



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

4:00 p.m., May 2, 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

All Present: Chair BRESSACK, Commissioners SATTERLEE, and BAER
Staff: Senior Planner KORNFIELD and Assistant Planner LACEY

Minutes

Consideration of the minutes from the April 18, 2007 Architecture & Site Review Committee meeting.

Motion: BAER/SATTERLEE

Moved to adopt the April 18, 2007 meeting minutes as amended by Chair BRESSACK.

PASSED: 3/0

Reorganization

1. Election of Chair/Vice-Chair

Motion: SATTERLEE/ BAER

Moved to nominate Commissioner SATTERLEE to Chair.

PASSED: 3/0

The Committee did not elect a Vice-Chair.

Consent Calendar

Item #2 on the agenda was removed from the consent calendar and moved to discussion item #4.

Discussion

2. 07-SC-06 – A. Penilla – 1970 Noel Drive

Consideration of design review to construct a new 3,496 square-foot two-story house on a vacant lot.

The project includes a first story of 2,250 square feet and a 1,246 square-foot second story. *Project*

Planner: Lacey

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

Public Comment

The project applicant spoke in support of the proposal and made himself available for questions. Several neighbors spoke with concerns about privacy, size and drainage capacities of the proposed house. In response to the neighbor's concerns, the property owner agreed to revise the windows facing the right side yard. There were no other speakers and the Chair closed the public meeting.

Discussion

Committee members noted their concerns with the project with regards to the grading, privacy and bulk and ways to address their issues.

Motion: BRESSACK/BAER

Moved to continue application 07-SC-06 per the staff report findings and with the following conditions:

- The applicant shall address the mass and bulk concerns of the design pertaining to the attic.
- The applicant shall re-consider the placement of windows facing the right side yard and reduce the depth of the balcony for privacy.
- The applicant shall consider design alternatives to minimize changes to the natural grade.
- The applicant shall consider landscape changes that maintain the trees on the right side yard.

PASSED: 3/0

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

Consideration of design review for a 604 square-foot second story addition to an existing 3,050 square-foot single-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. There were no other speakers and the Chair closed the public meeting.

Discussion

Committee members noted their support of the project. Chair SATTERLEE noted her opposition to the project citing concerns about the integrity of the design concept.

Motion: BRESSACK/BAER

Moved to approve application 07-SC-05 per the staff report findings and conditions.

PASSED: 2/1 (SATTERLEE)

4. 07-SC-11 – A. and E. Steele – 531 Patrick Way

Consideration of design review for additions to an existing 3,118 square-foot two-story house. The project includes a first story addition of 216 square feet and a 168 square-foot second story addition. *Project Planner: Lacey*

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

Public Comment

The project applicant spoke in support of the proposal and made himself available for questions. There were no other speakers and the Chair closed the public meeting.

Discussion

Committee members noted their support of the project. Commissioner BAER inquired about adding a condition to provide additional screening along the driveway of the property.

Motion: BRESSACK/SATTERLEE

Moved to approve application 07-SC-11 per the staff report findings and conditions.

PASSED: 2/1 (BAER)

5. 07-D-01 – 240 Third Los Altos, LLC – 240 Third Street

Consideration of commercial design review to construct a 24,082 square-foot, three-story, mixed-use building. The project includes 9,940 square feet of retail on the first story, 7,978 square feet of office space on the second story, 6,164 square feet of residential housing on the third story, and two levels of underground parking. *Project Planner: Kornfield*

Senior Planner KORNFIELD presented the staff report and made himself available to answer questions.

Public Comment

The project applicant spoke in support of the conceptual proposal and made himself available for questions. In reply to questions, the project architect stated that the intention of the project was to provide discrete residential parking and that alternative paving materials were considered for the western driveway adjacent to the project. A resident expressed general support for the project but noted that the western driveway was heavily trafficked and needed a sidewalk, that the project displaced a storm drain in the rear yard that accepted water from the Whitney alley, and that the project should include a solar roof. There were no other speakers and the Chair closed the public meeting.

Discussion

Commissioner SATTERLEE expressed concern that the project appeared too urban and that the plans lacked an eastern building elevation. Commissioner BAER expressed concern about the project's zoning variances. Commissioner BRESSACK expressed a general support for the architecture including the first story retail modules and noted that a retail building can help support the downtown core, but stated concerns about the inner court's access to the driveway and lack of sidewalk, the project's bulk and floor area variance, and suggested that the residential units include storage areas, and that the parking garage should have a differentiation between the residential and commercial parking spaces. Commissioner BRESSACK noted that providing a better pedestrian circulation plan would help the project qualify for development incentives. Commissioner BAER expressed concerns about the project's mass and relationship to the smaller scale of the village character, questioned the retail viability of the parcel suggesting a restaurant use as an alternative, and asked that the project include more residential units. Commissioner BRESSACK suggested that the Committee forward the project to the Planning Commission for a broader design review discussion.

Motion: BRESSACK/BAER

Moved to recommend forwarding of application 07-D-01 per the staff report findings and direction, with the following additional comments:

- Provide a greater density of housing units;
- Concerns about project's urban architecture in the context of the village character
- Concerns about the project's massing, zoning variances and Urban Design Plan implementation
- Provide a pedestrian walkway along the western side; and
- Consider including a solar roof.

PASSED: 3/0

Adjournment

Chair SATTERLEE adjourned the meeting at 6:00 PM.

Prepared by:

Shaun Lacey
Assistant Planner