bids for fire engine, opened October 30, for 1000-gallon combination pumper were opened from Coast Equipment Co. (which was in all respects responsive) and from Wesco Equipment, which was not responsive directly insofar as pump and axle were concerned and not responsive in the matter of chassis. However, there was perhaps some misunderstanding of the bid based on

conversations with the City of Los Altos. Therefore the Fire Chief and the City Attorney concur in the recommendation of the Chief Administrative Officer that all bids be rejected and readvertised for opening at 3:00 P.M. Tuesday November 20, 1962 at the City Hall. The bidders have been notified that this recommendation will be made to Council.

On motion of Councilman Cimino seconded by Councilman Corenman, Council by voice vote adopted the recommendation of the Chief Administrative Officer to reject all bids and readvertise for November 20 opening.

REPORT of the Planning Commission meeting of October 25 was read, and the following action taken:

62-D-192 Louis Halber. Request for design control to alter an existing structure at 104 Second Street. 62-D-192 Halber

Recommendation of the Planning Commission was accepted and conditional approval granted to 62-D-192, by voice vote on motion of Councilman Corenman seconded by Councilman Cimino.

62-D-193 Paul Myers. Request for design control for a new office building at 166 Main Street. 62-D-193 Myers

Recommendation of the Planning Commission was accepted and approval granted to 62-D-193, by voice vote on motion of Councilman Corenman seconded by Councilman Cimino.

62-D-194 Patio for Youth Center, City of Los Altos. Request for design control. 62-D-194 Youth Center

After discussion with Recreation Director and the Chief Administrative Officer, motion by Councilman Cimino was seconded by Councilman Corenman and passed by voice vote to approve 62-D-194.

Mosher Division of Land. Three lots on Distel Drive. Mosher D/L

Council discussed the half-street proposed with the City Engineer, the City Attorney, Planning Commissioner Tobey, and the Mayor with consent of Council referred the Mosher Division of Land to the Planning and Zoning Committee.

Bahr #4 Subdivision. Six lots on Berry Avenue. Bahr #4 S/D

After discussion, motion by Councilman Cimino seconded by Councilman Corenman was passed by voice vote to approve the Bahr #4 Subdivision subject to the conditions recommended by the Planning Commission.

Ramsey Division of Land. Tentative map, Post Office site, First Street. Ramsey D/L

After discussion, motion to approve the Planning Commission recommendation for approval was made by Councilman Conner, seconded by Councilman Corenman, and passed by voice vote.

62-HM-20 Ira Higgins. Request to move a residential structure to 1051 Alegre. 62-HM-20 Higgins

After discussion of letter of appeal from Mr. Higgins, motion by Councilman Conner was seconded by Councilman Corenman to refer 62-HM-20 to the Planning and Zoning Committee. After report by Planning Commissioner Tobey of the Planning Commission discussion (See Planning Commission Minutes), motion was passed by voice vote, report to be made next week.

COUNCIL RECESSED TO 10:15 P.M.

Chief Administrative Officer Hope read the bid analysis of bond bids for Project 1962-18 Sewers and the recommendation for sale of bonds to Boettcher & Company.

Res.
#1006

Resolution #1006, A Resolution Determining Unpaid Assessments and Providing for Issuance of Bonds, Sewer Assessment Proceedings Project No. 1962-18, was read and adopted on motion of Councilman Conner seconded by Councilman Corenman by the following vote:

AYES: Mayor Thurber, Councilmen Conner, Corenman, Cimino
NOES: None
ABSENT: Councilman Faas

Res.
#1007

Resolution #1007, A Resolution Awarding Sale of Bonds, Sewer Assessment Proceedings Project 1962-18, was read and adopted on motion of Councilman Corenman seconded by Councilman Cimino by the following vote:

AYES: Mayor Thurber, Councilmen Conner, Corenman, Cimino
NOES: None
ABSENT: Councilman Faas

Capital
Imps.
Wilder

MISCELLANEOUS CORRESPONDENCE: 1. Resignation of Christian A. Wilder Jr. from the Capital Improvements Committee for reason of back injury, was accepted by the Mayor who, with consent of Council, and that sympathy be expressed to Mr. Wilder.

Christmas

2. Request of the Board of the Methodist Community Church that merchants cooperate in Christmas display and refrain until after Thanksgiving, was forwarded to the Chamber of Commerce, by the Mayor with consent of Council.

Bd of
Sup.
Foothill
Expressway

3. Copy of letter was read from the Board of Supervisors of the County to the State Highway Commission requesting that they proceed immediately with construction on El Monte.

Fire
Dept.

4. Letter of Orville L. Dykstra, Edgecliff Place, was read commending the Fire Department for its fine performance at 29 Whitney Street. Staff will prepare letter for the Mayor's signature expressing appreciation.

5. League of California Cities and City of Sunnyvale notices of meeting Thursday, November 15, was noted.

6. Proposed annexations to Cupertino and Mountain View were noted, including the Eaton property on the east side of Mountain View-Stevens Creek Road.

NEW BUSINESS: None

Ramsey
D/L

OLD BUSINESS: 1. The final map of Ramsey Division of Land was approved by voice vote on motion of Councilman Conner seconded by Councilman Corenman.

Goodwill

2. In the matter of the Goodwill collection box, the Mayor stated that he would take no part in discussion and would not vote.

Request of Goodwill that location of box on Whitecliff Market parking lot be approved was discussed by Council with the Chief of Police. The Chief Administrative Officer called attention to Council Minutes of July 16, 1962 which noted the requirement of "removal of one-day notice if they prove to be detrimental to the best interests of the property owner" and communication of July 5, 1962 wherein Mr. Lathrop,

Executive Director of Goodwill, said that the boxes would carry adequate liability insurance.

Goodwill

Motion by Councilman Cimino was seconded by Councilman Corenman and passed by voice vote

THAT Council grant permit for installation of Goodwill box subject to a proper sign requesting materials to be placed inside the box and subject to being rescinded by Council at any time and for whatever reason it feels suffices and for box to be removed within 24 hours of such notice.

3. Consideration of bids for second fire vehicle was deferred for two weeks.

4. Councilman Conner reported for the Public Works Committee that the matter of the evergreen tree memorial from the Board of Realtors has been considered by the architect. His recommendation, that the tree be placed next the Youth Center Building, the location to be determined by extending the north line of the building to the west 60 ft. and then 20 ft. south, would provide a good location eventually but would at present be in the midst of the orchard, and is not satisfactory to the Board of Realtors. The Chief Administrative Officer read letter from William T. Powell of the Board of Realtors. After discussion, the Mayor with consent of Council requested that Councilman Conner, the architect, and Mr. Powell meet to consider the matter and report to Council.

Ever-green Memorial Civic Center Bd of Realtors

5. Council discussed its instructions of last week to the Chief Administrative Officer to protest to the Board of Supervisors the proposed abandonment of Burns Avenue, in view of the expressed intention of the developer Ira Higgins to annex the area to Los Altos. The construction of Stevens Creek Freeway has changed the orientation of the area toward Los Altos, and the Morton Street bridge connection would be suitable as part of Los Altos.

Burns Ave. abandonment

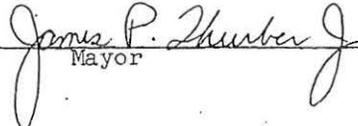
The Mayor with consent of Council referred the matter to the Public Works Committee for consultation with staff and report at next meeting.

OTHER MATTERS: Councilman Cimino received permission to absent himself from Council for two weeks if necessary, by voice vote on motion of Councilman Conner seconded by Councilman Corenman.

Cimino absence

WARRANTS in the amount of \$77,042.66 were approved by voice vote on motion of Councilman Cimino seconded by Councilman Corenman.

ADJOURNMENT: The meeting was adjourned at 10:55 P.M.


Mayor


City Clerk



October 23, 1962

Honorable Mayor and Members
of the City Council
City of Los Altos

Gentlemen:

Action taken by the Planning Commission at its regular meeting
of October 11, 1962 as follows:

A P P R O V A L S

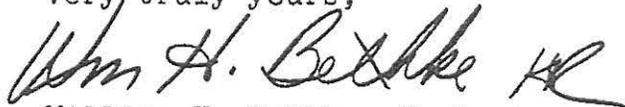
62-PUD/C-7 Camino Associates. Request to construct and operate
a planned unit development on a 5+ acre site on ~~the~~
S/w N. San Antonio Road. *ELR*

Motion that Commission recommend approval of 62-PUD/C-7
subject to the following:

1. That the approval does not include the rotating signs and that the design of signs should be approved by the Planning Commission at a later date, after submission of detailed plans for same.
2. Construction of curb and gutter and 5 ft. pathway on Loucks along the length of the site in a location approved by the City Engineer.
3. Provision for adequate on-site storm drainage in accordance with detailed plans approved by the City Engineer.
4. Approval by State Highway Department of all construction in the public right-of-way along El Camino Real and approval to be contingent upon this approval of the State.

- 62-V-126 Dickman Construction Company. Request for a variance of the required side yard setback was denied under Section 10-2.1105 (a) through (g) of the Los Altos Municipal Code.
- 62-V-127 Phillip Burns. Request for a variance of the required side yard setback was held for the October 25, 1962 meeting.
- 62-D-191 Lydia McKinney. Request for design approval of a one-story addition to an existing commercial building located at 371 Second Street was returned to applicant.
- 62-D-188 Louis Berman. Request for design approval of a one-story addition to an existing residence at 164 Main Street was returned to applicant for redesign or resubmittal.

Very truly yours,



William H. Bethke, Chairman
Los Altos Planning Commission

WHB:HER:p

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN by the City Council of the City of Los Altos that a public hearing will be held at City Hall, No. One North San Antonio Road, Los Altos, California at 8:00 P.M. on November 6, 1962, for the purpose of considering the application of Camino Associates, 62-PUD/C-7, for a Use Permit to construct and operate a planned unit development/commercial on the following described property:

Approximately 5 - 3/4 acres bounded by El Camino Real, San Antonio Road and Loucks Avenue being commonly known as the Loucks property.

All interested persons are invited to attend and express their views thereon.

John M. R. Hope, City Clerk

Publish: October 18, 1962 without map

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN by the Planning Commission of the City of Los Altos that a public hearing will be held at City Hall, No. One North San Antonio Road, Los Altos, California at 8:00 P.M. on October 11, 1962, for the purpose of considering the application of Camino Associates for a Use Permit to construct and operate a planned unit development/commercial on the following described property:

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John M. R. Hope, City Clerk

Publish: September 27, 1962 with map
October 4, 1962 without map

Affidavit of Publication

LOS ALTOS NEWS

LOS ALTOS, CALIFORNIA

No. _____

In the Superior Court

OF THE

COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

STATE OF CALIFORNIA, }
 COUNTY OF SANTA CLARA } ss.

O. R. Tucker, being first duly sworn, deposes and says: That at all times hereinafter mentioned he was a citizen of the United States, over the age of eighteen years, and a resident of said county, and was at and during all said times the _____

Publisher of Los Altos NEWS, a newspaper of general circulation published weekly in Los Altos, in said County of Santa Clara, State of California, that said Los Altos NEWS is and was at all times herein mentioned, a newspaper of general circulation as that term is defined by Section 6000 of the Government Code, and, as provided by said section, is published for local news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not devoted to the interests, or published for the entertainment or instruction of a particular class, profession, trade, calling, race or denomination, or for the entertainment and instruction of any number of such classes, professions, trades, callings, races or denominations; that at all times said newspaper had been established and published in the said Los Altos, in said County and State, at regular intervals for more than one year preceding the first publication of the notice herein mentioned; that said notice was set in type not smaller than nonpareil, describing and expressing in general terms, the purport and character of the notice intended to be given; that the

legal notice

of which the annexed is a printed copy, was published and printed in said newspaper at least

one time

commencing on the

18th day of October 1962

and ending on the

both weeks, inclusive, and as often during said time as said newspaper was regularly issued.

O. R. Tucker

18th Oct. 2

Subscribed and sworn to before me this _____ day of _____, 196__

Lucille P. Tucker

Notary Public in and for Santa Clara County, California

Lucille P. Tucker

My commission expires: 12-13-65



NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN by the City Council of the City of Los Altos that a public hearing will be held at City Hall, No. One North San Antonio Road, Los Altos, California at 8:00 P.M. on November 6, 1962, for the purpose of considering the application of Camino Associates, 62-PUD/C-7, for a Use Permit to construct and operate a planned unit development/commercial on the following described property:

Approximately 5 - 3/4 acres bounded by El Camino Real, San Antonio Road and Loucks Avenue being commonly known as the Loucks property.

All interested persons are invited to attend and express their views thereon.

John M. R. Hope, City Clerk

Publish: October 18, 1962 without map

IV. PUBLIC HEARINGS

1. 62-PUD/C-7 Camino Associates. Request to construct and operate a planned unit development on a 5+ acre site on San Antonio Road.

The Chairman announced this as the time and the place for hearing. Report of the staff was read, recommending conditional approval. Correspondence was read from Dr. I. Molnar, Rilma Lane.

Roy Stevens, for the applicant, Camino Associates, described the present entrance to Los Altos at San Antonio Road. This application is designed to set a group of buildings on one corner which will be in harmony with Los Altos, to attract the kind of tenants we want in Los Altos - to beautify one corner of the intersection.

Many neighbors have been concerned about the taking of residential property in the area. Of the 5+ acres, 2 acres at the back is zoned R, most of the 5 acres is C-3. The zoning ordinance specifically provides for PUD application on this corner.

The proposal consists of two basic buildings. There seems to be agreement now that The Old Plantation will not be rebuilt. The plan is to move the gas station 350' on El Camino away from the corner. The gas station would fit the architecture (showed drawing). Approximately 75' from the gas station would be the entrance to the development, which would be a group of shops, restaurant on the corner, then development along San Antonio Road. The building is set back to allow for additional traffic lanes and stacking, and 45' dedication for widening San Antonio.

Facing Loucks is a pentagon structure, unusual, analogous to the Sunset Magazine structure (large internal patio - offices and suites facing the patio) with entrances on Loucks and El Camino. This is the office and professional portion, a 2-story structure. (Showed architectural rendering.)

Across El Camino are shopping districts of competitive stores. A development competitive with Mountain View stores would not be wise. The nature of this structure is not for the discount sales organization or market; it is for a high-grade center professional and commercial, offering a type of atmosphere not available on the other side of the highway. It is dignified, compatible with Los Altos. It will be an addition to the corner and bring benefit to the City. It will attract other businesses of similar nature so that the other side of San Antonio will no doubt also be generally improved and developed.

