



## MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

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6:30 p.m., May 18, 2011  
Los Altos Community Chambers  
One North San Antonio Road, Los Altos, California 94022

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### CALL TO ORDER

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

### ROLL CALL

Present: Chair LORELL, Vice-Chair BRUINS, and Commissioner JUNAID  
Staff: Planning Services Manager KORNFIELD, Assistant Planners LACEY and KOO

### PUBLIC COMMENTS

None.

### CONSENT CALENDAR

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

Recommendation to approve the minutes of the May 4, 2011 regular meeting.

MOTION BY VICE-CHAIR BRUINS, SECONDED BY COMMISSIONER JUNAID, to approve the May 4, 2011 meeting minutes as amended by Vice-Chair BRUINS.

THE MOTION PASSED BY A 2/0/1 VOTE, WITH CHAIR LORELL ABSTAINING.

### DISCUSSION ITEMS

#### 2. 11-SC-10 – M. Tran – 138 Higgins Avenue

Assistant Planner LACEY presented the staff report recommending approval of design review application 11-SC-10 subject to the recommended findings and conditions.

The property owner/project applicant spoke in support of the project. There was no other public comment.

The Committee discussed the project and the majority thought the design changes responded well to concerns and stated their general support.

MOTION BY VICE-CHAIR BRUINS, SECONDED BY COMMISSIONER JUNAID, to approve application 11-SC-10 per the staff report findings and conditions.

THE MOTION CARRIED UNANIMOUSLY.

**3. 11-SC-17 – D. Harris, AIA – 506 Orange Avenue**

Assistant Planner KOO presented the staff report recommending approval of design review application 11-SC-17 subject to the recommended findings and conditions. She also amended the street tree condition.

The project architect spoke in support of the project. There was no other public comment.

The Committee discussed the project and expressed their general support.

MOTION BY VICE-CHAIR BRUINS, SECONDED BY COMMISSIONER JUNAID, to approve application 11-SC-17, per the staff report findings and conditions and with the following change:

- Modify condition No. 2 to require a Magnolia tree be planted along the street instead of a Category II street tree. The Magnolia shall be of medium size cultivar, with 20 feet of 24-inch root barrier along the sidewalk and curb.

THE MOTION CARRIED UNANIMOUSLY.

**4. 11-SC-18 – Owen Signature Homes – 195 Alvarado Avenue**

Assistant Planner LACEY presented the staff report recommending approval of design review application 11-SC-18 subject to the recommended findings and conditions.

The project contractor spoke in support of the project and noted that there were larger two-story houses in the neighborhood with bigger setbacks. There was no other public comment.

The Committee discussed the design and stated their general support.

MOTION BY COMMISSIONER JUNAID, SECONDED BY VICE-CHAIR BRUINS, to approve application 11-SC-18 per the staff report findings and conditions.

THE MOTION CARRIED UNANIMOUSLY.

**5. 11-SC-19 – N. Shahyar – 565 Rosita Avenue**

Assistant Planner LACEY presented the staff report recommending approval of design review application 11-SC-19 subject to the recommended findings and conditions.

The property owner spoke in support of the project and said that he talked to the neighbors and they had no issues with the project. There was no other public comment.

The Committee discussed the design and stated their general support, but had concerns about the number of trees proposed to be removed.

MOTION BY COMMISSIONER JUNAID, SECONDED BY VICE-CHAIR BRUINS, to approve application 11-SC-19 per the staff report findings and conditions, and with the following additional condition:

- Tree No. 7 shall be considered protected under this application and shall not be removed or replaced without an approved tree removal permit by the Community Development Director.

THE MOTION CARRIED UNANIMOUSLY.

**6. 11-SC-20 – F. Saric – 659 Hollingsworth Avenue**

Assistant Planner KOO presented the staff report recommending approval of design review application 11-SC-20 subject to the recommended findings and conditions.

The project architect spoke in support of the project, said that he was keeping the wood burning chimney, and that the tenants were occupying the house during the remodel. A neighbor spoke in opposition to the project due to solar access issues and another spoke with concerns about the trees and the loss of his view of the hills. There was no other public comment.

The Committee discussed the project and expressed their concerns.

MOTION BY VICE-CHAIR BRUINS, SECONDED BY COMMISSIONER JUNAID, to continue application 11-SC-20 to the June 1, 2011 meeting.  
THE MOTION CARRIED UNANIMOUSLY.

**CORRESPONDENCE**

None.

**ADJOURNMENT**

Chair LORELL adjourned the meeting at 8:07 PM.

Prepared by:

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David Kornfield, AICP  
Planning Services Manager