



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

4:00 p.m., September 19, 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 August 15, 2007 Architecture and Site Review Committee meeting.

Motion: BRESSACK/ SATTERLEE

Moved to adopt the August 15, 2007 meeting minutes as amended by Commissioner BRESSACK.

PASSED: 2/1/1 (BAER abstained)

Consent Calendar

1. 07-SC-33 – DeMattei Construction – 744 El Monte Avenue

Consideration of design review for a second-story addition. The project adds 233 square feet on the first floor and 114 square feet on the second floor. *Project Planner: Lacey*

Motion: BRESSACK/BAER

Moved to approve the consent calendar.

PASSED: 3/0

Discussion

2. 07-SC-14 – L. Yuan – 96 Eleanor Avenue

Re-consideration of design review for a new two-story house. The project includes a 2,287 square-foot first story and a 1,295 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 and architect spoke in favor of their project and discussed the changes that were made. Two neighbors spoke in support of the project and thought that the design was a great improvement and fit well on the street, had good privacy, and would be an asset to the neighborhood.

Discussion

The Committee discussed the significant changes and expressed general support for the revised project.

Motion: BRESSACK/SATTERLEE

Moved to approve application 07-SC-14 per the staff report findings and conditions. Commissioner SATTERLEE seconded and amended the motion to add the following conditions:

- That either the accessory structure be rotated 90 degrees to minimize its length along the side property line, or that its depth be limited to 16 feet; and
- That the proposed Orange tree along the rear property line be moved to avoid conflicts with the Oak tree on the neighboring property.

Commissioner BRESSACK accepted the amendment.

PASSED: 3/0

3. 07-SC-27 – J. Sabel – 826 Santa Rita Avenue

Re-consideration of a design review for a new, two-story house including 3,029 square feet at the first story and 1,017 square feet on the second story. *Project Planner: Lacey*

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

Public Comment

The applicant and the owner spoke in favor of the changes that were made to the plans. The neighbor to the left of the property spoke in favor of the project. The neighbor to the right voiced concerns related to the height of the house, height of the fence, and the potential location of A/C units. Other residents spoke in favor of and in opposition to the house.

Discussion

All three commissioners expressed their concern that the front yard setbacks did not change. Commissioner BRESSACK expressed interest in having the applicant redesign the house to include building materials that were common throughout the area.

Motion: BRESSACK/BAER

Moved to deny application 07-SC-27 per staff report finding #2, a lack of neighborhood compatibility.

PASSED: 3/0

4. 07-D-03 – J. Warmoth – 45 Main Street

Re-consideration of a conceptual design for a mixed-use office/retail building. The building includes 3,537 square feet of retail area on the first level and 3,520 square feet of office area on the second level, and the site plan includes a public plaza at the corner. *Project Planner: Kornfield*

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

Public Comment

The applicant spoke in support of the project and described the improvement from the original design, including the use of quality materials and better color scheme. The owner of the adjacent property discussed moving the trash enclosure away from the rear of her building and maintaining the existing mature landscaping adjacent to the parking plaza. The Chamber of Commerce president spoke in favor of the project, noting that this site was an important entrance that needed a prominent building. A nearby property owner expressed concern about the lack of parking in the area and that the architectural style does not fit in with the surrounding area. A resident spoke in favor of the project.

Discussion

Commissioner BAER expressed support for the design revisions and the improved Main Street elevation but still did not like the building style, noting that it does not reflect the village character. Commissioners

BRESSACK and SATTERLEE agreed with the previous comments, noting that the building felt too urban. Commissioner BRESSACK wanted to see a retail function included on the San Antonio Road elevation.

Motion: BRESSACK/None

Moved to forward design application 07-D-03 to the Planning Commission with the following comments:

- Provide more articulation on the San Antonio Road elevation;
- That the site plan, height, bulk and size of the project was acceptable; and
- That the design was out of character with the downtown village.

Commissioner SATTERLEE suggested forwarding the project to the Planning Commission with no comments.

Motion: BRESSACK/SATTERLEE

Moved to forward design application 07-D-03 to the Planning Commission with the following comments:

- That the site plan, height, bulk and size of the project was acceptable; and
- That the design was out of character with the downtown village.

PASSED: 3/0

5. 07-D-05 – First Street Holdings, LLC – 100 First Street

Consideration of design review approval to construct a 30-foot tall two-story, mixed-use building. The proposal includes removing the existing Post Office structure and replacing it with 25,222 square feet of office space on the ground floor, including a new Post Office service center, and 20 condominiums units on the second floor. *Project Planner: Dahl*

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

Public Comment

The project designer and applicant spoke in support of the proposal and how the Post Office would have a temporary downtown location at 231 Main Street during construction. A storekeeper from across First Street voiced concerns about how the construction would impact business. The Chamber of Commerce president spoke in favor of the project.

Discussion

Commissioner BRESSACK stated that she supported the project design, that the Date Palm trees should remain at the project entrance, that the setbacks are ok as shown and that the applicant should consider solar panels on the roof. Commissioner BAER stated that he supported the project design, that the left side of the structure should have variation and that the wall along Foothill Expressway should include both iron and masonry. Commissioner SATTERLEE expressed support for the project design and the staff recommendations.

Motion: BAER/BRESSACK

Moved to forward design application 07-D-05 to the Planning Commission per the staff report findings and conditions, with the following additional recommendations:

- Look into adding more variation to the left side of the structure;
- Provide residential storage for each condominium unit; and
- Address traffic and pedestrian circulation issues.

PASSED: 3/0

Adjournment

Chair SATTERLEE adjourned the meeting at 6:45 PM.

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Prepared by:

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Senior Planner