The development will be professionally maintained; it will improve home values in the area, as Rancho has, and yet it

Mr. Ahnfeldt said Commission has before it a PUD submitted by Camino Associates, application for UP in C-3, R-1 district on the corner of San Antonio Road and El Camino Real. His MOTION that the Commission recommend to the Council approval of this application with the following conditions:

1. That the approval does not include the rotating signs and that the design of signs should be approved by the Planning Commission at a later date, after submission of detailed plans for same.
2. Construction of curb and gutter and 5' pathway on Loucks along the length of the site in a location approved by the City Engineer.
3. Provision for adequate on-site storm drainage in accordance with detailed plans approved by the City Engineer.
4. Approval by State Highway Department of all construction in the public right-of-way along El Camino Real and approval to be contingent upon this approval of the State. *Open*
5. Any construction in the proposed right-of-way of San Antonio Road be in accordance with detailed plans approved by the City Engineer.
6. Meeting Fire Department requirements.
7. Meeting Health Department requirements.
8. Applicant to study the one-way traffic suggestions off Loucks Avenue, as mentioned in the City Engineer's report to Commission. *Final*
9. Marking of lanes to be approved by the Planning Assistant. *Final*
10. Construction to start within one year from date of ~~Planning Commission~~ approval and to be completed within three years of start of construction. *Final*
11. That the outdoor lighting in the parking area or on buildings be approved by the Planning Commission.
12. Dedication of a 45 ft. strip for street widening on San Antonio Road.

was seconded by Mr. Tobey and, after discussion, AMENDMENT was offered by Mr. Ahnfeldt seconded by Mr. Walters-

THAT Condition 10 require completion within two years of start of construction.

Motion as amended was passed by voice vote.

62-PUD/C-7

Camino Associates

This is a request to construct and operate a planned unit development/commercial on 5.51 acres. The site is bounded on the north by El Camino Real, on the east by San Antonio Road, on the south by Loucks Avenue, and on the west by C-3 and R-1 zoning districts. The El Camino and San Antonio frontage is presently zoned C-3. There is a small portion of this site in the southwesterly quadrant which is zoned R-1. As outlined in Section 10-2.1803, Paragraph C, this type application is permitted in this location. The proposed uses are permitted uses.

The existing buildings on the site are a service station, automobile repair garage, and the remains of the Old Plantation Restaurant. All of these structures are to be removed. The service station is to be replaced on the northwest corner of the site. It will be placed on a 15,876 sq. ft. area on this development.

Front yard requirements and front yards proposed are as follows:

	<u>Required</u>	<u>Proposed</u>
El Camino Real	60 ft.	72 ft.
San Antonio Road	60 ft.	60 ft.
Loucks Avenue	50 ft.	61 ft.

In addition, applicant indicates dedication of 45 ft. on San Antonio Road for the future widening.

The side yard requirements on that part of the site adjacent to commercial is 0 feet. On the portion adjacent to R-1, the applicant proposes a 100 ft. setback, the first 10 ft. of which will be landscaped.

A restaurant, numerous specialty shops, and the service station are proposed along the El Camino Real and San Antonio frontage. These shops will be one story. A two story professional office building is proposed on the southwest portion of the site. The height requirement is two stories or 30 ft. and proposal is for one story and two story structure which complies. Also in the two story structure will be a few commercial shops. Applicant indicates that these shops will be primarily accessory shops for the office patrons.

In computing the parking, staff finds that the applicant used the parking ratio for a C-2 zoning district which is one space for every 200 sq. ft. of gross floor area on the first floor and one space for every 300 sq. ft. on the second floor. Using this ratio, he arrives at a required number of spaces of 288. Actually the formula for parking spaces in the C-3

and PA-1 zoning districts is one for every 150 sq. ft. on the first floor and one for every 250 sq. ft. on the second floor. This, plus the restaurant which will have approximately 320 seats (80 spaces plus 5 for Emp) would require 327 parking spaces. This would leave the applicant short on the parking by some 37 spaces.

We have thoroughly reviewed this plan with the Chief of Police and the Fire Chief. The Fire Chief indicates that the traffic flow pattern and access to buildings is satisfactory to his department. He does recommend, however, that the interior court area of the professional building have what he terms as dry stand pipe system and automatic sprinklers.

The Chief of Police after reviewing the plan feels that it will not be detrimental from a traffic point of view. Admittedly, this development would increase traffic on Loucks Avenue near San Antonio Road. It is the suggestion of the Chief of Police and the Planning Assistant that consideration be given to providing for entrance only off Loucks and the easterly drive, and exit only out of the westerly drive. We feel that this could be accomplished without harm to interior flow and create a better traffic situation on Loucks Avenue.

The proposed exterior treatment and the proposed landscape plan for this development is, in our opinion, very satisfactory. The proposed exterior on general site layout for the service station is also satisfactory.

Although technically the applicant is short on parking as required under C-3 and PA-1 zoning districts, the uses proposed here, primarily shops and the large restaurant, with the shops open during the daylight hours and the restaurant primarily open for evening trade, staff feels that applicant has more than sufficient parking.

We feel that this development as proposed would be compatible with the existing land use pattern and would not be detrimental to the adjacent properties. In fact, we feel that this development creates an appropriate transition from the San Antonio-El Camino commercial into R-1 uses and is in keeping with the objectives stated in Section 10-2.1802. It is our opinion that the applicant has made every effort to protect the adjacent properties. This development in this location will create an esthetically pleasing entrance to the City of Los Altos. Staff recommends approval of 62-PUD/C-7 subject to the following:

1. That this approval does not include the rotating signs and that design of the signs should be approved by the Planning Commission at a later date after submission of detailed plans of same.

2. Construction of a curb and gutter and a five foot pathway on Loucks Avenue along the length of the site in a location approved by the City Engineer.
3. Provisions for adequate on-site storm drainage in accordance with detailed plans approved by the City Engineer.
4. Approval by the State Highway Department of all construction in the public right-of-way along El Camino Real.
5. Any construction in the proposed right-of-way along San Antonio Road to be in accordance with detailed plans approved by the City Engineer.
6. Meeting the requirements of the Fire Department.
7. Meeting the requirements of the Health Department.
8. The applicant study the one-way suggestions off of Loucks Avenue as previously mentioned.
9. That the marking of the parking lanes be approved by the Planning Assistant.
10. Construction on the project shall commence within a period of one year from date of approval and completion within two years of date construction begins.
11. *Outdoor lighting to be approved by the Planning Commission.*

62-PUD/C-7

Camino Associates

	<u>Required</u>	<u>Proposed</u>
Front Yards		
El Camino Real	60'	72'
San Antonio Road	60'	60'
Loucks	50'	61'
Side Yards	0 & 40'	42' & 100'
Rear Yards	50'	61'
Distance between structures	20'	Complies
Landscaping	10' abutting R-1 & appropriate elsewhere	Complies
Section 10-2.1812	Required Conditions	Complies
Maximum Height	2 story or 30', 1 story if within 100' of R-1	Complies
Parking	1/150 sq. ft on first floor 1/250 sq. ft. on second floor First floor-29,100± = 194 Second floor-12,000± = 48 Restaurant 320 seats = 80 + 5 for Employees	162 43 85
	(These figures do not include service station)	<u>327</u> 290

The service station requires 7 spaces (1040 sq. ft. of bldg.). There is room for more than 7 which can be utilized towards the overall parking requirements.

We have used the footage figures of the developer in our computations. In scaling ourselves, we arrive at a slightly higher footage by about 10%. If this project is approved, it should be called to applicant's attention that the gross footages shown are what we have approved for construction.

DR. IMRE MOLNAR
1040 RILMA LANE
LOS ALTOS, CALIFORNIA

October 5, 1962

F-1-C
OCT 8 1962
LD

City Council
City Hall
1 N. San Antonio Road
Los Altos, California

Gentlemen:

This letter is on the subject of a "planned unit development" proposed by an organization under Mr. Roy Stevens over a 5-1/2 acre area between San Antonio Road, El Camino and Loucks Avenue. Being property owners on Rilma Lane, and vitally interested in any plan affecting the said area, we have the following comments to offer.

The present zoning is residential for the land adjacent to Rilma Lane homes which forms a large part of the area under consideration. This was a decisive consideration at the time when we acquired our property since it safeguarded a substantial buffer zone of residences between our property and commercial activities.

We understand that in 1958 it was ruled that by special permit and with certain stipulations, a minimum of 5 acre lands adjacent to San Antonio Road could be used for planned unit developments.

While such planned developments, if properly controlled, are of course better than unrestricted commercial activity, it does not eliminate the basic harm done to people who bona fide acquire property under a zoning set-up which adequately separates them from such areas which are used for other than single family residences. As far as we are concerned, we still do not wish to be any closer to commercial areas than the present zoning provides, nor can we see that the residents of our neighborhood area need more commercial facilities.

We had an opportunity of a brief review of Mr. Stevens' plans, but we do not feel to be competent to appreciate the details of building plans on paper. Other developments already made by Mr. Stevens' organization in Los Altos seem to be of acceptable appearance and quality for office accommodations, although the landscaping is not particularly well maintained, nor do we consider the grounds as being adequately screened from the adjacent residential property. Furthermore, when we are asked to consent to the use to which neighborhood land is to be put, it is not enough to have confidence in the integrity of the developer. The ownership of the property may change hands any time in the future and subsequent owners may not be as considerate of the interests of the neighbors.

In addition to our concern about the undesirable facets of having a home so close to commercial activities, and the effect on the property values, we are also apprehensive about the traffic it would generate in Loucks Avenue, when conditions already at the present are not too good at the San Antonio intersection.

MVA
1969 Agenda Misc

DR. IMRE MOLNAR
1040 RILMA LANE
LOS ALTOS, CALIFORNIA

Page two
October 5, 1962

Our further concern is about the use that may be made of the empty lots on the corner of Rilma Lane and Loucks Avenue.

If despite our strong apprehensions the Council sees fit to grant a use permit, we respectfully request that it should be made subject to the following points:

- 1) The present zoning of the area remains unchanged and will not be changed in the future regardless of the use being made by the development. The type of activity permitted must be specified in detail in the application and in the use permit, and be passed on in an open hearing before concerned parties. We were given to understand that the developments will be predominantly professional, and we would definitely object to include ice cream parlors, grocery stores, liquor stores, laundry and the like. Furthermore, the activities specified in the use permit will have to be exactly conformed with also in the future.
- 2) The City of Los Altos will enforce all provisions pertinent to such developments, and will protect neighbors from any nuisance which eventually might be caused through the operation or negligence of the development.
- 3) Particular attention should be placed to prevent potential traffic congestion generated by the operation of the development and in particular at the critical intersection of Loucks Avenue and San Antonio Road.
- 4) Notwithstanding the use permit which would be granted for the area under consideration, the present zoning of Rilma Lane, including its empty lots shall not be changed now or in the future, i.e., it shall not be permitted to be used for anything but single family residences of the same character as the present homes on Rilma Lane.
- 5) Pedestrian sidewalks between Rilma Lane and San Antonio Road on the side of the development shall be constructed prior to or coincidental with the proposed development on Loucks Avenue.

Very truly yours,

Imre Molnar
S. D. Molnar

Affidavit of Publication

LOS ALTOS NEWS

LOS ALTOS, CALIFORNIA

No. _____

In the Superior Court

OF THE

COUNTY OF SANTA CLARA, STATE OF CALIFORNIA

STATE OF CALIFORNIA, }
 COUNTY OF SANTA CLARA } ss.

O. H. Tucker, being first duly sworn, deposes and says: That at all times hereinafter mentioned he was a citizen of the United States, over the age of eighteen years, and a resident of said county, and was at and during all said times the _____

Publisher of Los Altos NEWS, a newspaper of general circulation published weekly in Los Altos, in said County of Santa Clara, State of California, that said Los Altos NEWS is and was at all times herein mentioned, a newspaper of general circulation as that term is defined by Section 6000 of the Government Code, and, as provided by said section, is published for local news and intelligence of a general character, having a bona fide subscription list of paying subscribers, and is not devoted to the interests, or published for the entertainment or instruction of a particular class, profession, trade, calling, race or denomination, or for the entertainment and instruction of any number of such classes, professions, trades, callings, races or denominations; that at all times said newspaper had been established and published in the said Los Altos, in said County and State, at regular intervals for more than one year preceding the first publication of the notice herein mentioned; that said notice was set in type not smaller than nonpareil, describing and expressing in general terms, the purport and character of the notice intended to be given; that the

legal notice

of which the annexed is a printed copy, was published and printed in said newspaper at least

two times

commencing on the

27th day of September, 1962

and ending on the

4th day of October, 1962

both weeks, inclusive, and as often during said time as said newspaper was regularly issued

O. H. Tucker

4th Oct. 2

Subscribed and sworn to before me this _____ day of _____, 196__

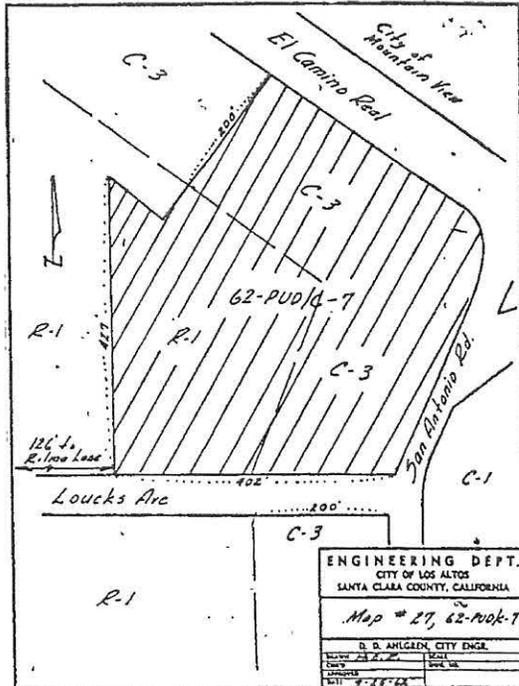
Lucille P. Tucker

Notary Public in and for Santa Clara County, California.

Lucille P. Tucker

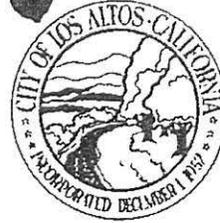
My commission expires: 12-13-65

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 All interested persons are invited to attend and express their views thereon.
 JOHN M. R. HOPE
 City Clerk
 No 2029
 Publish September 27, 1962 with map
 October 4, 1962 without map



CITY OF LOS ALTOS

1 NORTH SAN ANTONIO ROAD - LOS ALTOS, CALIFORNIA
WHITECLIFF 8-1491



FIRE DEPARTMENT

RICHARD E. BASSETT, Chief
HEADQUARTERS STATION
169 STATE ST.

September 24, 1962

TELEPHONES :
BUSINESS -- WHITECLIFF 8-2404
EMERGENCY -- WHITECLIFF 8-1071

Honorable Planning Commission
City of Los Altos

RE: Camino Associates
Application No. 62-PUD/C-7

Sirs:

The Los Altos Fire Department would have no objections to the above described Application No. 62-PUD/C-7. However, this approval shall not be construed as indicating approval of the structural integrity of the building nor of conformity to fire safety requirements, as detailed construction plans are not submitted at this time.

In view of the type of building construction planned and area involved, we would recommend approval; on condition that the installation of fire hydrants and automatic sprinklers be provided.

