



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

6:30 p.m., August 31, 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

All Present: Chair LORELL, Vice-Chair BRUINS and Commissioner JUNAID
Staff: Planning Services Manager KORNFELD and Assistant Planner LACEY

PUBLIC COMMENTS

None.

CONSENT CALENDAR

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

Minutes of the August 17, 2011 regular meeting.

MOTION BY VICE-CHAIR BRUINS, SECONDED BY CHAIR LORELL, to approve the August 17, 2011 meeting minutes as-is.

THE MOTION PASSED BY A 2/0/1 VOTE, WITH COMMISSIONER JUNAID ABSTAINED.

DISCUSSION ITEMS

2. **11-SC-33 – E. Ganitsky – 545 Rosita Avenue**

Planning Services Manager KORNFELD presented the staff report recommending approval of revised design review application 11-SC-33 subject to the recommended findings and conditions.

The project applicant spoke in support of the design and stated that he met with the concerned neighbors. A neighbor spoke in opposition to the balcony. There was no other public comment.

The Committee discussed the design and gave their general support, stating that the greater balcony setback and wing walls reduced the impact of the balcony.

MOTION BY VICE-CHAIR BRUINS, SECONDED BY COMMISSIONER JUNAID, to approve application 11-SC-33 per the staff report findings and conditions.

THE MOTION CARRIED UNANIMOUSLY.

3. 11-SC-36 – M. Tom – 1598 Vineyard Drive

Assistant Planner LACEY presented the staff report recommending approval of design review application 11-SC-36 subject to the recommended findings and conditions.

The property owner spoke in support of the project stating that she wanted to keep the Olive tree near the corner of the property rather than replace it with a new street tree. There was no other public comment.

The Committee discussed the project and expressed their general support. A minority of the Committee was concerned about the landscape approach and wanted staff to work with the applicant on an appropriate landscape plan.

MOTION BY VICE-CHAIR BRUINS, SECONDED BY COMMISSIONER JUNAID, to approve application 11-SC-36 per the staff report findings and conditions, with the following additional condition:

- Work with staff to develop and evaluate a landscape plan for both street frontages, including the location of the new street tree in the public utility easement, evaluating the Olive tree near the corner of the property, and to provide an appropriate landscape plan along the Deodara Drive street frontage.

THE MOTION CARRIED UNANIMOUSLY.

4. 07-SC-38 – A. Penilla – 1960 Noel Drive

Assistant Planner LACEY presented the staff report recommending approval of a modification to design review application 07-SC-38, subject to the recommended findings and conditions.

The property owner spoke in support of the modification, stating that he stopped the job when he realized that the grading plan demolished the existing Toyon trees, so he considered a retaining wall to resolve the issue. He stated that tree No. 2 was leaning towards the neighboring lot and he approached staff to remove it. He further explained that the retaining wall was expensive, but a better solution to allow 24-inch box trees to be installed, and that he wanted to remove tree No. 3 because it is leaning and is a fire hazard. The adjacent neighbor spoke in support of the retaining wall, fence, and landscape plan. She also stated that the plan should include taller trees for privacy and an engineer's report on the retaining wall was desired. Another neighbor commented with concerns about the inadequate drainage pattern of the lot. There was no other public comment.

The Committee discussed the project and supported the retaining wall because it enhanced the landscape and restored the contours. Another Committee member voiced concern about the work that was done beyond the permit and approved conditions. It was further stated that staff should require a geotechnical report for the retaining wall, an arborist report for the trees that the wall affects, and that tree No. 3 should be protected as a condition of approval.

MOTION BY COMMISSIONER JUNAID, SECONDED BY CHAIR LORELL, to approve application 07-SC-38 per the staff report findings and conditions, with the following additional conditions:

- Staff will consult with the Building Division regarding the geotechnical report for the retaining wall and inspection.
- An arborist report shall be provided for tree Nos. 1, 3, 15, and 16.
- Modify condition no. 6B to protect tree No. 3.

- Should trees 1, 2, and 15-26 be substantially removed in the future then they shall be replaced in accordance with a plan approved by the Community Development Director.

THE MOTION CARRIED UNANIMOUSLY.

CORRESPONDENCE

None.

ADJOURNMENT

Chair LORELL adjourned the meeting at 8:28 PM.

Prepared by:

David Kornfield, AICP
Planning Services Manager