



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

5:00 p.m., August 4, 2010
Los Altos Community Chambers
One North San Antonio Road, Los Altos, California 94022

CALL TO ORDER

Chair HULL called the meeting to order at 5:00 PM.

ROLL CALL

All Present: Chair HULL, Vice-Chair BOCOOK, and Commissioner MOISON
Staff: Planning Services Manager KORNFIELD and Associate Planner DAHL

CONSENT CALENDAR

1. **Architecture and Site Review Committee Minutes**

Approval of minutes – meeting of July 14, 2010

MOTION BY VICE-CHAIR BOCOOK, SECONDED BY CHAIR HULL, to approve the July 14, 2010 meeting minutes as-is. THE MOTION PASSED BY A 2/0/1 VOTE, WITH MOISON ABSTAINING.

PUBLIC COMMENTS

None.

DISCUSSION ITEMS

2. **07-D-05 – First Street Holdings, LLC – 100 First Street**

Associate Planner DAHL presented the staff report recommending approval of a modification to Design Review application 07-D-05 to the City Council subject to the attached findings and direction.

The project applicant stated that he addressed all of the issues raised by the City Council, noting that with the exception of the two central towers, the entire project was less than 45 feet in height. Other project changes included lowering the overall height of the building between eight and 16 feet from the previous design, providing additional guest parking, adding a terrace and garden area on the roof and improved the lobby to include stairs next to the elevator.

Several residents spoke in support of the proposed design changes, noting that delivery truck parking/access should be continue to be considered, that more variety in window type and style could further improve the design and the downtown businesses would benefit from project approval.

The Committee noted that the changes made to the design were all positive and stated their general support of the project. The Committee noted that the height reduction was good, that the front and side elevations were improved, that the north elevation was compatible with the adjacent office at 20 First Street, that towers were appropriate for the architectural style, and that some variety in window style, but not too much, would improve the design.

MOTION BY VICE-CHAIR BOCOOK, SECONDED BY COMMISSIONER MOISON, to recommend approval of design review application 07-D-05 per the staff report findings and direction, to the City Council, with the following additional conditions:

- Review the Architecture and Site Review Committee's comments in the redesign.
- Applicant shall provide more detail on fourth floor and roof plan.

THE MOTION CARRIED UNANIMOUSLY.

3. 10-SC-19 – M. Moussavian – 774-788 Orange Avenue – Lot 1

4. 10-SC-20 – M. Moussavian – 774-788 Orange Avenue – Lot 2

5. 10-SC-21 – M. Moussavian – 774-788 Orange Avenue – Lot 3

Associate Planner DAHL presented the staff reports for design review applications 10-SC-19, 10-SC--20, and 10-SC--21, recommending approval of each one, subject to the recommended findings and conditions.

The project applicant stated that the designs fit in with the neighborhood and that he wanted to keep the taller porch on Lot 3 in order to keep the roof consistent with the interior ceiling. The landscape architect stated that the new houses would maintain most of the existing trees and vegetation, and that he supported staff's conditions.

Several neighbors spoke in opposition to the proposed projects, raising concerns about maintaining existing trees, the potential privacy impacts, the bulk and mass of the houses, and that the design of the house on Lot 3 was not in-keeping with the surrounding neighborhood on Orange Avenue.

The Committee decided to discuss each lot individually, starting with Lot 1.

The Committee expressed general support for the design on Lot 1, stating that the key would be maintaining the large Oak tree's health and providing adequate privacy screening along the rear property line.

MOTION BY VICE-CHAIR BOCOOK, SECONDED BY COMMISSIONER MOISON, to approve design review application 10-SC-19 per the staff report findings and conditions, with the following change:

- Confirm that the site meets Condition No. 2
- Condition No. 4 – staff shall review 15-gallon screening species to ensure that maximize screening is provided.

THE MOTION CARRIED UNANIMOUSLY.

The Committee expressed general support for the design on Lot 2, stating that there was a good rear yard relationship with the adjacent residence at 744 El Monte Avenue with the mixture of existing and proposed trees providing a sufficient amount of privacy screening, and that the design met the design review guidelines.

MOTION BY COMMISSIONER MOISON, SECONDED BY VICE-CHAIR BOCOOK, to approve design review application 10-SC-20 per the staff report findings and conditions. THE MOTION CARRIED UNANIMOUSLY.

A majority of the Committee noted that while the project on Lot 3 met the design review guidelines, there were concerns related to scale and neighborhood compatibility. The Committee noted that a house of this size was appropriate for a larger lot, that it provided much larger setback than were required and that there were not any privacy impacts. However, the Committee was concerned about the height and scale of the wrap-around porch, and that it was not compatible with the Orange Avenue neighborhood due to the smaller scale of the surrounding homes.

MOTION BY CHAIR HULL, SECONDED BY VICE-CHAIR BOCOOK, to continue design review application 10-SC-21, with the following direction:

- Redesign porch with a lower eave.
- Comply with the other staff conditions.

THE MOTION CARRIED UNANIMOUSLY.

CORRESPONDENCE

None.

ADJOURNMENT

Chair HULL adjourned the meeting at 7:45 PM.

Prepared by:

David Kornfield, AICP
Planning Services Manager

Zachary Dahl, AICP
Associate Planner