Very truly yours,

Richard E. Bassett
Fire Chief

REB:p

Processing Check List

1. Zone of Interest

- a. Nearest existing structures and use.
- b. Roads and pedestrian ways existing.
- c. Parking and loading spaces existing.
- d. Natural features.

2. Subject Site

- a. All property lines
- b. Setback from property lines of all existing and/or proposed construction.
- c. Distances between existing and/or proposed construction.
- d. Any proposed street widening.
- e. Easements.
- f. Parking and loading spaces proposed.
- g. Ingress to and egress from site.
- h. Area of property.
- i. Proposed planting.
- j. Existing trees.
- k. Any other natural features.
- l. Any proposed changes in contour of existing ground.
- m. North point.
- n. Building coverage.
- o. In the case of multiple dwelling construction, indicate density.

3. Architectural Drawings

- a. Overhangs - breezeways - porches - etc.
- b. Materials proposed for exterior treatment.

4. Public Hearing Notice

	P.C.	C.C.
Los Altos News	<u>✓</u>	<u> </u>
Publication File	<u>✓</u>	<u> </u>
Application File	<u>✓</u>	<u> </u>

5. Area Posters

	P.C.	C.C.
Prepared	<u>✓</u>	<u> </u>
Posted	<u> </u>	<u> </u>

6. Postcards

	P.C.	C.C.
Received	<u> </u>	<u> </u>
Mailed	<u>10-5-62</u> 9-20-62	<u> </u>

7. Reports

Consultant _____
City Engineer _____
Fire Department ✓ _____
Police Department _____
Health Department _____
Other _____
Staff _____

9-24-62

Re:

Camino Associates PUD/c

Among conditions for approval - include:

- a) Construction of a curb & gutter, sidewalk, and driveway in Loucks Ave., and provision of adequate on-site storm drainage in accordance with detailed plans approved by the City Engineer.
- b) Approval by State Division of Highways of construction in El Camino Real

Mark

*Stevens
E.J. McDermott
9.18*

S. M. Cimino
35 Sevilla Dr.
Los, Altos, Cal.

September 4, 1962

Dear Mr. Cimino:

I am writing you this letter without advice of counsel.

Since 1949 I have leased the land and original improvements on which the Old Plantation is now situated. My present lease runs for eight years from the first of next year. Dewey Griswold and Fritz Hommen have a sublease from me for five years from Jan. 1, 1963 (including most of the furniture and equipment). They have occupied the premises since 1954.

During the period from 1949 to 1954 I was a resident of Los Altos and Cupertino until about two years ago when I moved to Santa Cruz. Having traded in Los Altos for my personal needs I am acquainted with a number of your business and professional citizens.

At the present time plans are being drawn for repairs caused by fire, at my own expense, which I am assured should pass the present code requirements.

Recently there was a meeting in my attorneys office. In attendance were Mr. Stevens (El Camino Associates), his attorney, my attorney and Mr. Stanley Clark (the representative of General Adjustment Bureau, San Jose, Cal.) Mr. Stevens stated at the meeting, that should I be so unfortunate to fail in securing a permit to repair the building, he would hold me to the lease until the expiration which will be eight years from Jan. 1, 1963. He also stated at this meeting he will do everything possible to hinder my securing this approval from the Los Altos Council.

My rent and taxes shown on 1961 Income Tax return was \$7000. The total rent and taxes therefore for eight years from Jan. 1, 1963 will amount to \$56,000. This amount far exceeds the fire insurance originally offered. As you no doubt know the building and permit are being taken care of by the insurance companies thru their contractor.

As I stated, this letter is without the advice of counsel, but to me it does not seem fair to deny a permit by your council.

Thanking you I remain,

Respectfully,
E. J. McDermott

E. J. McDermott
505 San Juan Ave.
Santa Cruz, Cal.

*Back check
Please with submit for
Permit (a) - design 505 Ave
must recontact but it is on
submit with me only*

LADIES AND GENTLEMEN, THE ATTACHED PETITION WAS CIRCULATED AMONG THIRTY SIX OF THE THIRTY SEVEN PROPERTY OWNERS WITHIN THE 300 FT. ZONE OF INTEREST WHO HAVE BEEN INVITED TO THE PUBLIC HEARING ON THIS APPLICATION FOR PUD/C.

PLANS AND PICTURES OF THE PROPOSED DEVELOPMENT WERE PERSONALLY SHOWN AND DISCUSSED WITH EACH OF THE LISTED PROPERTY OWNERS, EXCEPT TWO, WHO LIVE OUT OF THE AREA.

AS A RESULT OF THESE MEETINGS, THIRTY FOUR OUT OF THE THIRTY SIX PROPERTY OWNERS SIGNED THE ATTACHED PETITION. ONLY TWO PROPERTY OWNERS DID NOT SIGN THE PETITION -- AND OF THESE TWO, ONE WAS NOT ACTUALLY AGAINST THE PUD/C, BUT ONLY FELT THAT THE CITY COUNCIL AND PLANNING COMMISSION WERE MORE EQUIPPED TO MAKE SUCH A DECISION.

OUT OF A TOTAL ASSESSED EVALUATION OF \$372,000.00, REPRESENTED BY THESE THIRTY SIX PROPERTY OWNERS, 96.57% SIGNED THE PETITION IN FAVOR OF THE PUD/C.

WE, THE UNDERSIGNED, ARE OWNERS OF PROPERTY LOCATED WITHIN THE 300 FOOT ZONE OF INTEREST ADJACENT TO THE LOUCKS' PROPERTY FACING LOUCKS AVENUE, SAN ANTONIO ROAD AND EL CAMINO REAL.

WE ARE FAMILIAR WITH THE REQUEST OF CAMINO ASSOCIATES TO SECURE APPROVAL FOR A PLANNED UNIT DEVELOPMENT/COMMERCIAL, ON THIS SITE.

IT IS OUR DESIRE TO GO ON RECORD AS FAVORING APPROVAL OF THIS DEVELOPMENT BY THE CITY BECAUSE THE LAND IS PROPERLY SUITED FOR THIS PURPOSE, THESE NEW BUILDINGS WILL CONVERT AN UNSIGHTLY CORNER INTO AN ATTRACTIVE ENTRANCE TO THE CITY AND THE TAX REVENUE FROM THE DEVELOPMENT WILL HELP REDUCE OUR TAX BURDEN.

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NAME	ADDRESS
Nate Coleman	4630 El Camino Real L.a.
Clasmer J. Voss	1020 Wilms Lane W.H.
Eugene M. Brown	120 Loucks Ave. Los Altos
George H. Owen	1030 Paloma Lane Los Altos
Ethel G. Owen	1030 Paloma Lane Los Altos
Theresa W. Franzen	1050 Paloma Lane Los Altos
Welo J. Franzen	1050 Paloma Lane Los Altos
Daniel J. Thomas	1055 Paloma Lane
Harold J. Thomas	1055 Paloma Lane
Paul B. Hynes	108 Loucks
Theresa J. Hynes	108 Loucks
Guy S. Hynes	1000 Paloma Lane
Edgel W. Hynes	11 Paloma Ave
Truman H. Hopper	942 Acacia Ave.
Mrs. Clara R. Penovic	952 Acacia Ave.
Leo D. Penovic	957 Acacia Ave.
Fontelle K. Hamlin	1010 Paloma Lane
Walter Hamlin	1010 Paloma Lane
Emilie C. Randall	1025 Paloma Lane
E.B. Scandish	4500 El Camino
S.D. Stafford	92 Loucks
Jan Stafford	92 Loucks

APPLICATION FOR USE PERMIT IN C-3, R-1 DISTRICT

DATE SEPTEMBER 4, 1962

Applicant's Name & Address CAMINO ASSOCIATES 885 N. SAN ANTONIO RD. LOS ALTOS

Owner of Property CHARLES AND RAY LOUCKS

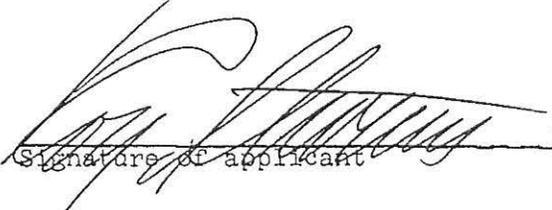
Authorized Agent of owner of property CAMINO ASSOCIATES

Address or description of property: APPROXIMATELY 5 3/4 ACRES BOUNDED BY EL CAMINO REAL, SAN ANTONIO ROAD AND LOUCKS AVENUE, COMMONLY KNOWN AS THE "LOUCKS" PROPERTY.

Use requested:

PLANNED UNIT DEVELOPMENT/COMMERCIAL (PUD/C)

~~Use this space for information pertinent to proper evaluation of this request. Use back of sheet if necessary.~~


Signature of applicant

Applicant - Do not write below this line

Application No. _____

Received at City Hall on _____ Filing fee \$ _____

To be considered by Planning Commission at meeting of _____

ARTICLE 18, SECTION 10-2.1803 OF THE ZONING ORDINANCE OF THE CITY OF LOS ALTOS, PROVIDES SPECIFICALLY FOR "PLANNED UNIT DEVELOPMENT/COMMERCIAL" ONLY ON EL CAHINO REAL, AND THAT CONTIGUOUS PORTION OF C-3 ZONE FRONTING ON SAN ANTONIO RD.

SINCE THOSE WHO FORMULATED THE CITY ZONING ORDINANCE HAD THE FORESIGHT TO SEE THE LOGIC OF THIS TYPE OF DEVELOPMENT FOR THIS SPECIFIC AREA, OUR APPLICATION FOR SUCH A USE PERMIT IS DESIGNED TO UTILIZE THESE FIVE PLUS ACRES IN A MANNER WHICH WOULD BE HARMONIOUS AND CONSISTENT WITH THE TYPE OF DEVELOPMENT AND THE FORM OF ARCHITECTURE WE DESIRE IN THE CITY OF LOS ALTOS.

WHEN FULLY COMPLETED, THE OVERALL COST OF THE PROJECT, INCLUDING BUILDINGS, LAND, AND PERSONAL PROPERTY WILL BE ABOUT \$2,600,000.00, AND RETAIL SALES WILL EXCEED \$3,000,000.00 PER YEAR. BASED ON THESE FIGURES, THE REVENUE TO THE CITY OF LOS ALTOS FROM SALES AND REAL ESTATE TAXES SHOULD BE IN THE RANGE OF \$50,000.00/YEAR.

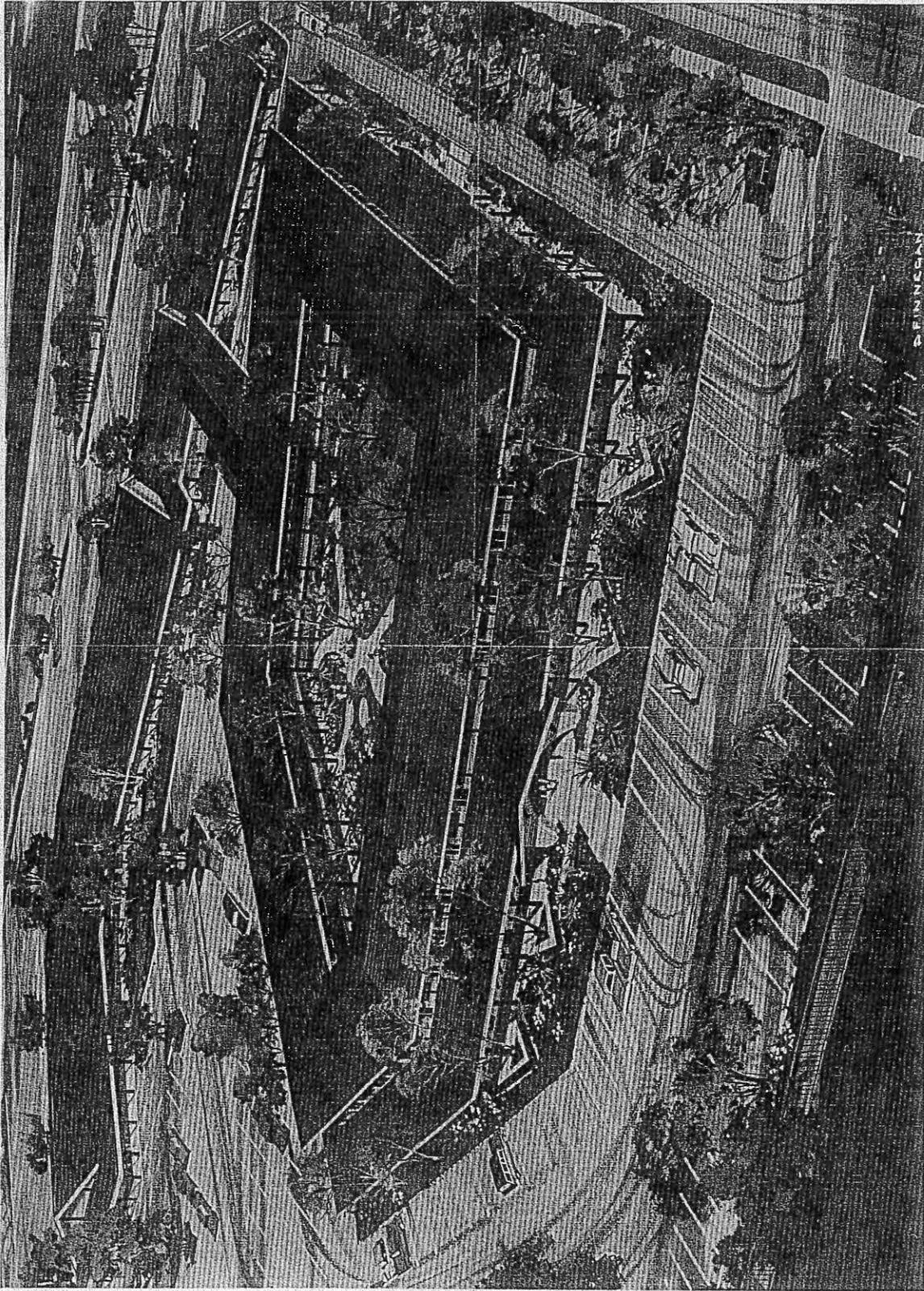
THE OVERALL DEVELOPMENT IS DESIGNED TO ACCOMMODATE A COMBINATION OF PROFESSIONAL OFFICES, HIGH QUALITY RETAIL AND SPECIALTY SHOPS, (NOT OF THE DISCOUNT VARIETY), AND A VERY FINE RESTAURANT, ALL AS A PART OF AN INTEGRATED DEVELOPMENT.

THE BUILDING TO BE LOCATED ON THAT PORTION OF THE PROPERTY PRESENTLY ZONED R-1, IS DESIGNED PRIMARILY FOR PROFESSIONAL USE AND THE UNIQUE DESIGN AND 100 FT. SET-BACK FROM EXISTING RESIDENTIAL AREAS WILL ADD CHARM AND BEAUTY TO THE GENERAL AREA, AND WILL IN NO WAY INTERFERE WITH THE QUIET ENJOYMENT OF THESE HOMES BY THEIR OWNERS.

