



## MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

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6:00 p.m., January 16, 2008  
Room A at the Hillview Community Center  
97 Hillview Avenue, Los Altos, California 94022

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### Call to Order

Vice-Chair BAER called the meeting to order at 6:04 PM.

### Roll Call

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

### Minutes

Consideration of the minutes from the December 5, 2007 Architecture and Site Review Committee meeting.

Motion: BRESSACK/LORELL

Moved to adopt the December 5, 2007 meeting minutes as amended.

PASSED: 3/0

### Consent Calendar

#### 1. 07-SC-46 – J. Rider – 605 Palm Avenue

Consideration of design review for two new windows on the second story rear elevation of an existing two-story residence. There is not any new square footage proposed as part of this project. *Project Planner: Dahl*

Motion: BRESSACK/LORELL

Moved to approve application 07-SC-46 per the staff report findings and conditions.

PASSED: 3/0

### Discussion

#### 2. 07-SC-38 – A. and A. Penilla – 1960 Noel Drive

Consideration of a design review application for a new, two-story house. The project includes 2,250 square feet on the first story and 1,245 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 property owner spoke in favor of the design. He summarized the changes that were made to the plans including reducing the roof gables, lowering the roof eave, lowering the grade in the front and rear yards,

and removing the retaining walls. Several neighbors spoke with concern about privacy screening, drainage issues, and the compatibility of the design with the rest of the neighborhood.

***Discussion***

Commissioner BRESSACK commented on the reduced grading, the right side windows being smaller, that the style was okay, but the Committee was still looking for less mass on the second level. She also said not to grind the root of the Eucalyptus tree in the side yard to protect the Toyon trees roots. Vice-Chair BAER stated that some of the changes were good but he expected more changes and the bulk and mass was still an issue. Commissioner LORELL said that he was surprised that the changes that were made were not as dramatic given the history of the project, and that bulk was still an issue.

Motion: BRESSACK/LORELL

Moved to continue application 07-SC-38 with the following direction:

- Reduce the bulk and/or mass of the second story; and
- Protect the roots of the Toyon trees in the right side yard.

PASSED: 3/0

**3. 07-SC-42 – E. Benjamini – 951 Echo Drive**

Consideration of design review for a new two-story home. The project includes approximately 2,680 square feet on the first floor and approximately 1,399 square feet on the second floor. *Project Planner: Koo*

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

***Public Comment***

The property owner spoke in favor of the project. A neighbor spoke with a concern about privacy issues with Bedroom No. 4.

***Discussion***

Commissioner LORELL stated that the revised design was good. Commissioner BRESSACK concurred with LORELL and said it was a good effort. Vice-Chair BAER expected more changes and stated that the second story entry dormer was an issue, but found the design was acceptable after hearing the other comments.

Motion: BRESSACK/LORELL

Moved to approve application 07-SC-42 per the staff report findings and conditions with the following additional condition:

- Review the landscape screening for Bedroom No. 4 to preserve privacy.

PASSED: 3/0

**4. 07-D-08 – J. Warmoth and Tyndall Street Investors, LLC – 510 – 516 Tyndall Street**

Consideration of design review for a multi-family townhouse project. The project will combine two lots, 7,100 square feet each, and develop eight townhouse units with eight below-grade, two-car garages. *Project Planner: Dahl*

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

***Public Comment***

The project developer spoke in favor of the project noting the large garages for the units and that the Below Market Rate (BMR) unit was a full size, two-bedroom unit. He also stated that he would work with Public Works on the street improvements. The project architect spoke in favor of the project stating that the design across the street was a generic Mediterranean and theirs was a more Santa Barbara in style with heavy timber, smooth stucco, and elongated windows.

***Discussion***

Commissioner LORELL stated that besides the prominent chimneys he otherwise liked the design and really liked the relation to the project across the street. Commissioner BRESSACK also said that she liked that the BMR unit was family size (two bedrooms). She further commented on the good recognition of what is across the street and that the chimneys were needed for the Row house to differentiate the building elevations. Vice-Chair BAER said that he liked the relationship to the project across the street but did not think that they were too similar. He also noted that the BMR unit was still the smallest of all the units, but that it may be a Planning Commission issue.

Motion: BRESSACK/LORELL

Moved to recommend approval of application 07-D-08 per the staff report findings and conditions.

PASSED: 3/0

**Adjournment**

Commissioner BAER adjourned the meeting at 8:00 PM.

Prepared by:

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David Kornfield, AICP  
Senior Planner