



**MINUTES**  
**ARCHITECTURAL AND SITE CONTROL COMMITTEE**

---

4:00 p.m., April 3, 2002  
Los Altos Community Meeting Chambers  
One North San Antonio Road, Los Altos, California 94022

---

**CALL TO ORDER:**

The meeting was called to order at 4:04 p.m.

**ROLL CALL:**

All Present: Commissioners Skov, Bressack, and Ritchie

**MINUTES:**

It was moved by Commissioner Ritchie, seconded by Commissioner Bressack, to approve the minutes from the March 20, 2002 Architectural and Site Control Committee meeting with changes. The motion passed by a 3-0 vote.

**CONSENT CALENDAR:** No items scheduled.

**DISCUSSION:**

1. **02-SC-07 from Kim's Custom Builder/R. and E. Giron at 1325 Ensenada Way:**  
Consideration of design review for a second story addition. *Project Planner: Connolly*

Planner Connolly provided the staff report dated March 28, 2002, clarified the new correspondence received, and provided a material board.

Young Kim (project designer and applicant) and Renato Giron (property owner and applicant) spoke in favor of the project and said that they would work with staff on the windows noted in the conditions.

**Public Comment:**

John Fenwick (1317 Ensenada Way) stated concern regarding privacy issues and suggested that the windows be reduced and landscaping extended to address them.

Geraldo Fries (1318 Richardson Avenue) stated his privacy issues with the west and north windows and suggested using more landscape screening.

Robin Livengood (1326 Richardson Avenue) stated privacy issues with the rear (north) windows. She provided a letter of correspondence and noted that taller screening would shade her rear yard.

Monica Fries (1318 Richardson Avenue) stated privacy concerns and noted that the house was taller than the trees in the neighborhood.

Margaret Frisbee (1336 Richardson Avenue) stated privacy issues and noted that the house would block her view.

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Skov, to continue application 02-SC-07 with the following direction:

- a. Attempt to reduce the second story plate height or try lowering the first floor.
- b. Reduce privacy impacts by raising window sills and using landscape in consultation with affected neighbors;
- c. Provide a landscape plan identifying the species and location of proposed and existing landscape to be reviewed by the neighbors; and
- d. Simplify the front facade including consideration of removing the chimney, and alternative materials.

The motion to continue the project passed by a vote of 2-1, with Commissioner Ritchie voting no.

Commissioner Bressack also stated that the applicant could consider lowering the wall plates as a way to simplify the facade.

2. **02-SC-08 from A. and N. Mathur at 895 E. University Avenue:** Consideration of design review for a new two-story home. *Project Planner: Connolly*

Planner Connolly provided the staff report dated March 28, 2002 and clarified his design recommendation. He also provided the material board and three letters of correspondence he received.

Stewart Alderman (project architect) and Nivedita Mathur (applicant and property owner) spoke in favor of the project, showing street studies and discussing the refinements made to reduce the second story walls.

**Public Comment:**

Greta Choi (897 University Avenue) stated privacy concerns on the east side of the property.

Following discussion, it was moved by Commissioner Ritchie, seconded by Commissioner Bressack, to continue application 02-SC-08 and return it to them as a consent item on the agenda, with the following direction:

- a. Provide a landscape plan and basement plan;
- b. Make arch material consistent with the rest of the house elements; and
- c. Address the left side privacy issue.

The motion to continue the project passed by a vote of 3-0.

3. **02-SC-09 from S. Kovacs/A. Segal (Appellant) at 1938 Alford Avenue:** Consideration of an appeal of staff's approval of a fence design. *Project Planner: Connolly*

Planner Connolly provided the staff report dated March 28, 2002 and confirmed that the fence was on the applicant's (Stephen Kovacs) property.

Andrew Seigal (appellant at 1935 Annette Lane) spoke in favor of the appeal.

**Public Comment:**

Ed Carcot (1962 Alford Avenue) spoke in support of the fence design.

Patricia Hyatt (1944 Alford Avenue) stated that she supported the project.

Leland Giudici (1913 Alford Avenue) stated his support for the project.

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Ritchie, to deny appeal application 02-SC-09, and uphold staff's approval of the fence design.

The motion passed by a vote of 3-0.

4. **02-SC-10 from J. Kirik at 156 Pepper Drive:** Consideration of design review for a new two-story home. *Project Planner: Rondash*

Planner Rondash provided the staff report dated March 28, 2002.

Jude Kirik (applicant and property owner) spoke in favor of the project and clarified that the chimneys meet UBC standards.

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Ritchie, to approve application 02-SC-10 per the staff report findings and conditions with the following changes:

- a. That the applicant work with staff to minimize chimney heights;
- b. Strike Condition No. 2; and
- c. Insert the words "during construction" to Condition No. 3.

The motion was passed by a vote of 3-0.

**ADJOURNMENT:**

The meeting was adjourned at 5:36 p.m.

Prepared By:

---

Yvonne Dupont, Executive Assistant