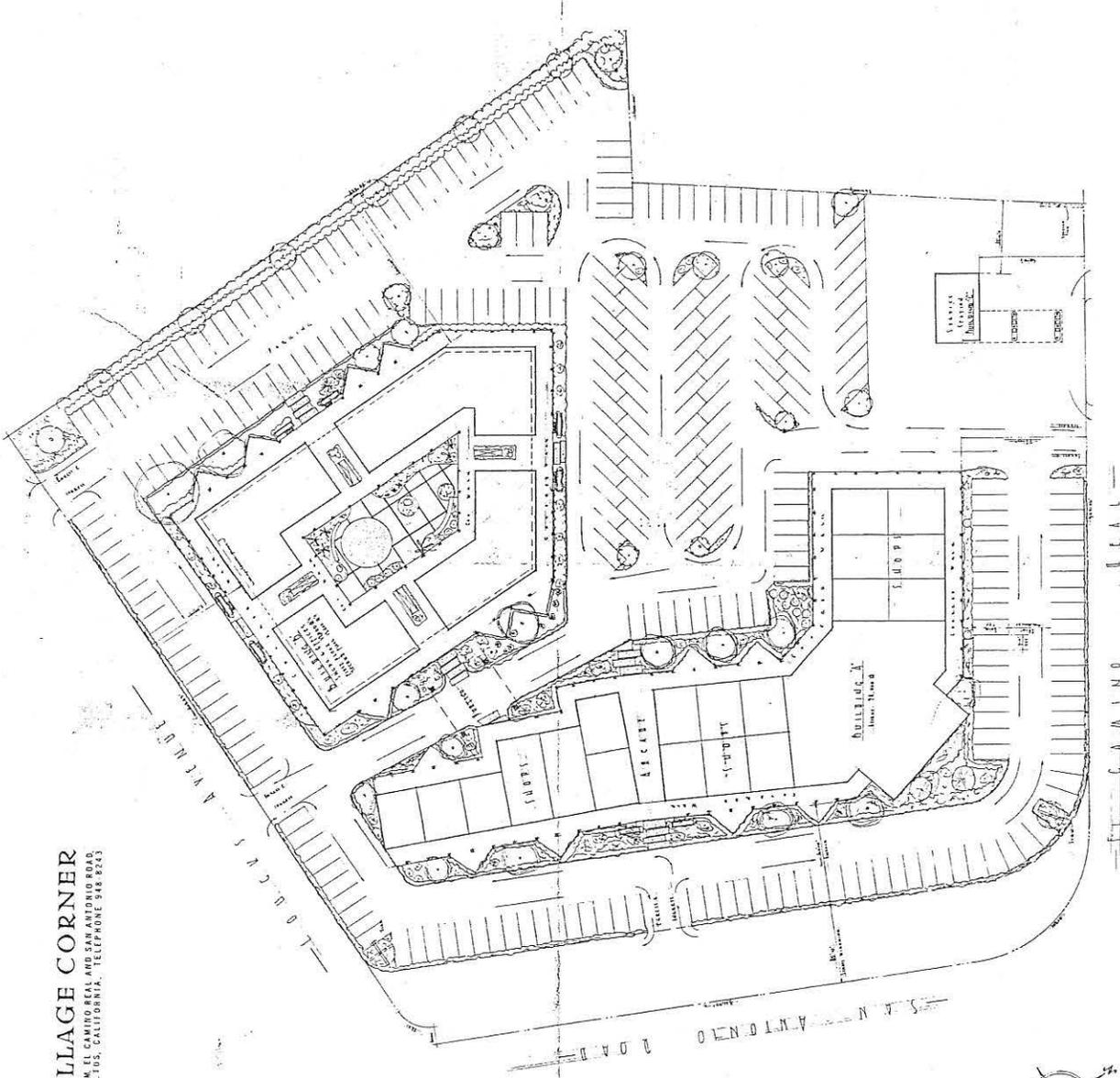
APPROXIMATELY ONE ACRE OF THE PROPERTY FACING SAN ANTONIO ROAD CONTAINS THE OLD PLANTATION RESTAURANT, RECENTLY DAMAGED BY FIRE. THE FUTURE OF THE OLD PLANTATION IS YET TO BE DETERMINED. HOWEVER, WHILE THIS ACRE HAS BEEN INCLUDED AS A PART OF THE P.U.D. APPLICATION, THE PLANNING COMMISSION AND CITY COUNCIL WILL EXERCISE ADEQUATE ARCHITECTURAL CONTROL OVER ANY STRUCTURE THAT IS TO BE PROPOSED.

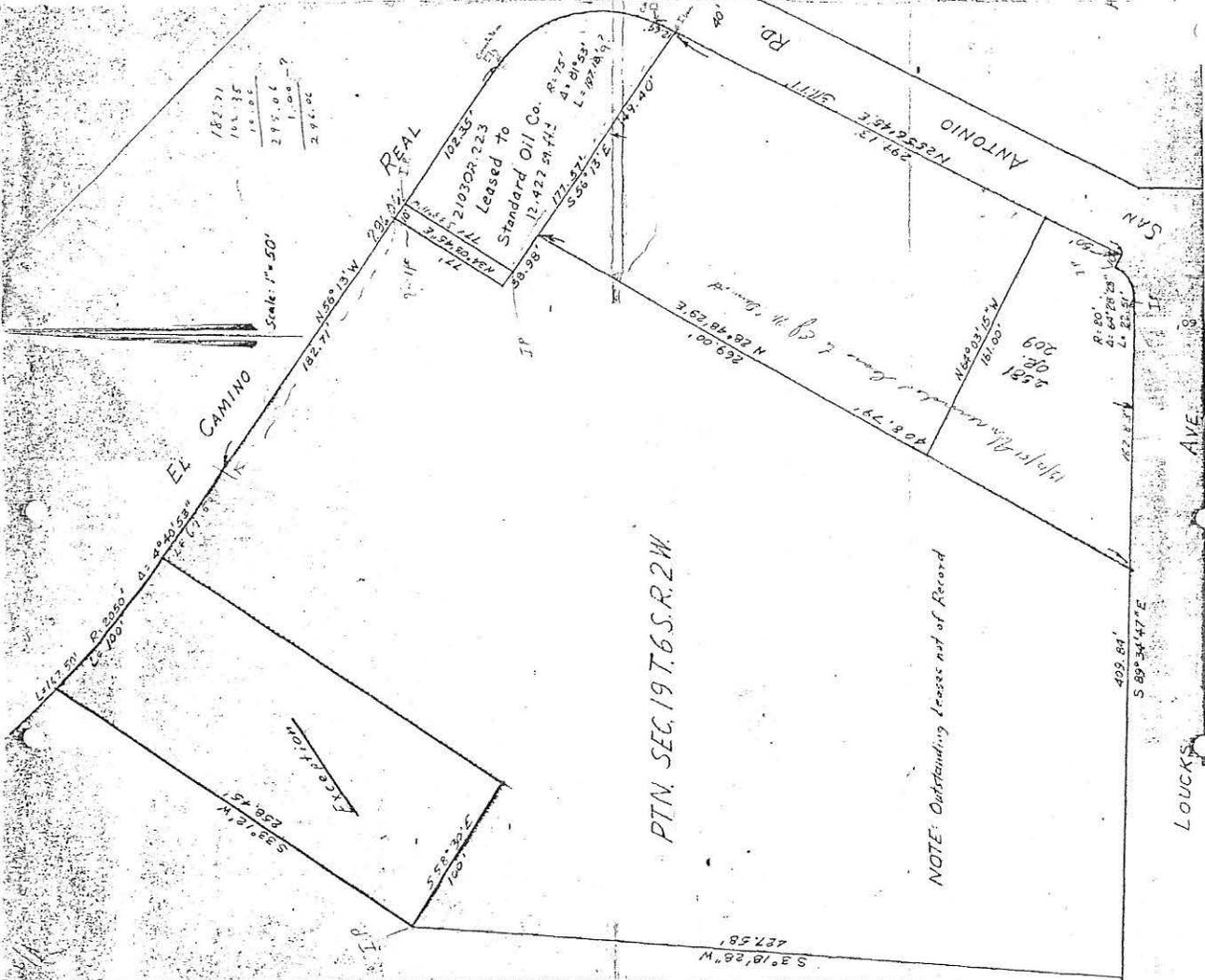
VILLAGE CORNER

SUITE M, EL CAMINO REAL AND SAN ANTONIO ROAD,
LOS ALTOS, CALIFORNIA TELEPHONE 948-8243



VILLAGE CORNER
SUITE M, EL CAMINO REAL AND SAN ANTONIO ROAD,
LOS ALTOS, CALIFORNIA. TELEPHONE 948-9243





WESTERN TITLE GUARANTY COMPANY

SANTA CLARA COUNTY DIVISION
FORMERLY

SAN JOSE ABSTRACT & TITLE CO.

70 NORTH SECOND STREET

TELEPHONE CYPRESS 3-2430

SAN JOSE, CALIFORNIA

Los Altos Office
301 State Street

*Loucks
conveys
San J.
Antonio*

Preliminary report for a policy of title insurance in the sum of \$
to be issued by

WESTERN TITLE INSURANCE COMPANY

TO CITY OF LOS ALTOS

Order No 365246

WESTERN TITLE GUARANTY COMPANY Santa Clara County Division, a corporation, hereby reports that
title to the real property hereinafter described is on **July 24, 1962** at **8:00a.m** vested in:

CHARLES E. LOUCKS and RAY S. LOUCKS,
as their separate property

Subject to.

1. Taxes for the fiscal year 1962-1963 a lien but not yet due or payable.
2. Memorandum of Lease dated September 27, 1950 and recorded November 28, 1950 in Book 2103 of Official Records, page 223, whereby Ray S. Loucks, and Charles E. Loucks lease to Standard Oil Company of California, a corporation, for the term and upon the terms and conditions of a written Lease and Modification thereof dated July 5, 1950 and September 27, 1950 that certain parcel of land described therein as follows:

Beginning at a 1/2" bar set in the Northwesterly line of San Antonio Road; thence North 25° 40' East 12.64 feet along said line of San Antonio Road to a concrete monument; thence Northerly along a curve to the left, tangent to last described course, having a radius of 75.0 feet, through a central angle of 81° 53' an arc distance of 107.19 feet to a concrete monument set in the Southwesterly line of State Highway No. 101; thence North 56° 13' West 102.35 feet along said Southwesterly line of said highway to a 1" iron pipe; thence South 33° 11' West 77.00 feet to a 1" iron pipe; thence South 56° 13' East 177.57 feet to the point of beginning, containing 12.422 square feet, more or less.

3. Unrecorded Lease dated December 12, 1951 executed by Ray S. Loucks and Charles E. Loucks, as Lessors, to E. J. McDermott, as Lessee, as disclosed by Notice of Non-responsibility by Ray S. Loucks dated February 9, 1953 and recorded February 16, 1953 in Book 2581 of Official Records, page 209, and covering that certain parcel of land

described in said Notice as follows:

Beginning at a point on the Northerly line of Loucks Avenue, as said Avenue is shown upon the Map entitled, "Tract No. 577-Loucks Manor Unit No. 1", said Map being filed for record in Book 24 of Maps, page 8 in the office of the Recorder of Santa Clara County, California, from said point of beginning the Southeast corner of Lot 34 of the above mentioned Tract bears along the Northerly line of said Loucks Avenue, N. 89°51'32" W. (Course shown as N. 89° 34' 47" W. upon said Map) 548.52 feet; thence on and along said Northerly line of Loucks Avenue from said point of beginning S. 89° 58' 32" E. 162.83 feet to a point; thence on a curve to the left tangent to the last named course with a radius of 20 feet, through a central angle of 64° 28' 28" a distance of 22.51 feet to a point; thence radial to the last named curve on a course of S. 64° 20' E. 10.00 feet to a point on the Westerly line of San Antonio Avenue as said Avenue is shown upon the Layout sheet for the California State Highway Commission, District IV, Section A, Route 2, the Northerly prolongation of said Westerly line to the center line of said State Highway intersects at Engineer Station 239+03.62 as shown upon the above mentioned layout; thence on and along said Westerly line N. 25° 48' E. 299.13 feet to a point; from said last named point the end of a 75 ft. radius curve return set on the Southwesterly corner of the intersection of San Antonio Avenue and the above mentioned State Highway bears along said Westerly line of San Antonio Avenue N. 25° 48' E. 12.64 feet; thence leaving said Westerly line and running on a line parallel to the Southwesterly Right of Way line of the above mentioned State Highway N. 56° 13' W. 149.40 feet to a point; thence S. 28° 32' 30" W. 408.79 feet to the point of beginning.

NOTE: Taxes for the fiscal year 1961-1962 have been paid. Receipt Nos. 169-7-3 and 169-7-2. Code Area 11-26. Receipt Nos. 169-7-4 and 169-7-5. Code Area 11-01. (Assessed with other property)

First Installment \$2,973.20

Second Instalment \$2,973.20

The real property referred to is described as:

All that certain parcel of land situate in the City of Los Altos, County of Santa Clara, State of California, described as follows:

Beginning at a point in the Northerly line of Loucks Avenue at the Southeasterly corner of Lot 11, as said Avenue and Lot are shown upon the Map of Tract 1243, Oak Grove Manor, the Map of which was filed for record in the office of the Recorder of the County of Santa Clara, State of California, on May 3, 1954 in Book 48 of Maps, page 52; thence from said point of beginning S. $89^{\circ} 34' 47''$ E. along said line of Loucks Avenue 409.84 feet to an iron pipe; thence along the arc of a curve to the left having a radius of 20 feet, through an angle of $64^{\circ} 28' 28''$ an arc distance of 22.51 feet to an iron pipe; thence S. $64^{\circ} 03' 15''$ E. 10 feet to the Northwesterly line of San Antonio Avenue, 40 feet wide; thence along said Northwesterly line of San Antonio Avenue N. $25^{\circ} 56' 45''$ E. 311.77 feet to the most Southerly corner of that certain parcel of land conveyed by Charles E. Loucks, et al, to the State of California for widening State Highway, by Deed dated October 30, 1929 and recorded May 9, 1930 in Book 512 of Official Records, page 572, Santa Clara County Records; thence along the Southwesterly boundaries of said parcel of land last above mentioned, being the Southwesterly boundary of the State Highway known as El Camino Real as established by said Deed, the following three courses and distances; along the arc of a curve to the left having a radius of 75 feet tangent to the preceding course, through an angle of $81^{\circ} 53'$ for an arc distance of 107.18 feet, thence N. $56^{\circ} 13' W.$ 296.06 feet; thence along the arc of a curve to the right having a radius of 2050 feet, through an angle of $4^{\circ} 40' 53''$ an arc distance of 167.50 feet to the intersection of the Southwesterly line of said El Camino Real with the Northwesterly line of that certain 33.746 acre tract of land conveyed by M. D. Brown, a widow, to M. S. Loucks, by Deed dated May 25, 1907 and recorded May 25, 1907 in Book 319 of Deeds, page 226, Santa Clara County Records; thence leaving said El Camino Real and running S. $33^{\circ} 12' W.$ 258.45 feet to the Northeasterly corner of Lot 7 of Tract 1243 Oak Grove Manor as shown upon the Map hereinabove referred to; thence S. $3^{\circ} 18' 28'' W.$ along the Easterly line of said Tract 1243 Oak Grove Manor 427.58 feet to the point of beginning and being a portion of said 33.746 acre tract of land and also being a portion of Sections 19 and 20, Township 6 South, Range 2 West, M.D.B. and M., and a portion of the Rancho Rincon De San Francisquito.

