



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

6:30 p.m., August 3, 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 July 6, 2011 and July 20, 2011 regular meetings.

MOTION BY COMMISSIONER BAER to amend the minutes to clarify a condition regarding 505 Mimosa Court to state that the applicant should work with the affected neighbor regarding a driveway issue, and to clarify the discussion regarding 40 Main Street to indicate that the Committee supported scale of the building within the zoning limits depending on the ultimate design review as carried out by the Committee, SECONDED BY VICE-CHAIR BRUINS, to approve the July 6, 2011 meeting minutes .

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

MOTION BY COMMISSIONER BAER, SECONDED BY VICE-CHAIR BRUINS, to approve the July 20, 2011 meeting minutes as amended by Vice-Chair BRUINS to have the discussion for 441 Cuesta Drive state that the Committee encouraged the applicant to work with the rear neighbor to repair the fence.

THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION ITEMS

2. 11-SC-32 – SDG Architects – 1227 St. Matthew Way

Assistant Planner LACEY presented the staff report recommending approval of design review application 11-SC-32 subject to the recommended findings and conditions.

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

The Committee commended the application presentation, discussed the project and gave their general support. A commissioner stated that the dog on the property interfered with his assessment of the property and that the application should be continued and that he was concerned about the design of the window over the garage.

MOTION BY VICE-CHAIR BRUINS, SECONDED BY CHAIR LORELL, to approve application 11-SC-32 per the staff report findings and conditions.
THE MOTION PASSED BY A 2/1 VOTE, WITH COMMISSIONER BAER OPPOSED.

3. 11-SC-33 – E. Ganitsky – 545 Rosita Avenue

Assistant Planner KOO presented the staff report recommending approval of design review application 11-SC-33 subject to the recommended findings and conditions.

A neighbor spoke in opposition to the two-story design, had concerns about the master balcony invading his privacy, and was worried about the impacts to the Oak tree. There was no other public comment.

The Committee discussed and supported the general design of the project however voiced concerns about the floor plan and elevation discrepancies with regard to the window design in the front gable over the entry.

MOTION BY COMMISSIONER BAER, SECONDED BY VICE-CHAIR BRUINS, to continue application 11-SC-33 with the following direction:

- Clarify the windows in the front gable over the entry.
- Consider concerns regarding privacy impacts from the balcony.

THE MOTION CARRIED UNANIMOUSLY.

4. 11-SC-35 – D. Harris, AIA – 882 Parma Way

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

To address concerns by the neighbors the property owner stated that he would remove the balcony on the master bedroom, reduce the French door width by one foot, and relocate one of the air conditioner units to the other side. One neighbor on the right side stated that her concerns were addressed the redesign of the master bedroom balcony and French doors and changes to the fence height in the vicinity of her bathroom. A resident across the street, representing two other neighbors, voiced concerns about the two-story element and the location of the air conditioner issues. There was no other public comment.

The Committee stated concerns about the bulk and mass of the two-story element, the potential for air conditioner noise on a narrow lot, and the design of the single door garage element and suggested continuance of the project. The Committee also discussed the disposition of the trees in the rear yard and along the frontage as they related to privacy and buffering concerns, respectively. The Committee also stated that the applicants' 3-D model would have been helpful as with showing in the plans the negotiated design changes with the neighbors.

The applicant's representative stated that the neighbors' issues were mostly addressed, they did not want to continue the application, and could add a courtyard wall to address the scale of the two-story element.

MOTION BY COMMISSIONER BAER, SECONDED BY VICE-CHAIR BRUINS, to continue application 11-SC-35 with the following direction:

- Reduce the prominence of the two-story element on the front building elevation.
- Consider changes to the articulated, single-car garage design.
- The plan should reflect the changes negotiated with a neighbor including the location of air conditioning units, master bedroom French doors and balcony, and fencing.

THE MOTION CARRIED UNANIMOUSLY.

CORRESPONDENCE

None.

ADJOURNMENT

Chair LORELL adjourned the meeting at 8:28 PM.

Prepared by:

David Kornfield, AICP
Planning Services Manager