



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

4:00 p.m., April 4, 2007
Los Altos Community Meeting Chambers
One North San Antonio Road, Los Altos, California 94022

Call to Order

Chair BRESSACK called the meeting to order at 4:00 PM.

Roll Call

Present: Chair BRESSACK, Commissioners HULL and UHLIR (arrived after minutes were approved)
Staff: Community Development Director WALGREN, Senior Planner KORNFIELD and Assistant Planner LACEY

Minutes

It was moved by Commissioner HULL and seconded by Chair BRESSACK, to approve the March 14, 2007 minutes with changes.

The motion passed by a 2-0 vote.

Commissioner UHLIR arrived.

Discussion

1. 06-SC-34 – Chapman Design Associates – 254 Alvarado Avenue

Re-consideration of design review for a new, 3,520 square-foot two-story house. The project includes a 2,725 square-foot first story, and a 795 square-foot second story. *Project Planner: Wilkinson*

Following a discussion Commissioner UHLIR moved to approve application 06-SC-34 per the staff report findings and conditions with the following change:

- Delete conditions No. 3 and No. 5.

Commissioner HULL seconded the motion, which carried a 2-1 vote, with BRESSACK opposing.

2. 07-SC-04 – L. Leu, Architect – 1516 Richardson Avenue

Consideration of design review to construct a new 3,500 square-foot two-story house. The project includes a first story of 2,272 square feet and a 1,228 square-foot second story. *Project Planner: Lacey*

Following a discussion Commissioner HULL moved to approve application 07-SC-04 per the staff report findings and conditions with the following additional conditions:

- Reduce the paving and change to pervious at the street tree location.
- Reduce the chimney height.
- The balcony lighting shall be shielded and directed downward.

Commissioner UHLIR seconded the motion, which carried a 3-0 vote.

3. 07-SC-05 – R. Jellum – 1891 Austin Avenue

Consideration of design review for a 556 second story addition to an existing 3,050 square-foot single-story house. *Project Planner: Lacey*

Following a discussion Commissioner UHLIR moved continuance of application 07-SC-05 with direction to modify the plans to provide a more balanced design.

Commissioner HULL seconded the motion, which carried a 3-0 vote.

4. 07-SC-09 – Stotler Design Group – 186 Yerba Buena Avenue

Consideration of design review to construct a new 4,019 square-foot two-story house. The project includes a first story of 2,671 square feet and a 1,348 square-foot second story. *Project Planner: Lacey*

Following a discussion Commissioner UHLIR moved to approve application 07-SC-09 per the staff report findings and conditions with the following additional condition:

- Tree No. 10 shall be considered protected and cannot be removed without a tree removal permit from the Community Development Director.

Commissioner HULL seconded the motion, which carried a 3-0 vote.

5. 06-D-13 – De Anza Properties – 950 N. San Antonio Road

Consideration of design review approval to construct a three-story, 35-foot tall, mixed-use building on a 2.1 net acre parcel. The proposal includes removing the existing 19,000 square-foot two-story office building and four existing residential units, and replacing them with 17,800 square feet of ground floor commercial space with two floors of housing above. Ten ground floor condominiums are also proposed behind the mixed-use structure, for a total of 46 residential units. *Project Planner: Walgren*

Following a discussion Commissioner UHLIR moved to forward application 06-D-13 to the Planning Commission with the following direction to the applicant:

- Consider reducing the structure's mass along the San Antonio Road frontage and be prepared to present alternative front elevations to the Commission.
- Reevaluate the number of trees to be removed and retain as many healthy, large, trees as possible.

Commissioner HULL seconded the motion, which carried a 3-0 vote.

Adjournment

Chair BRESSACK adjourned the meeting at 6:30 PM.

Prepared by:

James Walgren, AICP
Community Development Director