Excepting therefrom all that portion thereof conveyed by Deed from Charles E. Loucks and Ray S. Loucks, to Montgomery Developers, a partnership, dated March 14, 1961 and recorded March 24, 1961 in Book 5113 of Official Records, page 725, described as follows:

Beginning at a point in the Southwesterly line of San Francisco-San Jose Road, as said line was established by Deed from Charles E. Loucks, et al, to State of California, dated October 30, 1929, recorded May 9, 1930 in Book 512 of Official Records, page 572, Santa Clara County Records, distant thereon Southeasterly 100.00 feet from the point of intersection thereof with the Northwesterly line of that certain tract of land described in the Decree of Distribution entered on May 22, 1925 in the Superior Court of the State of California, in and for the County of Santa Clara, entitled, "In the Matter of the Estate of Menzo S. Loucks, deceased, to Maria L. Loucks, et al", Case No. 13604, a certified copy of which Decree was filed for record in the office of the Recorder of the County of Santa Clara, State of California, on November 13, 1925 in Book 193 of Official Records, page 385, Santa Clara County Records; thence from said point of beginning Northwesterly along the said Southwesterly line of San Francisco-San Jose Road, along an arc of a curve to the right, with a radius of 2050.00 feet, for an arc distance of 100.00 feet to the point of intersection thereof with the Northwesterly line of land so described in said Decree of Distribution; thence South 33° 12' West along the Northwesterly line of land so described in said Decree of Distribution for a distance of 258.45 feet to an iron pipe set at the Northeasterly corner of "Tract No. 1243-Oak Grove Manor", a Map of which was filed for record in the office of the Recorder of the County of Santa Clara, State of California, on May 3, 1954 in Book 48 of Maps, page 52; thence leaving said last mentioned line and running South 58° 30' East 100.00 feet; thence Northeasterly in a direct line to the point of beginning.

This report is issued preliminary to the issuance of a Standard form policy of title insurance and is issued for the purpose of providing information relative to the title to the land to be insured by said policy. It does not include an examination of and the policy of title insurance will not insure against loss by reason of:

1. Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records.
2. Any facts, rights, interests, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.
3. Easements, claims or easement or encumbrances which are not shown by the public records.
4. Discrepancies, conflicts in boundary lines, shortage in area, encroachments or any other facts which a correct survey would disclose, and which are not shown by the public records
5. Unpatented mining claims, reservations or exceptions in patents or in Acts authorizing the issuance thereof; water rights, claims or title to water.
6. Any law, ordinance or governmental regulation (including but not limited to building and zoning ordinances) restricting, regulating or prohibiting the occupancy, use or enjoyment of the land, or the character, dimensions or location of any improvement now or hereafter erected on said land, or prohibiting a reduction in the dimensions, area or separation in ownership, of any lot or parcel of land.

"PUBLIC RECORDS" WHEN USED HEREIN MEANS THOSE PUBLIC RECORDS WHICH, UNDER THE RECORDING LAWS, IMPART CONSTRUCTIVE NOTICE OF MATTERS RELATING TO SAID LAND

WESTERN TITLE GUARANTY COMPANY
SANTA CLARA COUNTY DIVISION

By.....
PRESIDENT



September 11, 1964

Mr. Aaron Corenman, President
Village Corner Merchants Association
4546 El Camino Real
Los Altos, California

Dear Mr. Corenman:

The Planning Commission, at its meeting of Sept. 10, 1964, considered your Application # 62-PUD-C-7 amend. and voted to recommend to the City Council approval, subject to the following conditions:

1. Not more than five sign sites as shown on the plot plan submitted to the Planning Commission.
2. Architectural design to be approved by the City Planner.

The City Council will consider the recommendations of Planning Commission at its meeting of Sept. 22, 1964.

If you desire any further information, please contact the Planning Department.

Very truly yours,

Harry E. Riddle
City Planner

HER/mw

9-22-64
2- SARC
2- ECR
① Design K by staff
② 1 organ
③



September 28, 1965

Mr. Roy Stevens
Village Corner
4546 El Camino Real
Los Altos, California

Dear Mr. Stevens:

A recent inspection by this department revealed that one of the conditions of the use permit granted under 62-PUD-7 has not been completely fulfilled. Said condition is outlined in Section 10-2.1811 and is as follows:

Where the site of any planned unit development abuts an R district, the ten (10') feet abutting the property in the R district shall have a six (6') foot solid fence or wall outside of a planting screen of evergreen trees or bushes of a variety, height, and spacing as required and approved by the Design Committee, all of which shall be permanently maintained by the property owner. Said ten (10') foot planting strip shall be used exclusively for landscape purposes.

It appears that the fence along approximately 150 feet of your site as it abuts the R district has not been completed to its required height of six feet. You are hereby requested to complete this requirement at the earliest possible time.

Very truly yours,

Harry E. Riddle
City Planner

HER:cb

1 August, 1966

City Council
City of Los Altos
1 North San Antonio Road
Los Altos, California

AUG 3 1966

Subj: Village Corner Fence

Dear Madam and Sirs:

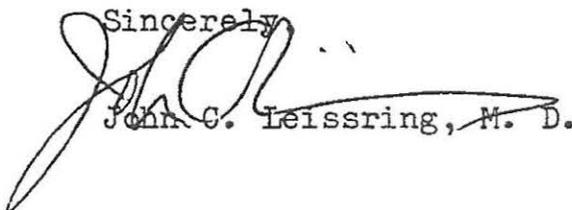
I appreciate the interest and action taken by the Council regarding the Village Corner fence. I do not wish to burden you with further difficulties, but it has today come to my attention that Mr. Stevens has been apprised of his responsibilities and has agreed to install a six-foot fence. While it had been tacitly understood that the existing adobe wall would merely be raised, and it was my belief that this was the understanding of the Council as well, I have been informed that Mr. Stevens plans to erect a wooden structure.

Prior to his construction of any structure, I believe that he must submit his plan to the Planning Commission. We will be happy to accept any solution approved by them. I only wish to stress a few points: the city ordinance (10-2.803, 10-2.804) requires a six-foot solid fence or wall which means freedom from cracks and holes. The intent of this requirement serves to prevent persons from looking in and to keep out light, and to a certain extent, sound. For this purpose, only a board and batten or tongue and groove, or perhaps plywood structure would suffice. Our own board fence, now one year old, has cracks up to 1/2 inch; if one walks by it at average speed, the neighbor's yard is clearly visible--like the pre-electronic movies. Our own problem is complicated by the fact that automobile headlights shine through the existing wooden fence at the rear of the property. If the planning commission

agrees that one purpose of this type of barrier is to keep out noise, then clearly studies made by the Editors of Lane Publications and others agree that a wall is best. It would be in best keeping with the pleasant architecture of the Village Corner if the present wall, the one which is shared by our three neighbors to the North, be raised to a height of six feet; the odd kaleidoscope created by the addition of a tacked-on fence would not be in keeping with the general high degree of excellence promoted by the Planning Commission and the Village Corner architects.

I hope that these suggestions and comments are well received; you can reach me at any time for clarification of these points.

Sincerely,



John C. Leissring, M. D.

1005 Rilma Lane
Los Altos, California

DATE:	8-9-66
DISCUSS	
REFER	City Attorney
ANSWERED	
FILED	

16 July, 1966

From: J. C. Leissring, M. D.

1005 Rilma Lane

Los Altos, Calif., 94022

To: City Council, City of Los Altos

1 N. San Antonio Road

Los Altos, Calif., 94022

Subj: Village Corner Fence

It is the intention of this letter to attempt to review for the City Council the events which have led to our request that the Village Corner Shopping Center be required to meet the conditions of its Use Permit and certain City Ordinances.

Our lot adjoins the property of the Village Corner, and at the time of its purchase, there existed a six-foot basketweave fence, apparently on the property line, subtended by an approximately three and one-half foot retaining wall on the Village Corner property. Starting at the North end of our lot, the retaining wall was raised to a height of five and one-half feet from the property level of the Village Corner, and bounded our three neighbors to the North. A review of the Use Permit issued to the Village Corner and of the existing City Ordinances indicated that it was the City Council's intention to preserve a suitable commercial/residential synthesis, and numerous items were stipulated as conditions under which the Village Corner was to operate, indeed if it wished to operate at all. Among these requirements were a six foot solid fence or wall and a ten foot planting strip with suitable foliage to be maintained by the Owners of the Village Corner.

Assured by this research that the retaining wall would

be raised as it had been for our neighbors, we purchased the lot and began construction. At about the midpoint, because no effort had been put-forth to raise the wall, I telephoned Mr. Stevens. He indicated that it was not his intention to raise the wall. This information was relayed to the City Council on 8 March, 1965. No further correspondence took place until approximately two months after we moved into our house, August, 1965. At this time we approached both (then) councilman Corenman and Mr. Harry Riddle. After reviewing the situation, on September 28, 1965 we were assured that the Village Corner would erect the wall prior to Christmas. On January 18, 1966, we received a letter from Mr. Stevens again stating his refusal to erect the wall. A similar letter was sent to Mr. Riddle and it was based upon Mr. Stevens' contention that the village Corner had in fact met the requirements of the Use Permit through the existence of the six-foot basketweave fence. It was his belief that the fact that his property had been filled to a height of three feet, thus making the barrier between our property and his only three feet, made no difference.

We then wrote a letter to Mr. Corenman, who passed it on to Mr. Lagorio, which raised the question of individual interpretations of Use Permits and City Ordinances. In brief, the letter offered the hypothetical instance of a commercial property filling to a height of six-feet and asked the question of whether any fence at all would be required.

Another period ensued until Mr. Stevens made a request of the City Council to alter his Use Permit to allow several types of businesses then prohibited by the Use Permit. At the meeting of the City Council, several instances of non-compliance with the Use Permit were placed before the Council by a group of interested neighbors. At this meeting (April 26, 1966), it was decided that these Use Permit violations

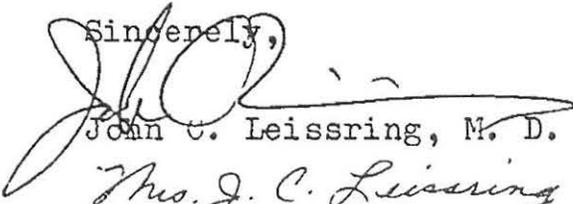
should be looked into and that all members of the Council should personally view the difference in opinion.

It is our belief that the great detail into which the Planning Commission and the City Council went upon issuance of the Use Permit for the Village Corner clearly states an attitude wherein both residential property and commercial property can reside together without continual warfare. This attitude was most recently vocalized at the Council meeting of July 11, 1966, when very strict requirements were set forth for the boundary zone between the residential area and the proposed shopping center on El Camino Real and Distel Avenue. When the Use Permit, City Ordinances, and the City Council agree to a philosophy of intent regarding boundary areas between hard-core commercial enterprise and pure residential, it is difficult for us to understand why it should take 18 months to require the Village Corner to meet the stated conditions of its Use Permit.

We request that the Council require the owners of the Village Corner to raise the wall to the height stated by the Use Permit (six feet). Its absence makes our yard the target of commercial noise, curious eyes, headlights in the night, litter, refuse, and childhood fence climbers. Upon this last point we are most vehement, for while it is only three feet up (from the Village Corner side), it is six feet down. We do not wish to be responsible for the injuries of children who have the run of the shopping center.

In support of the facts are numerous pictures and a letter signed by Mr. Stevens on November 7, 1962 which states that he would abide by all the requirements of the Use Permit, which will be available to the council members at their request.

Sincerely,


John C. Leissring, M. D.

Mrs. J. C. Leissring
Mrs. J. C. Leissring

M E M O

TO: Fire Department City Engineer Other _____

FROM: Planning Department

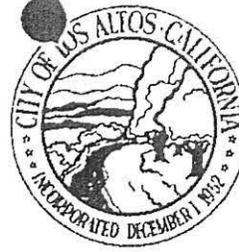
SUBJECT: Village Corner Shopping Center

Attached is a copy of subject application and drawings relative thereto. This application will be considered by the Planning Commission at its meeting of 7/11/74.

We would appreciate your comments and recommendations on this matter by 7/2/74.

NONE

CITY OF LOS ALTOS



FIRE DEPARTMENT

JOHN T. SANDERS, Chief
#10 ALMOND AVENUE
LOS ALTOS, CALIFORNIA 94022

TELEPHONES
BUSINESS — 948-2404
EMERGENCY — 948-1071

June 24, 1974

City of Los Altos
Planning Commission
One North San Antonio Road
Los Altos, CA. 94022

RE: Village Corner Shipping Center

The Los Altos Fire Department has no objections to the above variance request.

STUART FARWELL
ASSISTANT CHIEF

JSF:llas

Village Corner Shopping Center

The Council at its meeting of March 8, 1966 received a request from Mr. Roy Stevens of the Village Corner Shopping Center asking for relief of condition #12 of application 62-PUD/C-7. This condition was imposed by the Planning Commission and City Council when the use permit for the center was originally approved. The following is a list of the uses which are prohibited along that portion of the center which fronts R-1 zoning as a result of this condition:

- a. Department and variety stores
- ~~b.~~ Food markets
- c. Repair shops
- d. Food lockers
- e. Restaurants
- f. Bars and liquor stores
- g. Bus depots NR
- h. Hotel and motel use ND
- i. Laundries & dry cleaning plants, coin operated and other
- j. Mortuaries ND
- k. Garages NC
- l. Garden nurseries
- ~~m.~~ Paint and wallpaper stores
- n. Service stations ND
- o. Pet shops
- ~~p.~~ Bakery goods stores
- ~~q.~~ Soda fountain and ice cream stores
- ~~r.~~ Hardware stores
- s. Shoe repair shops
- ~~t.~~ Sporting goods stores

It is Mr. Stevens' desire that certain of these uses be removed from the list as he feels that they would not be detrimental. Mr. Stevens informs us that he will be at the meeting to specify the exact uses he would like removed and to answer questions of the Commission.

