



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

6:00 p.m., June 18, 2008
Los Altos Community Meeting Chambers
One North San Antonio Road, Los Altos, California 94022

CALL TO ORDER

Commissioner BRESSACK called the meeting to order at 6:00 PM.

ROLL CALL

Present: Commissioners BRESSACK, HULL, and UHLIR (for BAER)

Absent: Chair BAER

Staff: Planning Services Manager KORNFELD, Assistant Planners LACEY and KOO

MINUTES

MOTION BY COMMISSIONER HULL, SECONDED BY COMMISSIONER BRESSACK, to approve the May 21, 2008 meeting minutes. THE MOTION PASSED BY A 3/0 VOTE.

MOTION BY COMMISSIONER HULL, SECONDED BY COMMISSIONER UHLIR, to approve the June 4, 2008 meeting minutes, as amended. THE MOTION PASSED BY A 3/0 VOTE.

CONSENT CALENDAR

None.

DISCUSSION

1. 1039 Echo Drive – Design Review Application

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

The applicant spoke in favor of the changes that were made to the design plans.

The Committee discussed whether the proposed changes met the previous direction. A majority of the Committee discussed their general support of the project.

MOTION BY COMMISSIONER UHLIR, SECONDED BY COMMISSIONER BRESSACK, to approve design review application 08-SC-01 with the following conditions:

- Lower the entry to match the eave line of the first story; and
- Remove the master bedroom windows facing the side yard per the applicant's proposal.

THE MOTION PASSED BY A 2/1 VOTE, WITH COMMISSIONER HULL OPPOSING.

2. 1101 Seena Avenue – Design Review Application

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

The applicant stated that she had an issue with the garage condition. A neighbor spoke with concern about bulk and solar access being affected.

The Committee discussed concerns about the bulky appearance of the second story, the height of the garage walls and the formal appearance of the design elements including the ornate stone entry and arched windows that made the project appear out of character on the street. The Committee suggested reducing the size and scale of the project and increasing the second story setbacks especially on the left side.

MOTION BY COMMISSIONER HULL, SECONDED BY COMMISSIONER BRESSACK, to continue design review application 08-SC-10, with the following direction:

- Reduce the formal appearance of the materials;
- Reduce the second story bulk; and
- Reduce the height of the garage walls.

THE MOTION CARRIED UNANIMOUSLY.

3. 1685 Juarez Avenue – Design Review Application

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

The Committee discussed their general support of the project and noted its success in maintaining the neighborhood character.

MOTION BY COMMISSIONER UHLIR, SECONDED BY COMMISSIONER HULL, to approve design review application 08-SC-04 per the staff report findings and conditions, with the following additional condition to:

- Adjust the privacy screening in the rear yard to maintain the fruit trees.

THE MOTION CARRIED UNANIMOUSLY.

4. 354 Solana Drive – Design Review Application

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

A neighbor stated that the rear windows should be reduced and 36-inch box trees should be installed in the rear yard prior to construction to mitigate privacy impacts. Another neighbor spoke in support of the project.

The Committee discussed their general support of the project and noted the project's successful design approach to minimize the second story.

MOTION BY COMMISSIONER HULL, SECONDED BY COMMISSIONER UHLIR, to approve design review application 08-SC-12 per the staff report findings and conditions, with the following additional conditions:

- Include a standard Green Point Rating condition;
- Minimize the second-story windows facing the rear yard to the minimum required size for egress;
- Improve the landscape along the rear property line under the direction of staff; and
- Install a 36-inch box minimum evergreen in the rear yard to maintain privacy.

THE MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

Commissioner BRESSACK adjourned the meeting at 7:30 PM.

Prepared by:

David Kornfield, AICP
Planning Services Manager