



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

4:00 p.m., June 6, 2007
Los Altos Community Meeting Chambers
One North San Antonio Road, Los Altos, California 94022

Call to Order

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

Roll Call

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

Minutes

Consideration of the minutes from the May 16, 2007 Architecture and Site Review Committee meeting.

Motion: BRESSACK/BAER

Moved to adopt the May 16, 2007 meeting minutes as amended by Commissioner BAER.

PASSED: 2/0/1 (SATTERLEE abstained)

Reorganization

1. Election of Vice-Chair

This item was moved to the end of the meeting.

Consent Calendar

2. 07-SC-21 – Landsystems Landscapes – 1360 Concord Avenue

Consideration of design review for a 16-foot tall arbor. *Project Planner: Lacey*

Motion: BRESSACK/BAER

Moved to approve application 07-SC-21 per the staff report findings.

PASSED: 3/0

Discussion

3. 07-SC-06 – A. Penilla – 1970 Noel Drive

Re-consideration of design review for a new, 3,497 square-foot, two-story house. The project includes 2,250 square feet on the first floor and 1,247 square feet on the second floor. *Project Planner: Lacey*

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

Public Comment

The applicant spoke to the drainage issues of the site. A nearby resident stated that the storm drain system along Noel Drive was build under the County's jurisdiction and is outdated and now a City issue. A second resident spoke to a former creek near or on the site.

Discussion

Commissioner BAER discussed the grading and drainage constraints of the site and outlined his continued concerns about the project's bulk and mass issues, the lack of landscape screening on the right side and the lack of alternatives proposed by the applicant as previously requested by the Committee. Commissioner BRESSACK recognized changes to reduce the bulk and improve privacy; however, she felt that the design was not designed for the hillside site and should avoid cuts in the grade. Chair SATTERLEE stated that the proposed grade cut was appropriate and minimized the height of the project.

Motion: BAER/BRESSACK

Moved to deny application 07-SC-06 based on findings that the project did not consider the topographic and geologic constraints of the site, that the project did not minimize grade changes in-keeping with the character of the area, and that the design did not satisfactorily minimize bulk.

PASSED: 2/1 (SATTERLEE opposed)

4. 07-SC-15 – C. Hsu – 87 Pasa Robles Avenue – Lot 1

Consideration of design review for a new, 2,572 square-foot, two-story house. The project includes 1,671 square feet on the first floor and 901 square feet on the second floor. *Project Planner: Lacey*

5. 07-SC-16 – C. Hsu – 87 Pasa Robles Avenue – Lot 2

Consideration of design review for a new, 2,563 square-foot, two-story house. The project includes 1,662 square feet on the first floor and 901 square feet on the second floor. *Project Planner: Lacey*

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

Public Comment

The project designer spoke in favor of the project. Two residents opposed the tree removals and suggested alternatives such as locating the structures further back on the lot.

Discussion

Commissioner BRESSACK commended the designs, had some reservations about the mirror-image floor plans, and suggested increasing the front setback for Lot 1 to save the tree and further differentiate the projects. Commissioner BAER echoed those comments and felt that the proposal on Lot 2 was okay except for the privacy impacts on the east and north sides, and that significant tree replacements were necessary. Chair SATTERLEE supported the discussion.

Motion: BRESSACK/BAER

Moved to approve application 07-SC-15 per the staff report findings and conditions, with the following additional conditions:

- Tree number 1 shall be saved;
- The front yard setback shall be increased to maintain tree number 1 and differentiate the design from the project on Lot 2; and
- The project shall increase the use of pervious paving.

PASSED: 3/0

Motion: BRESSACK/BAER

Moved to approve application 07-SC-16 per the staff report findings and conditions, with the following additional conditions:

- The project shall increase the use of pervious paving; and
- The privacy screening shall be increased to the north of landscape element F; and
- The gap in the privacy screening between landscape element G and H shall be filled in with evergreen specimens.

PASSED: 3/0

6. 07-SC-17 – S. Simpson, AIA – 731 Vera Cruz Avenue

Consideration of design review for a new, 4,357 square-foot, two-story house. The project includes 2,672 square feet on the first floor and 1,685 square feet on the second floor. *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.

Discussion

Commissioner BRESSACK suggested using clumping bamboo to avoid off-site impacts, using obscure glazing in the second story bathroom window, and omitting a chimney on the right side. Commissioner BAER explored bulk issues with the right building elevation. Chair SATTERLEE agreed with the bamboo recommendation and cited the need for an arborist report for the new driveway impacts.

Motion: BRESSACK/BAER

Moved to approve application 07-SC-17 per the staff report findings and conditions, with the following additional conditions:

- An arborist report shall be submitted for the best management practices for tree numbers 2 and 3 with regard to the driveway;
- The window in the master bath toilet shall be obscured glass;
- The sill heights of the side windows of the master bedroom sitting room shall be raised;
- The chimneys shall be omitted; and
- The landscaping in the left side yard shall be a clumping bamboo species.

PASSED: 3/0

Reorganization

7. Election of Vice-Chair

Motion: BRESSACK/SATTERLEE

Moved to nominate Commissioner BAER to Vice-Chair.

PASSED: 3/0

Adjournment

Chair SATTERLEE adjourned the meeting at 5:50 PM.

Prepared by:

David Kornfield, AICP
Senior Planner