PETITION IN OPPOSITION OF GRANTING A USE PERMIT
TO VILLAGE CORNER SHOPPING CENTER

TO THE CITY COUNCIL OF THE CITY OF LOS ALTOS

April 25, 1966

IN RE: PUBLIC HEARING NO. 4

We, the undersigned, as property owners in the adjacent and contiguous area of the Village Corner Shopping Center of Los Altos, California, are opposed to the City Council of the City of Los Altos granting a use permit to Mr. Roy Stevens, as owner of said Village Corner Shopping Center, or his representative, for the purpose of leasing floor space for a soda fountain and ice cream store.

Such an action would be detrimental to the quiet and peaceable environment of the undersigneds' property, and would further be in violation of CONDITION TWELVE (#12) of the original use permit granted by the City Council which prohibits the Village Corner Shopping Center premises being used for a soda fountain and ice cream store within 100 feet more or less from the rear of R1 zoned lots in the contiguous or adjacent area.

WHEREFORE, the undersigned request the use permit application be denied.

Ray C. Rice
77 Loucks ave.
Helen P. Rice
77 Loucks ave
Judith L. Leissing
1095 Rilma Lane
J. [unclear] U.D.
1005 Rilma Lane
H.R. Johnston
1025 Rilma Lane
Barbara Johnston
1025 Rilma Lane
Jack W. Stiver
1030 Rilma Lane
Helen Stiver
1030 Rilma Lane

Charles H. Randall Jr.
1053 RILMA LANE
Ernie E. Randall
1035 RILMA LANE
Naomi Womack
1053 - Rilma Lane
Mrs. [unclear] Baron
1050 Rilma Lane
Lydia E. [unclear]
1050 Rilma Lane
Elmer B. [unclear]
1040 Rilma Lane
R. [unclear] [unclear]
1040 Rilma Lane

PETITION IN OPPOSITION OF GRANTING A USE PERMIT
TO VILLAGE CORNER SHOPPING CENTER

TO THE CITY COUNCIL OF THE CITY OF LOS ALTOS

April 25, 1966

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WHEREFORE, the undersigned request the use permit application be denied.

J. F. Stafford
92 Loucks Ave

Jean Stafford
92 Loucks Ave

82 Loucks Ave
James H. Taylor

82 Loucks Ave
Harold Taylor

H. R. Williams
1055 Alhambra Street

Blanche J. Brown
1055 Alhambra Street

Yvonne S. May
56 Loucks Ave

Edith Luchter

1055 Alhambra Street

CITY OF LOS ALTOS

1 NORTH SAN ANTONIO ROAD - LOS ALTOS, CALIFORNIA
TELEPHONE 948-1491



CITY COUNCIL

JAMES P. THURBER, JR., MAYOR
AARON CORENMAN, VICE-MAYOR
S. M. CIMINO
AUDREY H. FISHER
HARRY C. KALLSHIAN

April 18, 1966

Dear Property Owner:

The City Council at its meeting of April 26, 1966 will consider the request of Village Corner Shopping Center to be relieved of the condition prohibiting certain uses in that portion of the center abutting R-1 property.

All interested property owners abutting the center are invited to attend and express their views thereon.

City of Los Altos
Planning Department
948-1491

✓ Commission recommends that the following uses not be prohibited in those stores that face R-1 zoning at Village Corner Shopping Center as the Commission feels that these uses will not have a deleterious effect upon the residential property:

- a. Paint and wallpaper stores
- b. Bakery goods stores
- c. Soda fountain and ice cream stores
- d. Hardware stores
- e. Sporting goods stores

D E N I A L S

66-D-271 - H. Matlock, 973 Fremont Avenue, request for design approval of an addition to an existing commercial building.

Commission recommends denial of this application as there will not be sufficient off-street parking to accommodate a building of this size.

I N F O R M A T I O N

Held over until the meeting of April 14, 1966 further consideration of application 66-V-226 - P. Johnson, 965 Russell Avenue.

Held over until the meeting of April 14, 1966 further action on the General Plan Amendment with regard to the future use of the Foothill Boulevard area.

Held over until the meeting of April 14, 1966 further consideration of the Cluster Subdivision Ordinance.

Held over until the meeting of April 14, 1966 further consideration of the Service Station Ordinance.

Respectfully submitted,

Francis A. Wallace

Francis A. Wallace
Chairman

FAW:HER;cb

*Matter withdrawn by Mr. Stevens
at Council meeting of 4-26-66*

PROOF OF PUBLICATION

(2015.5 C.C.P.)

STATE OF CALIFORNIA,

County of Santa Clara

I am a citizen of the United States and a resident of the County aforesaid; I am over the age of eighteen years, and not a party to or interested in the above-entitled matter I am the principal clerk of the printer

of the LOS ALTOS NEWS

a newspaper of general circulation, printed and published WEEKLY

in the City of LOS ALTOS County of Santa Clara, and which newspaper has been adjudged a newspaper of general circulation by the Superior Court of the County of Santa Clara, State of

California, under the date of MARCH 23, 19 53

Case Number 86357; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof on the following dates, to-wit:

APRIL 20

all in the year 1966

I certify (or declare) under penalty of perjury that the foregoing is true and correct.

Dated at MOUNTAIN VIEW

California, this 20 day of APRIL, 19 66

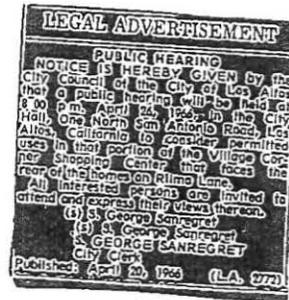
Laura Melaney
Signature

This space is for the County Clerk's Filing Stamp

Proof of Publication of

NOTICE OF PUBLIC HEARING

Paste Clipping
of Notice
SECURELY
In This Space



CITY OF LOS ALTOS
1 NORTH SAN ANTONIO ROAD - LOS ALTOS, CALIFORNIA
TELEPHONE 948-1491



CITY COUNCIL

JAMES P. THURBER, JR., MAYOR
AARON CORENMAN, VICE-MAYOR
S. M. CIMINO
AUDREY H. FISHER
HARRY C. KALLSHIAN

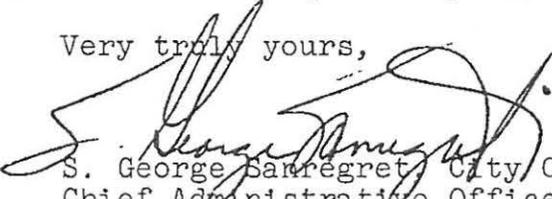
March 14, 1966

Honorable Chairman and Members
of the Planning Commission
City of Los Altos

Gentlemen:

At its meeting of March 8, 1966, the City Council referred the attached letter from Mr. Roy Stevens of Village Corner to the Planning Commission for a subsequent report.

Very truly yours,


S. George Samrégret, City Clerk
Chief Administrative Officer

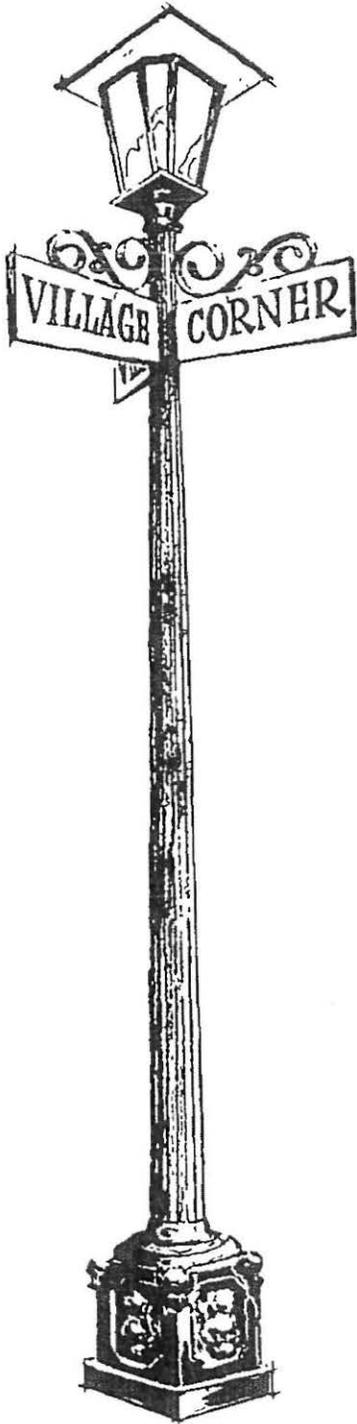
SGS:p

Attachment

VILLAGE CORNER

SUITE M, EL CAMINO REAL AND SAN ANTONIO ROAD,
LOS ALTOS, CALIFORNIA TELEPHONE 948-8243

MARCH 11, 1966



PLANNING COMMISSION
CITY OF LOS ALTOS
#1 NORTH SAN ANTONIO ROAD
LOS ALTOS, CALIFORNIA

GENTLEMEN:

RE: 62-PUD/C-7
VILLAGE CORNER

ON NOVEMBER 13, 1962, AT THE MEETING OF THE CITY COUNCIL, THE USE PERMIT FOR THE VILLAGE CORNER WAS APPROVED. AT THAT TIME, THE APPLICANT AGREED THAT CERTAIN USES OR TYPES OF SHOPS MIGHT BE UNDESIRABLE IN THAT PORTION OF OUR CENTER DIRECTLY FACING THE HOMES ON RILMA LANE. THESE USES WERE DESCRIBED IN CONDITION #12 OF THE MINUTES OF THAT MEETING.

THE APPLICANT, IN 1962, AGREED TO ALL OF THESE CONDITIONS BECAUSE HE ENVISIONED OTHER TYPES OF USES FOR THESE AREAS, AND SUBSTANTIALLY THESE ARE THE USES THAT CURRENTLY ARE THERE.

HOWEVER, OVER THE PAST NUMBER OF YEARS, AS A RESULT OF INQUIRIES FROM LOCAL RESIDENTS, BUSINESS PEOPLE AND THE TENANTS AT THE CENTER ITSELF, WE HAVE CONCLUDED THAT THERE ARE A NUMBER OF SHOPS INCLUDED IN THIS LIST OF FORBIDDEN USES WHICH WOULD BE OF REAL VALUE AND SERVICE TO THE COMMUNITY. SOME WOULD BE VERY BENEFICIAL TO THE ECONOMIC HEALTH OF THE CENTER AND WOULD CREATE NO POSSIBLE ANNOYANCE TO ANYONE OVER AND ABOVE WHAT NOW EXISTS.

MAY WE HAVE SOME TIME ON THE AGENDA FOR YOU TO CONSIDER OUR REQUEST?

YOURS VERY TRULY,
VILLAGE CORNER

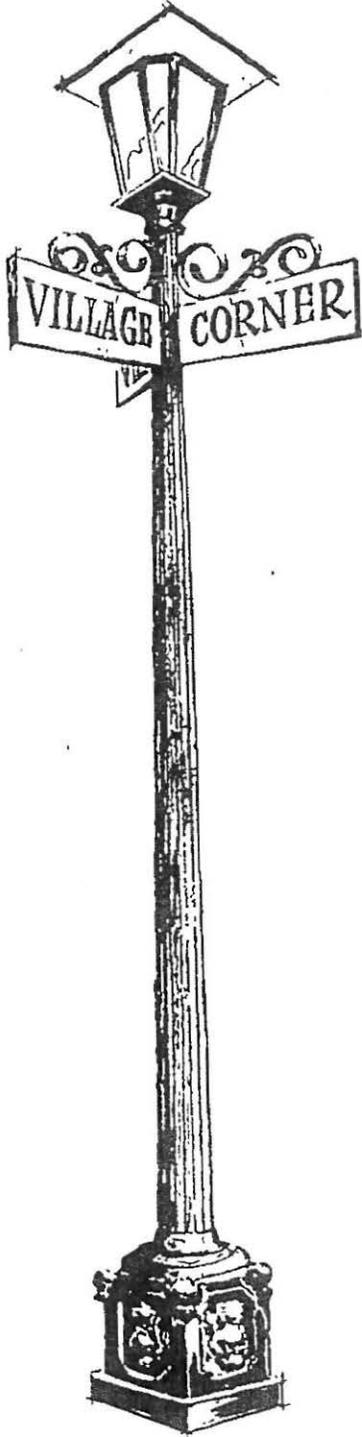
[Handwritten Signature]
ROY STEVENSON

RS/H

VILLAGE CORNER

SUITE M, EL CAMINO REAL AND SAN ANTONIO ROAD,
LOS ALTOS, CALIFORNIA TELEPHONE 948-8243

MARCH 1, 1966



CITY COUNCIL
CITY OF LOS ALTOS
#1 NORTH SAN ANTONIO ROAD
LOS ALTOS, CALIFORNIA

GENTLEMEN:

RE: 62-PUD/C-7
VILLAGE CORNER

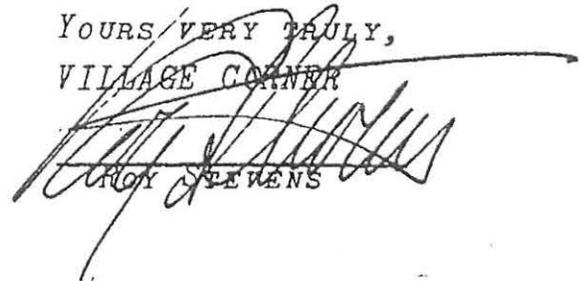
ON NOVEMBER 13, 1962, AT THE MEETING OF THE CITY COUNCIL, WHEN THE USE PERMIT FOR THE VILLAGE CORNER WAS APPROVED, THE COUNCIL AND THE APPLICANT AGREED THAT CERTAIN USES OR TYPES OF SHOPS MIGHT BE UNDESIRABLE IN THAT PORTION OF OUR CENTER DIRECTLY FACING THE HOMES ON RILMA LANE. THESE USES WERE DESCRIBED IN CONDITION #12 OF THE MINUTES OF THAT MEETING.

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MAY WE HAVE SOME TIME ON THE AGENDA FOR YOU TO CONSIDER OUR REQUEST?

