



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

6:00 p.m., April 30, 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, Commissioner LORELL (for BRESSACK) and Commissioner HULL
Staff: Senior Planner KORNFIELD, Associate Planner DAHL, and Assistant Planners LACEY and KOO

MINUTES

MOTION BY COMMISSIONER HULL, SECONDED BY CHAIR BAER, to approve the April 16, 2008 meeting minutes as amended. THE MOTION PASSED BY A 2/0/1 VOTE (LORELL ABSTAINED).

CONSENT CALENDAR

None.

DISCUSSION

1. 1524 Fremont Avenue – Design Review Application

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

The project designer spoke in favor of the design and stated that he was in agreement with the proposed conditions of approval.

The Committee discussed their general support of the project and voiced a concern about privacy impacts due to the balcony.

MOTION BY COMMISSIONER HULL, SECONDED BY COMMISSIONER LORELL, to approve design review application 08-SC-06 per the staff report findings and conditions, with the following additional condition:

- Improve the privacy to the east of balcony by adding landscape or a solid wall as approve by staff.
- THE MOTION CARRIED UNANIMOUSLY.

2. 1330 Oakhurst Avenue – Design Review Application

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

The project designer spoke in response to the solar access issue raised by the rear neighbor and asked if they could work it out with staff.

The rear neighbor stated that he appreciated the proactive response to his issue and wanted to make sure that the project would not affect future development of his lot.

The Committee discussed the revised plans and generally agreed that it met the previous direction of the Committee. One Commissioner expressed concerns about the remaining formality of the design and specifically the use of brick and columns.

MOTION BY COMMISSIONER LORELL, SECONDED BY COMMISSIONER HULL, to approve design review application 07-SC-37 per the staff report findings and conditions with the following additional condition:

- Work with staff to substitute pine trees proposed along the rear to minimize shade and maintain privacy.
- THE MOTION PASSED BY A 2/1 VOTE (BAER OPPOSED).

3. 536 Van Buren Street – Design Review Application

Assistant Planner KOO presented the staff report and added conditions to verify the Green building regulations and to regulate the lighting on the balcony.

The project designer stated that the second living unit deed restriction was an issue and that they did not want to develop a second living unit.

The Committee discussed the project and felt that the project was well designed and that it needed a greater front yard setback or lower wall plates to relate better to the immediate surroundings.

MOTION BY COMMISSIONER HULL to approve design review application 08-SC-07 per the staff report findings and conditions, with the following additional conditions to:

- Verify the Green building regulations;
- Limit exterior lighting on the balcony to be shrouded and directed down; and
- Work with staff to avoid the second living unit.

THE MOTION FAILED DUE TO A LACK OF A SECOND.

MOTION BY CHAIR BAER, SECONDED BY COMMISSIONER LORELL, to approve design review application 08-SC-07 per the staff report findings and conditions, with the following additional conditions:

- Verify the Green building regulations;
- Limit exterior lighting on the balcony to be shrouded and directed down;
- Omit the second living unit from the accessory structure; and
- Increase the front setback to 10 feet.

THE MOTION PASSED BY A 2/1 VOTE (HULL OPPOSED).

4. 500 University Avenue – Design Review Application

COMMISSIONER HULL recused himself based on perceived conflict.

Associate Planner DAHL presented the staff report answered questions of the Committee.

The property owners stated that they wanted to collaborate with the Committee to resolve the design issues and were working with the State to see if the structure could be listed on the State Historic Register, however the kitchen entrance on the right side elevation was an essential part of the remodel and needed in order to access their side yard area.

The Committee discussed the project and noted remaining concerns with the proposed chimney on the left side, the side door to the kitchen on the right side and the fact that the garage was still attached. However, the Committee was split with one Commissioner willing to support the project with the other Commissioner unable to support the project. The Committee was also concerned that there were only two Commissioners able to vote on the application.

MOTION BY COMMISSIONER LORELL, to approve design review application 07-SC-41 per the staff report findings and conditions.

THE MOTION FAILED DUE TO LACK OF A SECOND.

MOTION BY CHAIR BAER, SECONDED BY COMMISSIONER LORELL, to continue design review application 07-SC-41 to get a third Commissioner's vote and per CHAIR BAER's direction to:

1. Remove the exterior stone fireplace on the left side elevation;
2. Remove the side access door and stairs on the right side elevation; and
3. Consider alternative design options that would allow the garage to be detached and, or replace the perceived massing on the right side of the house.

THE MOTION CARRIED UNANIMOUSLY.

STUDY SESSION

5. 07-SC-38 – A. and A. Penilla – 1960 Noel Drive

Study session for a design review application to construct a new, two-story house. *Project Planner: Lacey*
The Committee reviewed an alternative design that simplified the project. The Committee encouraged the applicant to pursue the revised plan as it was improving over the other alternatives. One Commissioner suggested rotating the site plan to follow the topographic contours.

DISCUSSION

CHAIR BAER, with unanimous support from the Committee, reopened the discussion on the application for 536 Van Buren Street to hear new information from the applicant. The applicant commented that the neighborhood supports the project, that the design approach to use a lower than normal finished floor to minimize its height, and that setting it back as required by condition would compromise the neighborliness of the front porch design. The Committee discussed the relationship between the front setback and the height of the walls.

MOTION BY COMMISSIONER LORELL, SECONDED BY COMMISSIONER HULL, to approve design review application 08-SC-07 per the staff report findings and conditions, with the following additional conditions:

- Verify the Green building regulations;
- Limit exterior lighting on the balcony to be shrouded and directed down;
- Omit the second living unit from the accessory structure; and
- Increase the front setback by up to 10 feet in consultation with a certified arborist to provide a greater front yard setback and to maintain the oak tree at the rear of the structure.

THE MOTION PASSED UNANIMOUSLY.

ADJOURNMENT

Chair BAER adjourned the meeting at 9:50 PM.

Prepared by:

David Kornfield, AICP
Planning Services Manager