



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

6:30 p.m., April 20, 2011
Los Altos Community Chambers
One North San Antonio Road, Los Altos, California 94022

CALL TO ORDER

Commissioner LORELL called the meeting to order at 6:30 PM.

ROLL CALL

Present: Commissioners LORELL, BRUINS, and JUNAID
Staff: Planning Services Manager KORNFIELD, and Assistant Planners LACEY and KOO

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Architecture and Site Review Committee Minutes

Approval of minutes – meeting of April 6, 2011

The Chair removed the minutes from the Consent Calendar to allow for public comment. Chair Baer, who was sitting at the subject meeting, suggested amending the minutes regarding application 11-D-02 for 396 First Street to clarify that the direction was to consider a less residential design to be more suitable and consistent with the commercial neighborhood.

MOTION BY COMMISSIONER BRUINS, SECONDED BY COMMISSIONER JUNAID, to approve the April 6, 2011 meeting minutes, with an amendment to clarify the direction for application 11-D-02 in accord with Chair BAER's comments.

THE MOTION CARRIED UNANIMOUSLY.

2. 11-SC-14 – M. Minor – 250 Pasa Robles Avenue

Design review for an addition/remodel to an existing one-story residence with a maximum roof height of 21 feet. *Project Planner: Dahl*

MOTION BY COMMISSIONER BRUINS, SECONDED BY COMMISSIONER JUNAID, to approve design review application 11-SC-14, per the staff report findings and conditions.

THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION ITEMS

3. 10-SC-28 – H. Liao – 420 San Luis Avenue

Assistant Planner KOO presented the staff report recommending continuance of design review application 10-SC-28 subject to the recommended direction.

The project applicant, architect, and several neighbors spoke in support of the project.

The Committee discussed the project and stated their general support for the design, but had concerns about mitigating privacy issues on the sides of the house and improving the design integrity.

MOTION BY COMMISSIONER BRUINS, SECONDED BY COMMISSIONER JUNAID, to approve application 10-SC-28, with the following conditions:

- Raise the sill heights on the side windows and over the garage to four feet, six inches, or the minimum size required to meet egress requirements;
- Incorporate changes per the revised elevation presented at the meeting; and
- Work with staff to incorporate architectural details to the rear elevation (e.g., add the braces and column at the front elevation to rear elevation).

THE MOTION CARRIED UNANIMOUSLY.

4. 11-SC-12 – T. and K. Rado – 1246 Carmel Terrace

Assistant Planner LACEY presented the staff report recommending approval of design review application 11-SC-12 subject to the recommended findings and conditions.

The project architect spoke in support of the project and, in response to questions from the Committee regarding the roof design, explained that the complex roof on the rear elevation was due to balancing the windows along the second story.

The Committee discussed the design and stated their general support for the project.

MOTION BY COMMISSIONER JUNAID, SECONDED BY COMMISSIONER BRUINS, to approve application 11-SC-12 per the staff report findings and conditions.

THE MOTION CARRIED UNANIMOUSLY.

5. 11-SC-10 – M. Tran – 138 Higgins Avenue

Assistant Planner LACEY presented the staff report recommending continuance of design review application 11-SC-10 subject to the recommended direction.

The project applicant spoke in support of the project and stated that he worked on the design for a year, with the assistance of staff. A few neighbors spoke in support of the project, but had concerns about the roof being too bulky and steeply pitched. There was no other public comment.

The Committee discussed the project and stated their concerns regarding the roof design and the vertical design elements associated with the house.

MOTION BY COMMISSIONER BRUINS, SECONDED BY COMMISSIONER JUNAID, to continue application 11-SC-10, per the staff report and recommended direction.

THE MOTION CARRIED UNANIMOUSLY.

6. Architecture and Site Review Committee Reorganization

MOTION BY COMMISSIONER JUNAID, SECONDED BY COMMISSIONER BRUINS, to nominate Commissioner LORELL as the new Committee Chair and Commissioner BRUINS as Vice-Chair. THE MOTION CARRIED UNANIMOUSLY.

CORRESPONDENCE

None.

ADJOURNMENT

Chair LORELL adjourned the meeting at 8:05 PM.

Prepared by:

David Kornfield, AICP
Planning Services Manager