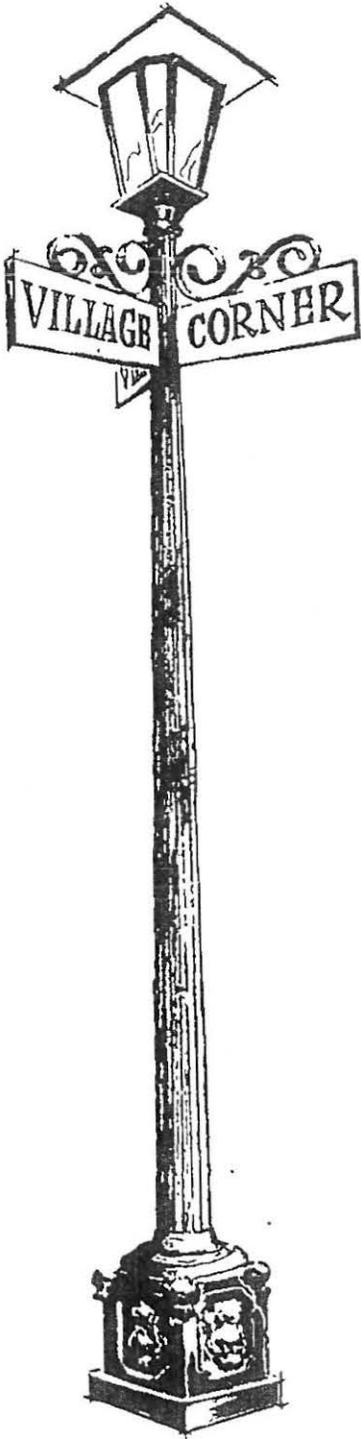
YOURS VERY TRULY,
VILLAGE CORNER


ROY STEVENS

VILLAGE CORNER

SUITE M, EL CAMINO REAL AND SAN ANTONIO ROAD,
LOS ALTOS, CALIFORNIA TELEPHONE 948-8243

FEBRUARY 17, 1966



MR. HARRY RIDDLE, PLANNING OFFICER
CITY OF LOS ALTOS
#1 NORTH SAN ANTONIO ROAD
LOS ALTOS, CALIFORNIA

DEAR MR. RIDDLE:

APPROXIMATELY ONE YEAR AGO, APPROVAL WAS SECURED FROM THE CITY FOR THE INSTALLATION OF FIVE (5) ANIMATED DISPLAY SIGNS ALONG EL CAMINO REAL AND SAN ANTONIO ROADS.

WE NEVER PROCEEDED WITH THE INSTALLATION OF THESE ANIMATED DISPLAY SIGNS FOR VARIOUS TECHNICAL REASONS, BUT PRIMARILY BECAUSE WE OURSELVES WERE UNABLE, IN OUR OPEN MIND, TO FIT THESE DISPLAYS INTO A CONSISTENT PATTERN WHICH WOULD REMAIN IN KEEPING WITH THE TONE OF OUR CENTER. WE FEEL THAT NOW WE HAVE ARRIVED AT AN APPROACH TO THESE DISPLAYS WHICH WILL ENABLE US TO KEEP THE ATMOSPHERE OF THE CENTER.

MAY WE HAVE A FEW MINUTES ON THE FEBRUARY 24TH AGENDA TO SECURE YOUR CONSIDERATION FOR THIS ALTERATION.

SINCERELY,

THE VILLAGE CORNER

ROY STEVENS

RS/H

March 6, 1969

Mr. Desmond Johnson
Suite C-3
440 N. First Street
San Jose, California 95112

Re: 62-PUD/C-7
Camino Associates

Dear Mr. Johnson:

For your information, on November 28, 1967, the City Council, on recommendation of the Planning Commission, approved the request of Camino Associates for an addition to the shopping center which involved the elimination of five parking stalls in the general area of the El Camino Real frontage.

This application was based on the fact that the shopping center was an asset to the City and additional parking for employees had been provided on the southerly side of Loucks Avenue, opposite the shopping center.

Very truly yours,

Harry E. Riddle
City Planner

cb

March 6, 1969

Mr. Desmond Johnson
Suite C-3
440 N. First Street
San Jose, California 95112

Re: 62-PUD/C-7
Camino Associates

Dear Mr. Johnson:

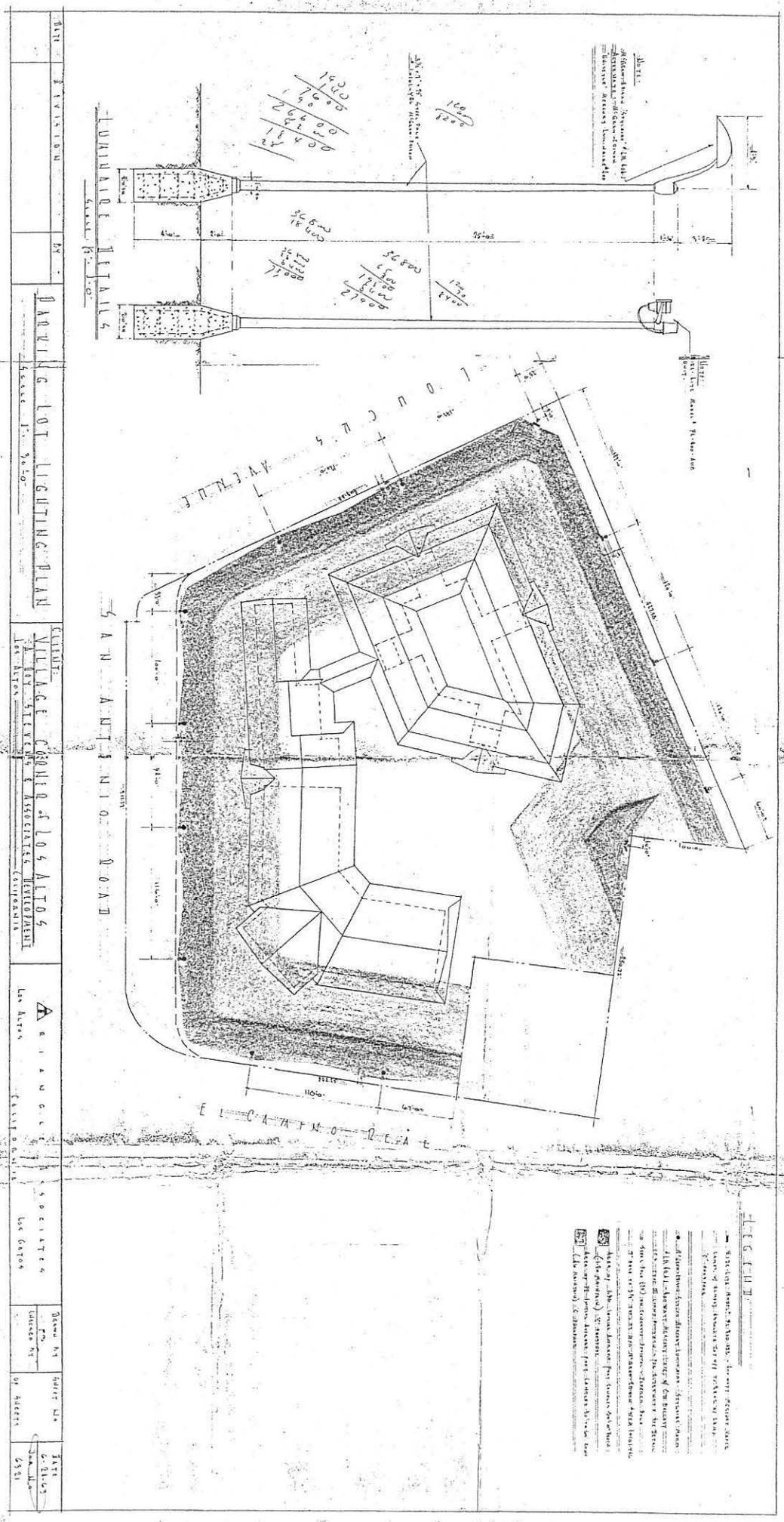
The existing off-street parking which abuts El Camino Real may be shifted so as to reduce the planter area which lies adjacent to the front of the building should the owner so desire.

The size of the existing parking spaces and the aisle serving the same may remain unchanged.

Very truly yours,

Harry E. Riddle
City Planner

cb



DATE	REVISION	BY	DATE

LANDING LIGHTING PLAN

SCALE: 1" = 30'-0"

VILLAGE COUNCIL OF LOS ALTOS

BY: STEVEN S. ASSOCIATES, DEVELOPER

FOR: LUNA AVENUE

LA 1774

LA 1774

LA 1774

APPROVED BY: [Signature]

DATE: 6-11-57

LEGEND

1. Standard Street Light - See City Engineer's Office for details of lighting fixture to be used.

2. Standard Building Light - See City Engineer's Office for details of lighting fixture to be used.

3. Standard Building Light - See City Engineer's Office for details of lighting fixture to be used.

4. Standard Building Light - See City Engineer's Office for details of lighting fixture to be used.

5. Standard Building Light - See City Engineer's Office for details of lighting fixture to be used.

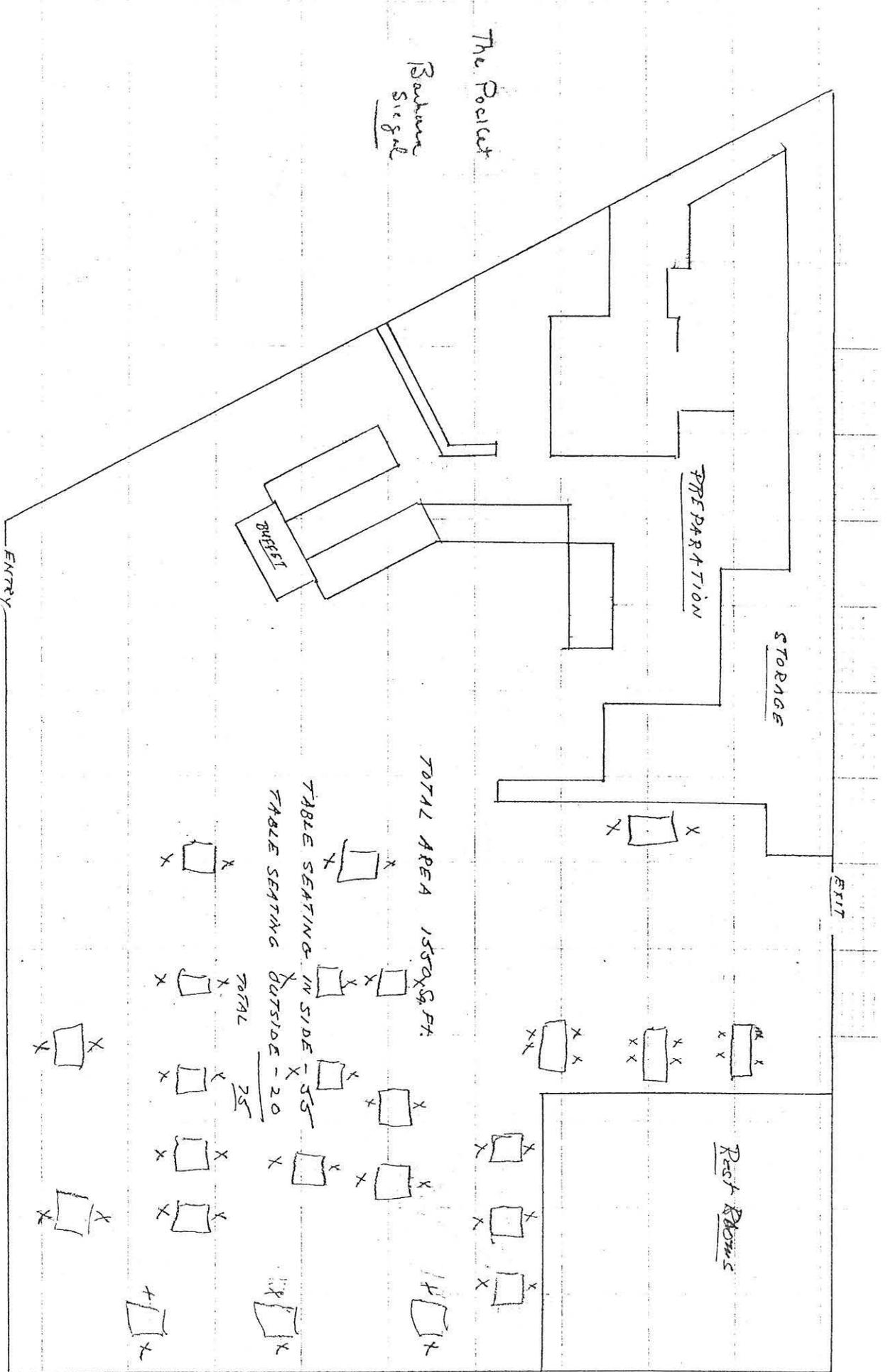
6. Standard Building Light - See City Engineer's Office for details of lighting fixture to be used.

7. Standard Building Light - See City Engineer's Office for details of lighting fixture to be used.

8. Standard Building Light - See City Engineer's Office for details of lighting fixture to be used.

9. Standard Building Light - See City Engineer's Office for details of lighting fixture to be used.

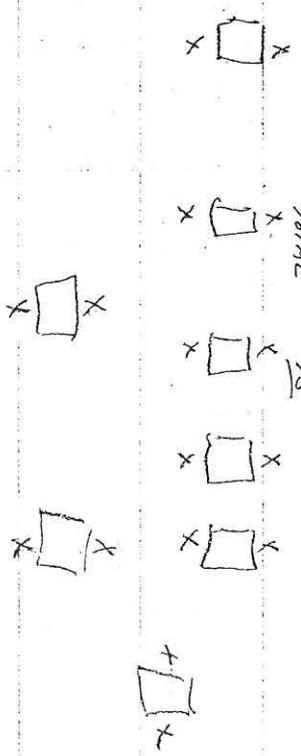
10. Standard Building Light - See City Engineer's Office for details of lighting fixture to be used.



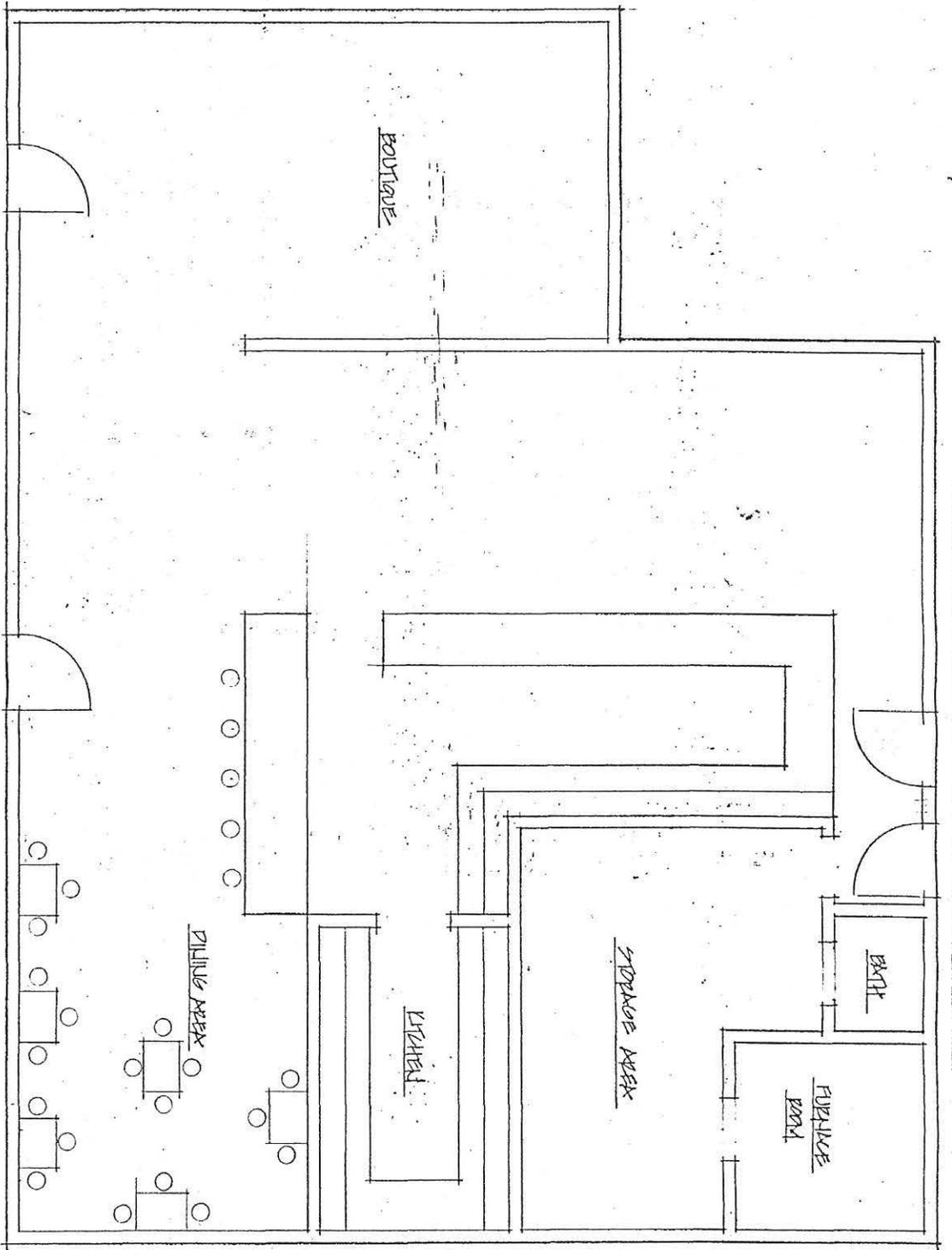
TOTAL AREA 1550 SQ. FT.

