

Joint Meeting February 6 Item #2: Design Review Findings

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To Sean Gallegos <sgallegos@losaltosca.gov>; Public Comment - PC <PCpubliccomment@losaltosca.gov>; Public Comment - HC <HCpubliccomment@losaltosca.gov>; Public Comment <publiccomment@losaltosca.gov>

Please consider the following comments with respect to the Design Review Findings in EXHIBIT A Page 2 (p25)

A.

The General Plan explicitly acknowledges the interconnectedness of various General Plan elements. Elements of **Land Use, Historic Resource and Open Space, Conservation and Community Facilities** must be reconciled. Emphasis on PCF zoning for governmental use is not a complete land use consideration.

B.

There is no analysis of the “other structures in the immediate area” in order to determine an appropriate relationship. Historical preservation and architectural awareness of the unique character of the Civic Center would arguably require that nothing be attached to or immediately adjacent to any of the Civic Center buildings.

C.

The application report offers no renderings of long distance perspective showing site lines from all four compass directions in order to enable an assessment of how building mass and scale impact the setting of and human activity in the Civic Center.

D.

Immense glass and metal elements in an acknowledged agrarian setting is not harmonious. Equally important is a consideration of the durability and maintenance of fully exposed, frameless glass.

E.

How is landscaping proposed within a designated Historic Landmark orchard? How was plant selection determined to be appropriate? There is no analysis of the impact to the orchard of grading changes.

F.

Signage, if any, in a prominent public location, should be required to meet a higher standard than a regulation review.

G.

The application specifically calls out that there is no mechanical equipment in the scope of this project.

H.

Findings should clarify that the service, trash and utility areas are not located in the proposed project area.

I.

The project as presented cannot be deemed CEQA exempt.

Note:

The application report erroneously states that the orchard is “one of the last orchards in Los Altos.” It is THE last orchard in Los Altos.