



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

4:00 p.m., April 18, 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 SATTERLEE, BAER and UHLIR (for minutes approval only)
Staff: Senior Planner KORNFIELD and Assistant Planner LACEY

Minutes

Consideration of the minutes from the April 4, 2007 Architecture and Site Review Committee meeting.

Motion: UHLIR/BRESSACK

Moved to adopt the April 4, 2007 meeting minutes with changes.

PASSED: 2/0/2 (SATTERLEE and BAER abstained)

Commissioner UHLIR then recused herself from the rest of the meeting.

Discussion

1. 05-SC-36 – A. Young/Y. Feng – 1442 Morton Avenue

Consideration of design review for a project modification to alter the roof design of a previously approved two-story house. *Project Planner: Lacey*

Commissioner SATTERLEE recused herself due to a conflict of interest since she lives within 500 feet of the subject property.

Assistant Planner LACEY presented the staff report and made himself available to answer questions.

Public Comment

The project architect spoke in support of the proposal and made himself available for questions. A neighbor spoke with concerns about privacy and the size of the proposed house, since the original conditions said to lower the plate height by one foot. In response to the neighbor's concerns, the property owner agreed to plant Photinia in the left side yard and to reduce the gable overhang. There were no other speakers and the Chair closed the public meeting.

Discussion

Committee members noted their support of the project and ways to address their concerns.

Motion: BAER/BRESSACK

Moved to approve application 05-SC-36 per the staff report findings and with the following conditions:

- The applicant shall plant four to five 24-inch box size Photinias in the left side yard.
- The front upper gable overhang shall be reduced from 22 inches to five inches.

PASSED: 2-0

2. 07-SC-08 – J. Barton – 1983 Churton Avenue

Consideration of design review for a two-story addition. *Project Planner: Lacey*

Commissioner SATTERLEE rejoined the meeting for the remaining agenda items.

Assistant Planner LACEY presented the staff report and made himself available to answer questions.

Public Comment

The project architect spoke in support of the proposal and explained the discrepancies in the plans. There were no other speakers and the Chair closed the public meeting.

Discussion

Committee members noted the improvement in the project design and their support of the project.

Motion: SATTERLEE/BAER

Moved to approve application 07-SC-08 per the staff report findings and conditions.

PASSED: 3-0

3. 07-SC-02 – Y. Wu – 126 S. Clark Avenue

Consideration of design review for a new two-story house. *Project Planner: Lacey*

Assistant Planner LACEY presented the staff report and made himself available to answer questions.

Public Comment

The project architect spoke in support of the proposal and made himself available for questions. A neighbor spoke with concerns about noise and privacy. The left side neighbors spoke with concerns about the fire place bulk, privacy impacts due to views from the balcony and master bath, and the roots of the trees on the property line. There were no other speakers and the Chair closed the public meeting.

Discussion

Committee members BAER and BRESSACK opposed the project and noted their concerns with the design and specific issues that need to be addressed. Commissioner SATTERLEE stated that she could support the project with staff conditions and that the Cedar tree in the right side yard be kept and that the height of the back fence be raised to the maximum height allowed.

Motion: BAER/BRESSACK

Moved to continue application 07-SC-02 with the following direction:

- Lower the volume and reduce the bulk and mass of the house.
- Reduce the size of the living room and the entry.
- Provide an arborist report for the Cedar tree in the right side yard.
- The rear yard fence shall be six feet of solid material with two feet of open lattice.
- Evaluate the feasibility of the proposed trees under the Oak tree.
- Integrate the chimney into the wall.
- The window trim shall be composite material or wood, not foam.
- Reduce the size of the balcony.
- Revise the roof plan.

PASSED: 2-1 (SATTERLEE opposed)

Adjournment

Chair BRESSACK adjourned the meeting at 5:00 PM.

Prepared by:

David Kornfield, AICP
Senior Planner