TABLE SEATING IN SIDE 55
 TABLE SEATING OUTSIDE 20

TOTAL 75



COURTYARD WALK



FLOOR PLAN
SEAMUS

TN SPICE

Lynn Hansen
941-7863
4546 El Camino
Village Center

April 20, 1970

Mr. D. F. O'Regan
Foreign Auto Parts
1695 West San Carlos Street
San Jose, California 95128

Dear Mr. O'Regan:

At its meeting of April 16, 1970, the Planning Commission denied your application 62-PUD/C-7 (Amended).

If you should desire any further information, please contact the Planning Department.

Very truly yours,

Harry E. Riddle, Secretary
Los Altos Planning Commission

cb

STAFF REPORT

PLANNING DEPARTMENT

APRIL 9, 1970

62-PUD/C-7

Village Corner Shopping Center
4546 El Camino Real

When this planned unit development was originally approved, one of the conditions of approval required all signs to be approved by the Planning Commission and City Council. One of the tenants in the shopping center, Foreign Auto Parts, is requesting that they be allowed to continue displaying the checkered flags which were erected without City approval.

As you will see by driving by the store or by examining the photographs, the flags distract from the overall beauty of the shopping center and are completely inconsistent with our policy which prohibits flags, banners, etc. We recommend denial of this request.

July 24, 1974

Mr. Roy Stevens
Village Corner Shopping Center
4546 El Camino Real
Los Altos, California 94022

Dear Mr. Stevens:

At its meeting of July 23, 1974, the City Council considered the Planning Commission's recommendation that you be relieved of the condition prohibiting certain uses in that portion of the center abutting R1-10 properties, and approved an amendment of Condition 12 of the original use permit to delete the following prohibited uses:

- (m) Paint and wallpaper stores;
- (p) Bakery goods stores;
- (s) Shoe repair shops; and
- (t) Sporting goods stores.

If you should desire any further information, please contact the Planning Department.

Very truly yours,

Vernon Gomes
City Planner

VG:ab

cc: Building Department
Fire Department

July 15, 1974

Mr. Roy Stevens
Village Corner Shopping Center
Suite M
San Antonio Road and El Camino Real
Los Altos, California 94022

Dear Mr. Steven:

At its meeting of July 11, 1974, the Planning Commission considered your request to be relieved of the condition prohibiting certain uses in that portion of the center abutting R1-10 properties, and recommended to the City Council amendment of Condition 12 of the original use permit to delete the following prohibited uses:

- (m) Paint and wallpaper stores;
- (p) Bakery goods stores;
- (s) Shoe repair shops; and
- (t) Sporting goods stores.

The City Council will consider the recommendations of the Planning Commission at its meeting of ~~August 13~~ ^{July 23} 1974.

If you should desire any further information, please contact the Planning Department.

Very truly yours,

Vernon Gomes
City Planner

VG:ab

cc: Building Department
Fire Department

Village Corner Shopping Center
4546 El Camino Real

In 1962 a use permit was granted for a planned unit development known as the Village Corner Shopping Center and located at the corners of El Camino Real, San Antonio Road, and Loucks Avenue.

Enclosed is a copy of a letter received from Mr. Roy Stevens of Village Corner Shopping Center requesting relief from Condition No. 12 of the use permit. This condition prohibits the following uses along that portion of the center which fronts R1-10 zoning:

- (a) Department and variety stores;
- (b) Food markets;
- (c) Repair shops;
- (d) Food lockers;
- (e) Restaurants;
- (f) - Bars and liquor stores;
- (g) - Bus depots;
- (h) - Hotel and motel use;
- (i) Laundries & dry cleaning plants, coin-operated and other;
- (j) - Mortuaries;
- (k) - Garages;
- (l) Garden nurseries;
- (m) Paint and wallpaper stores;
- (n) - Service stations;
- (o) Pet shops;
- (p) Bakery goods stores;
- (q) Soda fountain and ice cream stores;
- (r) Hardware stores;
- (s) Shoe repair shops; and
- (t) Sporting goods stores.

During the years since the shopping center was built, the landscaping has grown so that it provides a very adequate barrier from the residences. The majority of the uses which are prohibited are actually permitted uses in the CN, neighborhood commercial, zone which abuts R-1 property.

Staff recommends that the list be modified so that those uses which are permitted in the CN zone also be permitted in the area of the center which adjoins residential properties. The following uses would still be prohibited:

- (a) Bars;
- (b) Bus depots;
- (c) Hotels and motels;
- (d) Mortuaries;
- (e) Garages; and
- (f) Service stations.

We have sent notices to all property owners within a 500-foot radius of the shopping center.

VILLAGE CORNER

SUITE M, EL CAMINO REAL AND SAN ANTONIO ROAD,
LOS ALTOS, CALIFORNIA TELEPHONE 948-8243

JUNE 12, 1974

MR. VERNON W. GOMES
CITY PLANNER
CITY OF LOS ALTOS
ONE NORTH SAN ANTONIO ROAD
LOS ALTOS, CALIFORNIA

RE: THE VILLAGE CORNER, 62-PUD/C-7

DEAR MR. GOMES:

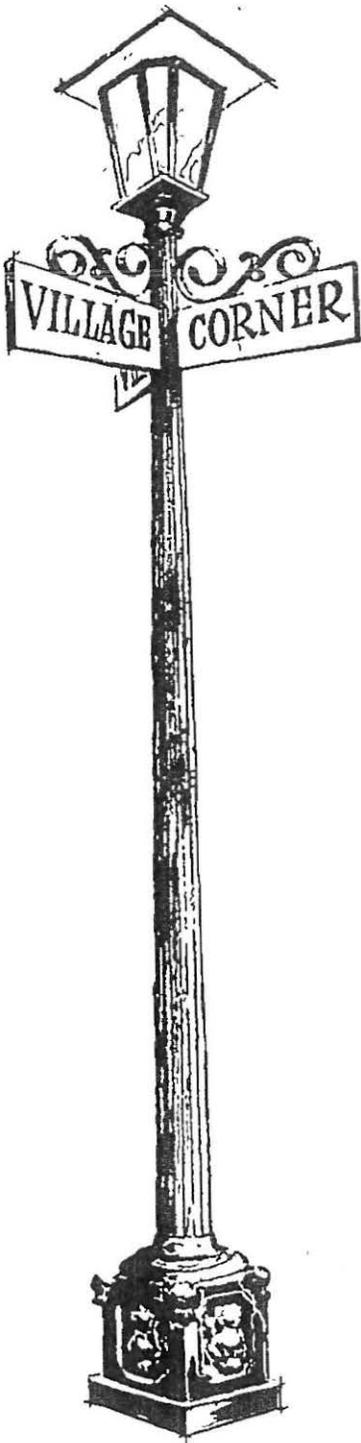
ON NOVEMBER 13, 1962 THE CITY COUNCIL GAVE ITS FINAL APPROVAL FOR THE CONSTRUCTION OF THE VILLAGE CORNER SHOPPING CENTER.

SINCE THE COUNCIL WAS CONCERNED WITH THE IMPACT OF THE DEVELOPMENT ON THOSE HOUSES CLOSEST TO THE CENTER ON THE EAST SIDE OF RILMA LANE, ITEM 12 OF THE COUNCIL MINUTES LISTED SOME 20 USES TAKEN FROM THE COMMERCIAL SECTION OF THE ZONING ORDINANCE THAT SEEMED AT THAT TIME TO BE OBJECTIONABLE OR POSSIBLY UNUSUALLY NOISY, AND ASKED THE OWNER NOT TO PERMIT THESE LISTED USES IN THAT PORTION OF THE CENTER.

THE OWNER AGREED TO THESE RESTRICTIONS SINCE THE BULK OF THESE COMMERCIAL USES WERE OBVIOUSLY UNDESIRABLE AND WOULD HAVE NO PLACE IN THE TYPE OF DEVELOPMENT ENVISIONED BY THE OWNER.

IT HAS NOW BEEN SOME TWELVE YEARS SINCE THIS APPROVAL, AND MEMBERS OF THE COUNCIL AND NEIGHBORS OF THE VILLAGE CORNER ARE FAMILIAR WITH THE QUIET DIGNITY AND LUSH LANDSCAPING SURROUNDING THE PORTION OF THE CENTER CONCERNED WITH THESE RESTRICTIONS.

ALONG THE REAR PROPERTY LINES OF THOSE RILMA LANE HOMES IS A MASONRY WALL COVERED BY DENSE LANDSCAPING AT LEAST 10 FEET WIDE RISING FIFTEEN TO TWENTY FEET HIGH PROVIDING BOTH SOUND AND VISUAL SEPARATION.



WITH THE PASSING OF THESE YEARS, CUSTOMERS OF THE CENTER HAVE ASKED FOR SHOPS AND SERVICES THAT WE DO NOT HAVE THREE OF WHICH ARE ON THE 1962 LIST OF RESTRICTED USES. UPON EXAMINATION IN 1974 IT IS DIFFICULT TO UNDERSTAND WHY THESE USES WERE EVER CONSIDERED OBJECTIONABLE IN THE FIRST INSTANCE SINCE NONE OF THEM WOULD DRAW MORE TRAFFIC OR CREATE ANY MORE NOISE THAN OUR CURRENT SHOPS.

THE FIRST OF THESE RESTRICTED USES, ITEM "T", IS A SPORTING GOODS STORE. THIS LIMITATION WOULD PREVENT US FROM INSTALLING A TENNIS AND BADMINTON SHOP. A SHOP TO PROVIDE THIS SERVICE COULD HARDLY DISTURB THE NEIGHBORHOOD.

OUR PLEASANT LANDSCAPED INNER COURT HAS PROVIDED A PLACE FOR THOSE WHO ENJOY EATING THEIR LUNCH IN THE SUNSHINE. WE HAVE HAD MANY REQUESTS FOR A SHOP THAT WOULD SERVE COFFEE AND FINE PASTRIES AS WELL AS ICE CREAM AND CANDIES, ADJOINING OUR INNER PATIO. THIS OF COURSE WOULD BE PRIMARILY AN ADULT USE AND WOULD BECOME AN ADULT AND YOUNG ADULT GATHERING PLACE. THIS SHOP WOULD RESEMBLE IN CHARACTER EDYS' IN TOWN AND COUNTRY, PALO ALTO.

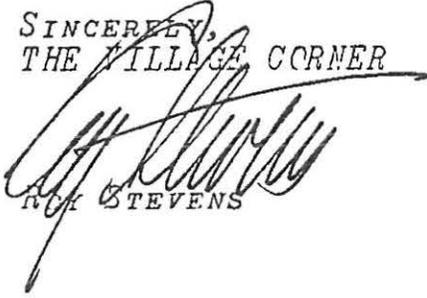
ITEM "Q", WHICH RESTRICTS A SODA FOUNTAIN OR ICE CREAM STORE, IS SO BROAD AS TO PREVENT ANY FORM OF USE THAT WOULD INVOLVE THE SERVICE OF ICE CREAM, REGARDLESS OF THE DECOR OR ATMOSPHERE. THIS IS NOT WHAT THE APPROVING COUNCIL INTENDED AND CERTAINLY THE OWNER HIMSELF DOES NOT WISH TO DISTURB THE ATMOSPHERE THAT HE HAS ATTEMPTED TO CREATE OVER THESE PAST YEARS.

ITEM "M", RESTRICTING PAINT AND WALLPAPER STORES, IS A HANGOVER FROM THE DAYS WHEN PAINT STORES HANDLED LARGE 50 GALLON DRUMS OF SOLVENTS AND OTHER INFLAMMABLE AND FOUL SMELLING FLUIDS. THIS RESTRICTION WOULD PREVENT US FROM PUTTING IN AN ART SUPPLY STORE WITH PICTURE FRAMING AND SIMILAR USES.

WE ARE ASKING THAT THE CITY COUNCIL ELIMINATE THESE
RESTRICTIONS AND THAT THIS MATTER BE PUT ON THE
COUNCIL AGENDA FOR CONSIDERATION.

THANK YOU.

SINCERELY,
THE VILLAGE CORNER

A large, stylized handwritten signature in black ink, appearing to read 'Rick Stevens', is written over the typed name. The signature is fluid and cursive, with a long horizontal stroke extending to the right.

rick STEVENS

June 12, 1974

Mr. Roy Stevens
Village Corner Shopping Center
4546 El Camino Real
Los Altos, California

Dear Mr. Stevens:

Enclosed is a list of the property owners surrounding the shopping center. Address postcards to only those property owners whose names have been checked. The following notice is to be printed on the back of the postcards:

NOTICE IS HEREBY GIVEN by the Planning Commission of the City of Los Altos that a public hearing will be held at 8:15 p.m., _____ in the City Hall, One North San Antonio Road, Los Altos, California for the purpose of considering the request of Village Corner Shopping Center to be relieved of the condition prohibiting certain uses in that portion of the center abutting R1-10 property.

In addition to the postcards, please address a letter to the Planning Commission outlining your request. We would also appreciate having ten copies of a plot plan of the shopping center.

If you file all of the above by 3:00 p.m. on June 20, you will be heard at the Planning Commission meeting of July 11. If you have any questions, please call me.

Very truly yours,

Vernon Gomes
City Planner

cs
Enclosure