



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

6:30 p.m., August 17, 2011
Community Chambers
One North San Antonio Road, Los Altos, California 94022

CALL TO ORDER

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

ROLL CALL

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

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Architecture and Site Review Committee Minutes

Minutes of the August 3, 2011 regular meeting.

MOTION BY COMMISSIONER BAER, SECONDED BY VICE-CHAIR BRUINS, to approve the August 3, 2011 meeting minutes as amended by Vice-Chair BRUINS to add a condition of approval to 882 Parma Way to show the changes per the agreement with the neighbor. THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION ITEMS

2. 11-SC-35 – D. Harris, AIA – 882 Parma Way

Assistant Planner LACEY presented the staff report recommending approval of revised design review application 11-SC-35 subject to the recommended findings and conditions.

The property owner spoke in support stating that he added trees to the plan and that the neighbor overstated their concerns about its design concept in relation to the neighborhood. The project architect gave a PowerPoint presentation and spoke in support of the design stating that he omitted the stone on the entry element and lowered the wall, reducing the focal point on the two-story element. He also explained why it was not preferable for his client to move the French doors in the master bedroom. There was no other public comment.

The Committee discussed the project and gave their general support of the revised plans. A minority of the Committee noted that they would prefer to have the front yard mitigated by street trees in the event that the existing street tree pattern changes.

MOTION BY COMMISSIONER BAER, SECONDED BY VICE-CHAIR BRUINS, to approve application 11-SC-35 per the staff report findings and conditions, with the following additional condition:

- Tree nos. 1, 15, 17, and 18 shall be replaced with new, Category I evergreen street trees along the north and south perimeter of the front yard as required by the Planning Division should either group of trees be substantially removed in the future.

THE MOTION CARRIED UNANIMOUSLY.

3. 11-SC-34 – S. Kariat – 1710 Orr Court

Assistant Planner KOO presented the staff report recommending continuance of design review application 11-SC-34 subject to the recommended direction.

The project architect spoke in support of the project and presented a model. The property owner stated that she wanted a subdued look with the design. A neighbor read his August 17th letter opposing the project and his wife stated that their three bedrooms abutted the second living unit and that the neighbor on the other side shared their concerns. There was no other public comment.

The Committee discussed the project stating that it did not fit in with the character of the neighborhood including such concerns as: the orientation of the front building elevation was skewed in relation to the street, the project's massing including the extent of the second story walls and the angle of the side walls in relation to the street, the second living unit's floor plan with its active area facing the side yard, the barrel tile roof material and recommended continuance.

MOTION BY VICE-CHAIR BRUINS, SECONDED BY COMMISSIONER BAER, to continue application 11-SC-34 per the staff report and with the following additional direction:

- Orient the living space of the second living unit away from the side property line.

THE MOTION CARRIED UNANIMOUSLY.

4. 11-SC-37 – D. Harris, AIA – 633 Giralda Drive

Assistant Planner KOO presented the staff report recommending approval of design review application 11-SC-37 subject to the recommended findings and conditions.

The project architect showed photos of the rear yard landscaping to show good privacy screening in place and spoke in support of the design. There was no other public comment.

The Committee discussed the design and gave their general support.

MOTION BY COMMISSIONER BAER, SECONDED BY VICE-CHAIR BRUINS, to approve application 11-SC-37 per the staff report findings and conditions.

THE MOTION CARRIED UNANIMOUSLY.

5. 11-SC-38 – A. Fukuhara – 412 Cypress Drive

Assistant Planner KOO presented the staff report recommending approval of design review application 11-SC-38 subject to the recommended findings and conditions.

The project architect spoke in support of the project and stated that he had started with a more horizontal Prairie style design. The property owner stated that she wanted to replace the Cypress trees due to visibility concerns. A neighbor spoke in opposition to removing the Cypress trees since they are part of the Cranston Estate, 17 of them define the street, there are 11 more on Cypress Court, and the narrow street has no parking, so shade is not necessary. The project applicant and builder stated that most of the houses on one side of the street do not have Cypress trees and the new houses generally do not either. There was no other public comment.

The Committee discussed the project and gave their general support for the design and debated the removal of the Cypress trees. A commissioner noted that designs on larger lots should have greater side yard setbacks.

MOTION BY VICE-CHAIR BRUINS, SECONDED BY COMMISSIONER BAER, to approve application 11-SC-38 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

CORRESPONDENCE

None.

ADJOURNMENT

Chair LORELL adjourned the meeting at 8:04 PM.

Prepared by:

David Kornfield, AICP
Planning Services Manager