



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

6:00 p.m., December 17, 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, Commissioners HULL and ABRAMS (for BRESSACK)
Absent: Commissioner BRESSACK
Staff: Planning Services Manager KORNFIELD, Associate Planner DAHL and Assistant Planner KOO

MINUTES

MOTION BY COMMISSIONER HULL, and SECONDED BY COMMISSIONER ABRAMS, to approve the December 3, 2008 meeting minutes as-is.
THE MOTION CARRIED UNANIMOUSLY.

CONSENT CALENDAR

None.

DISCUSSION

1. 54 Sylvian Way – Design Review Application

Associate Planner DAHL presented the staff report recommending approval of the project and answered questions from the Committee.

The project architect spoke in support of the project. A neighbor spoke about the project, voicing support for the project but noting a privacy concern about the second story window on the right side.

The Committee spoke in support of the project, noting that it was a good design that fit in with the surrounding neighborhood. To address the privacy issue, a Commissioner suggested moving the second story window on the right side elevation to the front or rear elevation.

MOTION BY COMMISSIONER HULL, AND SECONDED BY COMMISSIONER ABRAMS, to approve design review application 08-SC-28 per the staff report finding and conditions, with the following change and additional condition:

- Revise the plans to show the second story window in Bedroom Two on the front elevation.
- Modify Condition No. 3 to note that the proposed trees in the side yards, three Dogwood trees, are not required to be protected.

THE MOTION CARRIED UNANIMOUSLY.

2. 235 Marvin Avenue – Design Review Application

Associate Planner DAHL presented the staff report recommending approval of the project and answered questions from the Committee.

The property owners and project architect spoke about the project, noting that they intended to preserve the fruit trees in the front yard and that they were willing to work with the Committee to address setback issues. Three neighbors spoke about the project, voicing support for the design but raising concerns about the front yard setback being inconsistent with the neighborhood.

The Committee spoke in general support of the project design, but was concerned about the front yard setback of the proposed structure and how it related to the adjacent residences. The Committee discussed adding a condition to require an increased front yard setback but noted that it would force the removal of one of the trees in the rear yard. The Committee also noted that lowering the profile of the garage would improve the neighborhood compatibility of the project.

MOTION BY COMMISSIONER ABRAMS, AND SECONDED BY COMMISSIONER HULL, to approve design review application 08-SC-34 per the staff report finding and conditions, with the following additional conditions and change:

- Revise the plans to show the front yard setback increased by 10 feet.
- Revise the plans to show the overall garage height lowered by two feet.
- Modify Condition No. 2 to work with the neighbors and staff to determine the most appropriate location for a new fence along both side property lines.
- Modify Condition No. 4 to note that the applicant shall work with staff to determine if Tree No. 5 should be protected or should be removed.
- Work with staff to determine the location for any new street trees in the front yard area.

THE MOTION CARRIED UNANIMOUSLY.

3. 390 Chamisal Avenue – Design Review Application

Assistant Planner KOO presented the staff report recommending approval of the project and answered questions from the Committee.

The property owner and project architect spoke in support of the project. Several neighbors spoke with concerns about the project including a perceived lack of notice, privacy impacts and character impacts from the two-story construction.

The Committee discussed the notification process with staff and found that it had been followed according to Code. The Committee discussed the project's relationship to both Chamisal and Alta Vista streets and felt that due to the unique location of the project, from a visual perspective, it related more to the transitional character of Alta Vista and therefore was acceptable. The Committee noted that future projects on Chamisal should be designed to have a more consistent character with Chamisal. The Committee felt that the project's privacy impacts were mitigated by the design

MOTION BY COMMISSIONER HULL, SECONDED BY COMMISSIONER ABRAMS, to approve design review application 08-SC-35 per the staff report findings and conditions.

THE MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

Chair BAER adjourned the meeting at 8:10 PM.

Prepared by:

David Kornfield, AICP
Planning Services Manager