



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

5:00 p.m., April 6, 2011
Los Altos Community Chambers
One North San Antonio Road, Los Altos, California 94022

CALL TO ORDER

Commissioner MOISON called the meeting to order at 5:00 PM.

ROLL CALL

Present: Commissioners MOISON, ABRAMS, and BAER
Staff: Planning Services Manager KORNFIELD, Senior Planner DAHL and Assistant Planners LACEY and KOO

PUBLIC COMMENTS

None.

CONSENT CALENDAR

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

Approval of minutes – meeting of March 16, 2011

MOTION BY COMMISSIONER ABRAMS, SECONDED BY COMMISSIONER MOISON, to approve the March 16, 2011 meeting minutes.
THE MOTION PASSED BY 2/0/1 VOTE, WITH COMMISSIONER BAER ABSTAINING.

2. **11-SC-09 – M. Alter – 189 Osage Avenue**

Design review for a new second story addition of 644 square feet to an existing one-story house.
Project Planner: Koo

MOTION BY COMMISSIONER BAER, SECONDED BY COMMISSIONER ABRAMS, to approve design review application 11-SC-09, per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION ITEMS

3. **11-SC-13 – C. Anderson – 451 Fremont Avenue**

THIS ITEM WAS REMOVED FROM THE CONSENT CALENDAR FOR DISCUSSION
Assistant Planner LACEY presented the staff report recommending approval of design review application 11-SC-13 subject to the recommended findings and conditions.

Commissioner BAER stated that he wanted to keep the Pepper tree in front of the house. The project applicant spoke in support of the project and stated that he wanted to remove the Pepper

tree to maintain the driveway design. A neighbor spoke in support of removing the Pepper tree and asked that the side property line be clarified with the neighboring survey. There was no other public comment.

MOTION BY COMMISSIONER BAER, SECONDED BY COMMISSIONER ABRAMS, to approve application 11-SC-13 per the staff report findings and conditions, with the following additional condition:

- Provide a 24-inch box Pepper tree along the frontage of the property.

THE MOTION CARRIED UNANIMOUSLY.

4. 11-SC-02 – J. Kim – 1816 Farndon Avenue

Assistant Planner LACEY presented the staff report recommending approval of design review application 11-SC-02 subject to the recommended findings and conditions.

The project applicant spoke in support of the project. A neighbor stated that he had started an R1-S Single-Story Overlay petition and objected to the character of the design and scale. Two other neighbors spoke in opposition to the project stating their concerns. There was no other public comment.

The Committee discussed the project and stated their concerns. Commissioner BAER and ABRAMS expressed concerns about the project's compatibility with the neighborhood. Commissioner MOISON stated that the project was acceptable with the revised design because the second floor had been centered and it reduced the bulk.

MOTION BY COMMISSIONER BAER, SECONDED BY COMMISSIONER ABRAMS, to continue application 11-SC-02, with the following direction:

- Reduce the bulk and mass of the second story or move it back.
- Emphasize horizontally
- Simplify the entry.

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

5. 11-SC-08 – S. Stept, AIA– 230 Covington Road

Assistant Planner LACEY presented the staff report recommending approval of design review application 11-SC-08 subject to the recommended findings and conditions.

The property owner spoke in support of the project. A neighbor supported the design. There was no other public comment.

The Committee discussed the project and stated their general support.

MOTION BY COMMISSIONER BAER, SECONDED BY COMMISSIONER ABRAMS, to approve application 11-SC-08 per the staff report findings and conditions.

THE MOTION CARRIED UNANIMOUSLY.

6. 11-D-02 – Lennar Homes – 396 First Street

Senior Planner DAHL presented the staff report recommending approval of design review application 11-D-02 to the Planning Commission subject to the findings and recommended direction.

The project applicant and the project architect spoke in support of the design and stated that they supported staff's suggestions. A resident stated that he supported removing the power poles and commented on the potential for Canary Island Pine debris on Foothill Expressway. There was no other public comment.

The Committee expressed general support for the project, noting that they supported staff's recommendations and that the applicant had submitted a good design.

MOTION BY COMMISSIONER ABRAMS, SECONDED BY COMMISSIONER BAER, to recommend approval of application 11-D-02 per the staff report findings and recommended direction, with the following additional condition:

- Consider the Architecture and Site Review Committee's input on the following:
 - Use true divided light, wood windows instead of vinyl;
 - Consider an alternative to the Canary Island Pine tree; and
 - Consider a design alternative more suitable and consistent with the commercial neighborhood.

THE MOTION CARRIED UNANIMOUSLY.

CORRESPONDENCE

None.

ADJOURNMENT

Commissioner MOISON adjourned the meeting at 6:37 PM.

Prepared by:

David Kornfield, AICP
Planning Services Manager