



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

6:00 p.m., November 7, 2007
Room A at the Hillview Community Center
97 Hillview Avenue, Los Altos, California 94022

Call to Order

Chair SATTERLEE called the meeting to order at 6:00 PM.

Roll Call

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

Minutes

Consideration of the minutes from the October 3, 2007 Architecture and Site Review Committee meeting.

Motion: BAER/BRESSACK

Moved to adopt the October 3, 2007 meeting minutes.

PASSED: 3/0

Consent Calendar

None.

Discussion

1. 06-SC-07 – M. Chacon/J. and K. Cushing – 35 Del Monte Avenue

Consideration of a project modification to revise the exterior materials of a two-story house. *Project Planner: Kornfield*

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

Public Comment

The property owner and project architect spoke in favor of the material changes due to increasing costs. A neighbor spoke in support of the project.

Discussion

The Committee discussed the lack of other alternative materials.

Motion: BAER/BRESSACK

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

- A material that reflects the texture of the design concept “in spirit” shall be used.

PASSED: 3/0

2. 07-SC-10 – M. Wei and J. Chen – 1171 S. Springer Road

Consideration of a design review application for a new, two-story house with an attached second living unit. The project includes 2,739 square feet on the first floor and 1,540 square feet on the second floor. The project also includes an integral second living unit of approximately 480 square feet in the basement.
Project Planner: Lacey

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

Public Comment

The property owner spoke in favor of the project and explained that he wanted to keep the massing, the entry, 10-foot walls, 3-car garage, and materials. He said that he was willing to lower the finished floor height to within 10 inches of grade. A neighbor spoke representing the right side property owner with concerns about the mass and size of the home, excavation impacts on the trees, impacts on the septic tank on that side of the house as well as the slab foundation. She also stated that they wanted an additional side yard setback.

Discussion

The Committee stated that they were impressed with the staff report. Commissioner BRESSACK discussed concerns with regard to the mass, broad garage, and the materials being too formal/heavy. Commissioner BAER spoke about detaching the garage (or only one) to the rear of the property, reducing the footprint/increasing the side yard setbacks, the balcony being too large, and adding privacy windows. Chair SATTERLEE stated that the 3-car garage made sense but it should be broken up and that a clear back up area in the driveway should be created. She also thought that the Oak trees not shown in the hedge should be saved, and was concerned about the precast materials and privacy windows in the study and stairway.

Motion: BRESSACK/BAER

Moved to continue application 07-SC-10 per the staff report findings and recommended direction, with the following additional direction:

- Reduce the mass of the house.
- Consider material choices in totality.
- Avoid roof truncation.
- Clarify front hedge (oaks) and landscape concept for entire lot.
- Provide a driveway turnaround.
- Clarify the windows on the right (study) and left (master bedroom) for privacy and sill height.
- Examine reducing the balcony depth on the second story.
- Lower the front entry.
- Minimize the 3-car garage.

PASSED: 3/0

3. 07-SC-32 – A. and T. Hecht – 1080 Rosemont Avenue

Consideration of a design review application for a two-story addition. The project adds 604 square feet to the second story and adds 515 square feet to the first story. *Project Planner: Lacey*

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

Public Comment

The property owner spoke in favor of the project. A neighbor spoke with concern about the design not being in-keeping with the rest of the houses on the street because it is two-story and due to the river rock.

Discussion

The Committee said that they supported the design.

Motion: BRESSACK/BAER

Moved to approve application 07-SC-32 per the staff report findings and conditions, with the following additional condition:

- Review privacy impacts to fill in rear yard landscaping.

PASSED: 3/0

4. 07-SC-37 – Abigail & Haws – 1330 Oakhurst Avenue

Consideration of design review for a new two-story house including approximately 2,542 square feet on the first floor and approximately 1,724 square feet on the second floor. The project has a basement of 1,710 square feet including a second living unit totaling 680 square feet. *Project Planner: Koo*

Assistant Planner KOO presented the staff report and made herself available to answer questions.

Public Comment

The project designer and architect spoke in favor of the project stating that the design was highly articulated with seven-foot, two-story plates in a transitional neighborhood, and the materials were of high quality. A neighbor stated that he had gone through the design review process a few years ago and had issues with the design. He thought that the house was a massive two-story box with a large second story and the brick wall and tall windows at the front were not consistent with the area.

Discussion

Commissioner BAER stated he thought the staff report was excellent. He also said that the mass/bulk of the second story should be reduced and the brick was out of character. Commissioner BRESSACK stated that she thought it was a handsome design, but not for that area or neighborhood. She said that the house had a formal style, was boxy, and the mass should be re-oriented. Chair SATTERLEE discussed that tree replacements would be needed for all removals as well as in the back and that the side elevations were bulky. She also stated that the family room windows were too tall.

Motion: BAER/ BRESSACK

Moved to continue application 07-SC-37 to address significant design changes, bulk, mass, privacy impacts, the windows, and glare.

PASSED: 3/0

Adjournment

Chair SATTERLEE adjourned the meeting at 7:47 PM.

Prepared by:

David Kornfield, AICP
Senior Planner