



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

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

Call to Order

Vice-Chair BAER called the meeting to order at 6:00 PM.

Roll Call

Present: Vice-Chair BAER, Commissioners BRESSACK and LORELL

Staff: Senior Planner KORNFIELD, Associate Planner DAHL, and Assistant Planners LACEY and KOO

Minutes

Consideration of the minutes from the January 16, 2008 Architecture and Site Review Committee meeting.

Motion: BRESSACK/LORELL

Moved to adopt the January 16, 2008 meeting minutes as amended.

PASSED: 3/0

Election of Chair/Vice-Chair

Motion: BRESSACK/LORELL

Moved to elect Vice-Chair BAER as the new Architecture and Site Control Committee Chair.

PASSED: 3/0

Motion: LORELL /BAER

Moved to elect Commissioner BRESSACK as the Architecture and Site Control Committee Vice-Chair.

PASSED: 3/0

Consent Calendar

1. 07-SC-49 – M. Walker – 280 Margarita Court

Consideration of design review for a six-square-foot, bay window addition to the second story. *Project Planner: Koo*

2. 07-SC-44 – Young and Borlik Architects – 232 Burke Road

Consideration of design review to remodel an existing detached dwelling unit and add two carports. *Project Planner: Lacey*

Motion: BRESSACK/LORELL

Moved to approve the consent calendar per the staff report findings and conditions.

PASSED: 3/0

Discussion

3. 07-SC-26 – P. and D. Su – 200 Loucks Avenue

Consideration of design review for a new two-story residence. The project includes a new house 4,500 square feet in size including 2,908 square feet on the first floor and 1,592 square feet 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 spoke in favor of the project and stated that he wanted to work on the design concerns such as lowering the entry and roof, reducing the amount of stone, and adding more landscaping. He said that the house had a traditional style, that the landscape mitigates the design as well as the large front yard setback of 39 feet.

Discussion

Commissioner LORELL stated that the design was out of place and looked bulky. He noted that the design needed to be simplified and scaled back. Vice-Chair BRESSACK stated that the complex roof, wideness of the house and complex massing were design issues. Chair BAER concurred with BRESSACK and said that the design was too formal, bulky and massive.

Motion: BRESSACK/LORELL

Moved to deny application 07-SC-26 per the staff report findings.

PASSED: 3/0

4. 07-SC-47 – Owen Signature Homes – 1275 Windimer Drive – Lot 1

Consideration of design review for a new single-story residence. The project includes a new single-story house 3,093 square feet in size, with a maximum roof height of 24 feet. *Project Planner: Dahl*

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

Public Comment

The applicant spoke in favor of the project and stated that he was okay with the condition. A neighbor stated that they should consider lowering the grade and keeping the landscaping at the rear of Lot 2 to minimize runoff.

Discussion

The Committee members stated that they supported the design. Vice-Chair BRESSACK said that two street trees should be added. Chair BAER noted that there were drainage and soil issues.

Motion: BRESSACK/LORELL

Moved to approve application 07-SC-47 per the staff report findings and conditions with the following additional condition:

- Add a condition No. 3 to require two street trees to be planted.

PASSED: 3/0

5. 07-SC-48 – Owen Signature Homes – 1275 Windimer Drive – Lot 2

Consideration of design review for a new single-story residence. The project includes a new single story house 3,270 square feet in size, with a maximum roof height of 22 feet, six inches. *Project Planner: Dahl*

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

Public Comment

None.

Discussion

Commissioner LORELL said that he liked the design better than Lot 2. Vice-Chair BRESSACK and Chair BAER both stated that the front entry and the living room should be lowered in height.

Motion: BRESSACK/LORELL

Moved to approve application 07-SC-48 per the staff report findings and conditions with the following additional conditions:

- Lower the height of the front entry and the living room; and
- Lower all plate heights including the entry to 10 feet maximum.

PASSED: 3/0

Adjournment

Commissioner BAER adjourned the meeting at 7:02 PM.

Prepared by:

David Kornfield, AICP
Senior Planner