



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

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

CALL TO ORDER

Vice-Chair BRUINS called the meeting to order at 6:30 PM.

ROLL CALL

Present: Vice-Chair BRUINS and Commissioners JUNAID and BAER (for LORELL)
Absent: Chair LORELL
Staff: Planning Services Manager KORNFIELD and Assistant Planner KOO

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Architecture and Site Review Committee Minutes

Minutes of the June 15, 2011 regular meeting.

MOTION BY COMMISSIONER JUNAID, SECONDED BY VICE-CHAIR BRUINS, to approve the June 15, 2011 meeting minutes.
THE MOTION PASSED BY A 2/0/1 VOTE, WITH COMMISSIONER BAER ABSTAINED.

DISCUSSION ITEMS

2. 11-SC-26 – RH Associates – 505 Mimosa Court

Planning Services Manager KORNFIELD presented the staff report recommending approval of design review application 11-SC-26 subject to the recommended findings and conditions.

The project architect spoke in support of the project and presented cross-sections showing the proposed building height and the view planes from the adjacent property above. Two neighbors spoke with concerns about privacy, views, and the new driveway location on Arboretum Drive.

The Committee discussed the project and stated their general support.

MOTION BY COMMISSIONER JUNAID, SECONDED BY VICE-CHAIR BRUINS, to approve application 11-SC-26 per the staff report findings and conditions, with the following recommendation:

- The owner should work with the affected neighbor the potential driveway impacts with regard to the new driveway location and headlights across Arboretum Drive.

THE MOTION CARRIED UNANIMOUSLY.

3. 11-SC-27– M. Chen – 729 Brentwood Court

Assistant Planner KOO presented the staff report recommending approval of design review application 11-SC-27 subject to the recommended findings and conditions.

The property owner stated that she already started the evergreen hedge to get a head start. Two neighbors spoke about the project with one concerned about maintenance of the big Ash tree that blocks balcony views, and the other spoke about the obscure glazing on the windows being a condition of approval.

The Committee discussed the project and accepted the owner's offer of obscure glass as a condition and gave their general support.

MOTION BY COMMISSIONER BAER, SECONDED BY COMMISSIONER JUNAID, to approve application 11-SC-27 per the staff report findings and conditions, with the following additional conditions:

- Accept applicant's offer of obscure glass as a required condition for the second story windows facing the rear as shown on the plans; and
- Provide 15-gallon size, evergreen landscape screening on the rear and right side of the property.

THE MOTION CARRIED UNANIMOUSLY.

4. 10-SC-28 – H. Liao – 420 San Luis Avenue

Assistant Planner KOO presented the staff report recommending approval of modifications to design review application 10-SC-28 subject to the listed findings and revised conditions.

The project architect and property owner spoke in support of the design. There was no other public comment.

The Committee discussed the project and supported staff's recommendation.

MOTION BY COMMISSIONER BAER, SECONDED BY COMMISSIONER JUNAID, to approve application 10-SC-28 per the staff report findings and conditions.

THE MOTION CARRIED UNANIMOUSLY.

5. 11-D-01 – 40 Main Street Offices, LLC – 40 Main Street

Planning Services Manager KORNFIELD presented the staff report recommending denial of design review application 11-D-01 to the Planning Commission subject to the listed findings.

Commissioner Baer stated that he listened to the recording of the prior meeting and was thus reconstituted.

The project architect spoke in support of the project, went over the design changes and presented a new option, Option C, which provided a 12-foot tall ceiling for the first story. Four residents spoke in support of the project and adding Class A office space downtown. There was no other public comment.

The Committee discussed the project and agreed that the site was appropriate to redevelop as an office building. A majority of the Committee supported the general scale of the building and the defined design envelope that included a maximum 38-foot parapet, a 45-foot maximum tower element, a 12-foot ceiling for the first floor and the idea of an overall height exception to the

allowed 30-foot ceiling height as a potential development incentive, all of which depending on the ultimate design review as carried out by the Architecture and Site Review Committee. The Committee was concerned about the project's lack of parking. The Committee provided direction on the architecture as follows. A majority requested varying the roof forms within the parapet's height limit, avoiding the second story gable on the front elevation, incorporating architectural details from the South building elevation (more stone and other details) onto the front elevation, providing more canopy details, addressing the blank wall visible on the North building elevation. A minority of the Committee felt that the project needed to use a more traditional and defined architectural style; that the tower element was out of scale and inappropriate for the location of the project; and that to qualify for a development incentive the paseo had to be designed to meet the 10-foot width per the Guidelines, and that the project had to provide light wells on the north building elevation. The applicant accepted the Committee's offer of a continuance to readdress the project design.

MOTION BY COMMISSIONER BAER, SECONDED BY COMMISSIONER JUNAID, to continue application 11-D-01 subject to responding to the Committee's discussion and direction. THE MOTION CARRIED UNANIMOUSLY.

CORRESPONDENCE

None.

ADJOURNMENT

Vice-Chair BRUINS adjourned the meeting at 11:15 PM.

Prepared by:

David Kornfield, AICP
Planning Services Manager