



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

6:00 p.m., December 2, 2009
Los Altos Community Chambers
One North San Antonio Road, Los Altos, California 94022

CALL TO ORDER

Chair ABRAMS called the meeting to order at 6:00 PM.

ROLL CALL

All Present: Chair ABRAMS, and Commissioners BRESSACK and UHLIR
Staff: Planning Services Manager KORNFIELD and Assistant Planners LACEY and KOO

CONSENT CALENDAR

1. **Architecture and Site Review Committee Minutes**
Approval of minutes – meeting of November 18, 2009.

MOTION BY COMMISSIONER BRESSACK, SECONDED BY CHAIR ABRAMS, to approve the November 18, 2009 meeting minutes as amended to correct the meeting adjournment.
THE MOTION PASSED BY A 2/0/1 VOTE, WITH COMMISSIONER UHLIR ABSTAINED.

PUBLIC COMMENTS

None.

DISCUSSION ITEMS

2. **1343 McKenzie Avenue – Design Review Application**
Assistant Planner KOO presented the staff report recommending approval of the project.

The applicant explained the changes to the plans and offered to implement privacy screening prior to construction. Several neighbors spoke about the project with concerns about privacy, bulk, and that the changes that were made were minimal. There was no other public comment.

The Committee majority stated their general support of the project.

MOTION BY COMMISSIONER BRESSACK, SECONDED BY COMMISSIONER UHLIR, to approve design review application 09-SC-29 per the staff report findings and conditions, with the following additional conditions:

- The privacy screening shall be installed prior to and supported through construction.
- Window Nos. 27 and 28 shall have translucent glazing.
- Remove window Nos. 22 and 26.

- Keep tree No. 12, unless the arborist declares the tree a hazard.

THE MOTION PASSED BY A 2/1 VOTE, WITH CHAIR ABRAMS OPPOSED.

3. 65 Alvarado Avenue – Design Review Application

Assistant Planner KOO presented the staff report recommending approval of the project.

The architect spoke in favor of the project and stated that they had written support from the neighbors. There was no other public comment.

The Committee majority stated their general support of the project. One Committee member spoke to a concern about the open carports were not in character with the rest of the neighborhood, nor the design.

MOTION BY COMMISSIONER BRESSACK, SECONDED BY COMMISSIONER ABRAMS, to approve design review application 09-SC-30 per the staff report findings and conditions. THE MOTION PASSED BY A 2/1 VOTE, WITH COMMISSIONER UHLIR OPPOSED.

4. 68 Pine Lane – Design Review Application

Assistant Planner LACEY presented the staff report recommending continuance of the application.

The architect spoke in favor of the project and stated that she lowered the living room, narrowed the second story, reduced the overall size, and is working with staff to keep interest and character of the house with that of the neighborhood. Several neighbors spoke with concerns about privacy impacts, bulk, height, loss of views and fencing.

The Committee stated that they concurred with the staff report and discussed increasing the front yard setback and minimizing the balcony.

MOTION BY COMMISSIONER BRESSACK, SECONDED BY COMMISSIONER ABRAMS, to continue design review application 09-SC-32 per the staff report findings and recommended direction, with the following additional direction:

- Consider removing the second story balcony.
- Reduce the impact of the second story element, as approved by staff.
- Consider increasing the front yard setback and work with staff to extend it.

THE MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

Chair ABRAMS adjourned the meeting at 7:15 PM.

Prepared by:

David Kornfield, AICP
Planning Services Manager