



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

4:00 p.m., July 18, 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, Associate Planner DAHL, and Assistant Planner LACEY

Minutes

Consideration of the minutes from the June 20, 2007 Architecture and Site Review Committee meeting.

Motion: BRESSACK/BAER

Moved to adopt the June 20, 2007 meeting minutes as amended by Commissioner BRESSACK and SATTERLEE.

PASSED: 3/0

Consent Calendar

1. 07-SC-23 – Camargo & Associates – 225 N. Avalon Drive

Consideration of design review for an addition/remodel to the existing single-story house. The project includes adding 1,177 square feet to the existing single-story house and increasing the maximum roof height to 22 feet. *Project Planner: Dahl*

This item was pulled from the consent calendar and placed at the end of the agenda for discussion.

Discussion

2. 07-SC-19 – X. and S. Cremoux – 980 Miramonte Avenue

Consideration of a design review for a new, two-story house with a detached second living unit. The house includes 3,454 square feet on the first floor and 886 square feet on the second floor; the detached second living unit contains 408 square feet. *Project Planner: Lacey*

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

Discussion

Commissioner BAER expressed concern about the project's large scale, formal and complex appearing design, and the bulk. Commissioner BRESSACK expressed concerns about the complex roof form, formal design and apparent bulk. Chair SATTERLEE questioned the need for the pine tree removal in the rear corner, the pedestrian access to the house, the lack of street front parking, and suggested that the applicant provide an arborist report, move the gates and fence back from the frontage, and clarify the parking spaces for the second living unit.

Motion: BRESSACK/ BAER

Moved to continue application 07-SC-19 per the staff report findings and recommended direction with the following additional direction:

- Reduce the complexity of the roof design;
- Reduce the formality of the architectural elements;
- Increase the setback of the gates and wall along the frontage to provide for off-street parking and pedestrian access; and
- Specify on the plans the covered and uncovered parking spaces for the second living unit.

PASSED: 3/0

3. 07-SC-20 – R. Nalluri – 1097 Muir Way

Consideration of design review for a second-story addition. The project adds 85 square feet on the first floor and 1,342 square feet on the second floor. *Project Planner: Lacey*

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

Discussion

Commissioner BAER agreed with the staff recommendation and commented on the complex roof design on the right side. Commissioner BRESSACK stated that the house appeared large on the lot and took up the daylight plane. Chair SATTERLEE agreed with the discussion and stated that the windows should match and should be no larger than shown on the plan when redesigned and recommended approving the project subject to the staff conditions.

Motion: BAER/BRESSACK

Moved to continue application 07-SC-20 per the staff recommended conditions (direction) with the following additional direction:

- Make the windows consistent in design but keep them the same size;
- Simplify the roof plan; and
- Minimize the mass of the second story.

PASSED: 2/1 (SATTERLEE opposed)

Commissioner BRESACK noted to staff that the plans included demolishing the walls to increase their height from eight to 11 feet. Chair SATTERLEE noted that she was ok with the bulk and mass of the house.

4. 07-SC-22 – N. Cross Architect, AIA – 789 Parma Way

Consideration of design review for a new two-story house. The project includes 2,766 square feet on the first floor and 769 square feet on the second floor. *Project Planner: Dahl*

Associate Planner DAHL presented the staff report and explained the narrow side yard setback zoning.

Public Comment

The project architect explained privacy sensitivities, stated that he wanted to keep the proportions of windows, but could make them smaller or higher for bedroom No. 4. He also said that if the windows were any smaller than that, they would not meet the building codes.

Discussion

Chair SATTTERLEE asked the architect which fence was going to be replaced and he replied that it was the rear fence. She also stated that she wanted a Category I street tree. Commissioner BRESSACK stated that she supported the project, that the fence should be re-built on the left side with six feet of solid and two feet of open lattice, and that the existing windows were okay. Commissioner BAER stated that he liked the design on the narrow lot, but wanted to see taller sills on the side windows and supported rebuilding the fences.

Motion: BRESSACK/BAER

Moved to approve application 07-SC-22 per the staff report findings and conditions, with the following additional conditions:

- Rebuild the fence on the left side to six feet in height with optional two feet of lattice; and
- Add a condition No. 4 to raise the side window sills to four feet.

