



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

6:00 p.m., April 16, 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 6:00 PM.

ROLL CALL

Present: Chair BAER, Vice-Chair BRESSACK, and Commissioner HULL
Staff: Senior Planner KORNFIELD and Assistant Planner LACEY

MINUTES

MOTION BY COMMISSIONER HULL, SECONDED BY VICE-CHAIR BRESSACK, to approve the April 2, meeting minutes as amended. THE MOTION CARRIED UNANIMOUSLY.

CONSENT CALENDAR

None.

DISCUSSION

1. 176 Coronado Avenue – Design Review Application

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

The property owner spoke in support of the project and expressed his concern about the protracted review process of his previous project.

Although generally in support, a neighbor spoke with concerns about the project's size and inquired about the need to install a fence along the common property line.

The Committee discussed the project and noted its good design approach minimizing bulk from the front and minimizing the appearance of the three-car garage. However, the Committee agreed with the staff report and outlined concerns about the bulky side and rear building elevations and suggested changes to minimize the height and bulk. The Committee was also concerned about the lack of design integrity of the sides and rear of the building elevations and suggested using the same approach on the rear of the building as on the front. The applicant stated that he was not interested in making changes and would accept a denial.

MOTION BY VICE-CHAIR BRESSACK, SECONDED BY COMMISSIONER HULL, to deny design review application 07-SC-53 based on concerns about the bulky side and rear building elevations and the project's lack of design integrity.
THE MOTION CARRIED UNANIMOUSLY.

2. 1039 Echo Drive – Design Review Application

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

The project owner/designer spoke explained the design and discussed their rebuttal letter to the staff's concerns.

Two neighbors spoke with concerns about the project's bulk and privacy impacts.

The Committee discussed the project and agreed with the staff report concerns related to bulk, the use of two-story massing, the scale of the entry, the lack of quality of the architectural details and the inappropriate building materials. The Committee discussed concern about the balcony and suggested minimizing its depth.

MOTION BY VICE-CHAIR BRESSACK, SECONDED BY COMMISSIONER HULL, to continue design review application 08-SC-01 per the following direction:

- Reduce the bulk of structure;
- Reduce the scale of the entry and two-story high walls;
- Improve the quality of the architectural details and consider a less formal approach; and
- Address the privacy impacts from the balcony and bedroom windows on the second story.

THE MOTION CARRIED UNANIMOUSLY.

3. 1128 Miguel Avenue – Design Review Application

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

The project architect spoke in support of the project and noted that they wanted to keep the barrel tile roof and stucco trim. The property owner stated that tile roof is used in the neighborhood and that they plan to install landscape beyond that shown on the plans.

Two neighbors across the street spoke in support of the design.

The Committee discussed the project and noted concerns about the large stairway window and its scale. The Committee found that the roof material was appropriate in the context of the neighborhood.

MOTION BY VICE-CHAIR BRESSACK, SECONDED BY COMMISSIONER HULL, to approve design review application 08-SC-05 per the staff report findings and conditions, with the following additional conditions:

- The applicant may remove tree No. 1, and if removed it shall be replaced;
- Tree No. 3 shall considered a protected tree and shall not be removed with out an approved tree removal permit from the Community Development Director; and
- The scale of the stairway window shall be reduced as approved by the Community Development Director.

THE MOTION CARRIED UNANIMOUSLY.

4. 948 Campbell Avenue – 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 he wanted to keep the taller family room wall heights.

Several neighbors spoke with concerns about privacy impacts due to the second story balcony and keeping the Oak and Pepper trees.

The Committee discussed the project and noted concerns related to the second story balcony and privacy impacts, protecting the Pepper trees, lack of design integrity and the integration of the second story, and grade changes proposed for the design of the driveway ramp and the size of the basement.

MOTION BY VICE-CHAIR BRESSACK, SECONDED BY COMMISSIONER HULL, to continue design review application 07-SC-51 to address concerns related to the privacy impacts including the second story balcony and windows, protecting the Pepper trees and researching the disposition of the Oak tree, the lack of design integrity and integration of the second story, and minimizing the driveway ramp and the size of the basement.

THE MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

Chair BAER adjourned the meeting at 7:50 PM.

Prepared by:

David Kornfield, AICP
Senior Planner