



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

5:00 p.m., January 19, 2011
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

Present: Chair HULL, Vice-Chair BOCOOK, and Commissioner MOISON
Staff: Planning Services Manager KORNFIELD and Assistant Planner KOO

CONSENT CALENDAR

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

Approval of minutes – meeting of December 1, 2010

MOTION BY VICE-CHAIR BOCOOK, SECONDED BY COMMISSIONER MOISON, to approve the December 1, 2010 meeting minutes, as amended by Chair HULL to clarify the summary for the project at 1065 Leonello Avenue.

THE MOTION CARRIED UNANIMOUSLY.

PUBLIC COMMENTS

None.

DISCUSSION ITEMS

2. **10-SC-27 – M. and C. MacDonald – 580 Fir Lane**

Assistant Planner KOO presented the staff report recommending approval of design review application 10-SC-27 subject to the recommended findings and conditions.

The project designer discussed the roof changes for interest and to modulate massing. He further stated that he kept the wood siding and angled the addition to take advantage of the views and to work with the topography. There was no other public comment.

The Committee discussed the project and expressed their general support. One Committee member voiced concern about the driveway at the property line in relation to retaining walls and drainage.

MOTION BY VICE-CHAIR BOCOOK, SECONDED BY COMMISSIONER MOISON, to approve application 10-SC-27 per the staff report findings and conditions.

THE MOTION CARRIED UNANIMOUSLY.

3. 10-D-06 – Lennar Homes – 4710-4746 El Camino Real

Planning Services Manager KORNFIELD presented the staff report recommending denial of Design Review application 10-D-06 to the Planning Commission subject to the staff report, findings and recommended direction.

The applicant spoke in support of the project and stated that he held his own meeting with neighbors within 1000 feet of the project site. The project's commercial and residential architects spoke to the design. Three residents voiced concern about the project regarding the only access road, noise, privacy, that the site on El Camino is prime retail, and that the residential component could be intensified by asking for a zoning incentive. There was no other public comment.

The Committee discussion included the following concerns that:

1. The proposed single-story retail and existing commercial building constrains both the commercial and residential development potential;
2. More commercial area should be considered;
3. The residential driveway should provide a secondary access;
4. The height limit allows for more creative residential building designs;
5. A repetitive style is not desired; and
6. The residential buildings should be taller and maximize open space and yard area.

MOTION BY COMMISSIONER MOISON, SECONDED BY VICE-CHAIR BOCOOK, to continue design review application 10-D-06 to a date uncertain.
THE MOTION CARRIED UNANIMOUSLY.

CORRESPONDENCE

None.

ADJOURNMENT

Chair HULL adjourned the meeting at 6:50 PM.

Prepared by:

David Kornfield, AICP
Planning Services Manager