Chair SATTTERLEE added the following condition, which was accepted by the maker and second to the motion:

- Specify one of the two trees shown at the front property line to be a Category I street tree.

PASSED: 3/0

5. 07-SC-24 – C. Reddy – 615 Jay Street

Consideration of design review for a second dwelling unit and an addition/remodel to the existing single-story house. The project includes adding 370 square feet to the existing single-story house and constructing a new detached second dwelling unit that is 799 square feet in size and 15 feet in height.

Project Planner: Dahl

Associate Planner DAHL presented the staff report and made himself available to answer questions.

Public Comment

The project applicant stated that the roof ridge of the second living unit divides the kitchen and living space and matches the shed which is not visible off-site.

Discussion

Commissioner BRESSACK stated her support for the project. Chair SATTTERLEE wanted a condition to remind the applicant of the parking requirements for the second living unit.

Motion: BRESSACK/BAER

Moved to approve application 07-SC-24 per the staff report findings and conditions, with the following change:

- Remove condition 4(b).

Chair SATTTERLEE added a parking condition, which was accepted by the maker and second to the motion:

- Identify the second living unit parking spaces on the plans.

PASSED: 3/0

6. 07-D-03 – J. Warmoth – 45 Main Street

Consideration of commercial design review for a mixed-use retail and office building, including 4,028 square feet of retail area on the first level and 3,829 square feet of office area on the second level. *Project*

Planner: Kornfield

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

Public Comment

The project applicant stated that the project only covers two-thirds of the site, offered to dedicate to the public the open plaza and sidewalk area, and to increase the parking plaza setback to help maintain the Oak tree. The applicant noted the project's intention to emphasize retail land use at the ground level and to make an architectural statement on the prominent corner lot. A representative for an adjacent property discussed the lack of public notice for his client and presented a letter for the record outlining preliminary concerns reserving future comment. Two nearby property owners expressed concern about the lack of parking in the area. The Chamber of Commerce president spoke in favor of the project, expressed concern about the design, and noted that the parking problems were largely generated by business owners and employees not customers. A resident spoke to a recent downtown study encouraging change downtown and supported the project.

Discussion

The Committee discussed the idea of taller walls as they relate to retail space and questioned the proposed height of the first story. Commissioner SATTTERLEE commented on the lack of retail access from San Antonio Road and the parking plaza, and that it might be worth looking at the specific timing of the parking spaces in the parking plazas. Commissioner BRESSACK noted that the plaza could have a retail emphasis, that the site was appropriate as a gateway, but that the architecture broke the rhythm of the village character and that the project needed to reflect more of the 25-foot building module and a smaller scale, and that the roof could be used for photovoltaic systems. Commissioner BAER liked the design concept for contiguous retail but expressed concerns about the formal design in the context of the village character, that the project appeared too tall and massive, and that it needed more of a horizontal emphasis. Commissioner BAER also suggested considering a plaza on the interior side of the project. Chair SATTTERLEE liked the design and mixed-use concept but felt it was not in the tone or character of the village and asked if full Planning Commission review of the plans was appropriate.

Motion: BRESSACK/BAER

Moved to continue application 07-D-03, subject to the discussed direction and specifically focusing on the scale and village character agreeing to accept revised conceptual plans for Committee consideration.

PASSED: 3/0

7. 07-SC-23 – Camargo & Associates – 225 N. Avalon Drive

Consideration of design review for an addition/remodel to the existing single-story house. The project includes adding 1,177 square feet to the existing single-story house and increasing the maximum roof height to 22 feet. *Project Planner: Dahl*

Associate Planner DAHL presented the staff report and made himself available to answer questions.

Public Comment

The project architect explained that the proportion and scale and function of the tower are important.

Discussion

Commissioner BAER stated that the tower takes away from the architectural integrity of the house. Commissioner BRESSACK stated that the design was modest with a 12-foot offset and that she liked it. Chair SATTTERLEE commented that the front window should be corrected to match the other windows.

Motion: BRESSACK/SATTERLEE

Moved to approve application 07-SC-23 per the staff report findings and conditions, with the following additional condition:

- Revise the dining room window to show the mullion.

PASSED: 2/1 (BAER opposed)

Adjournment

Chair SATTERLEE adjourned the meeting at 6:20 PM.

Prepared by:

David Kornfield, AICP
Senior Planner