



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

6:00 p.m., April 2, 2008
Los Altos Community Meeting Chambers
One North San Antonio Road, Los Altos, California 94022

CALL TO ORDER

Chair BAER called the meeting to order at 6:05 PM.

ROLL CALL

Present: Chair BAER, Vice-Chair BRESSACK, and Commissioner HULL

Staff: Senior Planner KORNFIELD and Assistant Planners LACEY and KOO

MINUTES

MOTION BY VICE-CHAIR BRESSACK, SECONDED BY CHAIR BAER, to approve the March 19, 2008 meeting minutes as amended. THE MOTION PASSED 2/0/1, WITH HULL ABSTAINING.

CONSENT CALENDAR

None.

DISCUSSION

1. 1160 Payne Drive – Design Review Application

Assistant Planner KOO presented the staff report answered questions of the Committee.

Several neighbors spoke with concerns about the project's height, blockage of views and maintaining privacy.

The subject project owner stated that he could adjust the placement of a street tree to address the privacy concern. The project designer noted the project's low roof pitch and height.

The Committee noted that the project had an appropriate height but needed to provide a greater front yard setback. One commissioner stated that it might appear as a non-integral addition.

MOTION BY VICE-CHAIR BRESSACK, SECONDED BY COMMISSIONER HULL, to approve design review application 07-SC-43 per the staff report findings and conditions with the following additional conditions:

- Locate the street trees to mitigate privacy, as approved by staff; and
- Increase the front yard setback to 33 feet.

THE MOTION CARRIED UNANIMOUSLY.

2. 1687 Christina Drive – Design Review Application

Assistant Planner LACEY presented the staff report answered questions of the Committee.

The project designer spoke in support of the project and noted that the site was constrained by two large oak trees that dictated the two-story massing, that the ell shape minimized the project's height and that the use of materials—as shown on three alternatives—reduced the bulk.

Several neighbors spoke with concerns about the project's size, style, bulk, possible impacts to the oak trees and privacy.

The Committee discussed the project and noted concerns related to bulk and vertical massing. The Committee discussed using materials and building articulation in a way as to provide more of a horizontal appearance. The Committee supported using a mix of building materials.

MOTION BY COMMISSIONER HULL, SECONDED BY VICE-CHAIR BRESSACK, to continue design review application 08-SC-03 to reduce the bulk and vertical massing of the house per their discussion. THE MOTION CARRIED UNANIMOUSLY.

3. 1960 Noel Drive – Study Session

Assistant Planner LACEY presented the staff report answered questions of the Committee.

The project owner discussed an alternative plan that provided simpler massing, a lower height and a smaller second story.

The Committee felt that the project addressed the previous concerns of grading, massing and privacy. The Committee suggested refining the alternative design to improve its architectural detailing, consider more rustic details, use a lower profile roof material, deemphasize the columns, consider El Dorado stone veneer, provide a more integral entry and provide a material board for future consideration. Chair Baer offered the opportunity for an additional study session if desired.

ADJOURNMENT

Chair BAER adjourned the meeting at 8:40 PM.

Prepared by:

David Kornfield, AICP
Senior Planner