



## MINUTES ARCHITECTURE AND SITE CONTROL COMMITTEE

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4:00 p.m., February 18, 2004  
Los Altos Community Meeting Chambers  
One North San Antonio Road, Los Altos, California 94022

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### Call to Order

Commissioner Skov called the meeting to order at 4:10 p.m.

### Roll Call:

All Present: Commissioners Skov, Bressack, and Disney

### Minutes:

It was moved by Commissioner Disney, seconded by Commissioner Disney, to approve the minutes from the January 14, 2004 Architecture & Site Control Committee meeting, with the following corrections:

- a. Modify item #3 (03-SC-52 – L. and E. Lissner – 1696 Orr Court) to reflect the item had been continued (not approved).
- b. Review the conditions for 1646 Dallas Court regarding the bathroom window to determine whether the window was required to be reduced in size or the sill raised and whether privacy screening was required along the side yard.

### Consent Calendar:

1. **04-D-01 (04-V-01) – Abigail and Haws/C. and M. Opperman – 71 and 75 Giffin Road:**  
Consideration of an approximately 750-square-foot apartment unit addition to an existing duplex, which includes refacing the exterior of the existing building. *Project Planner: Kornfield*

It was moved by Commissioner Disney and seconded by Commissioner Bressack to approve the consent calendar per the staff report findings and conditions.

The motion passed by a 3-0 vote.

**Discussion:**

2. **03-SC-52 – L. and E. Lissner – 1696 Orr Court:** Reconsideration of design review for a new, 3,608-square-foot, two-story home. *Project Planner: Kornfield*

Following discussion, Commissioner Bressack, seconded by Commissioner Disney, moved to approve application 03-SC-52 subject to the standard findings and conditions of approval, with the following additional conditions:

- a. The gable above the second story shall be removed.
- b. The final landscape plan shall include two street trees, one Category I tree and one Category II tree as identified in Street Tree Program booklet.
- c. Prior to submittal for building permits, staff shall approve the quality of the stone veneer.

The motion passed by a 3-0 vote.

3. **03-SC-56 – R. Kohler/P. and L. Clark – 506 W. Portola Avenue:** Consideration of design review for a new 4,694-square-foot two-story home with a 2,249-square-foot basement. *Project Planner: Connolly*

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Disney, to approve application 03-SC-56 per the staff report findings and conditions, with the following modifications and additional conditions:

- a. Delete condition 3a. to provide a more horizontal emphasis along the front elevation, and condition 3b. to reduce the height of the front entry element.
- b. Modify condition 3e. to limit the width of the balcony to match the width of the balcony doors and limit the depth to same as the faux balcony on the front elevation.
- c. Add condition 3h. that the elevations shall be revised to include all windows as shown on the floor plans.
- d. Modify condition 3c. to require that in addition to raising the sill height, the windows on the right side of the house be obscure.
- e. Modify condition 3d. to require that in addition to raising the sill height, all windows along the left side of the house, except in bedroom 2, be obscure.
- f. Add condition 3i. that the landscape plan be revised, subject to staff approval, to include:
  - i. Evergreen screening along the rear and side property lines;
  - ii. One Category I street tree, as identified in the Street Tree Program booklet, along the front of the site.
  - iii. Identify the Chinese Pistache tree along the left side of the home as ET7
- g. Modify condition 5 to include ET7 (Chinese Pistache) as a protected tree and include all required privacy screening added in condition 3i.
- h. Modify condition 7 to include privacy screening added in condition 3i.

The motion passed by a 3-0 vote.

4. **04-SC-05 – L. Naumovski and V. Chan – 570 Jay Street:** Consideration of design review to demolish an existing home and build a new 3,070-square-foot, one-story home with a 1,300-square-foot basement. *Project Planner: Banks*

Following discussion, it was moved by Commissioner Disney, seconded by Commissioner Bressack, to approve application 04-SC-05 per the staff report findings and conditions, with the following modifications and additional conditions:

- a. Modify the findings for approval to specially identify Jay Street as a consistent character neighborhood and that the proposed home is fulfills the intent of the Residential Design Guidelines for a consistent character neighborhood through the use of design elements, materials, and scale found within the neighborhood and sizes that are not significantly larger than other homes in the neighborhood.
- b. Modify condition 4a. to require four street trees (instead of three) and require that one of the street trees are placed at the corner of Jay Street.
- c. Add condition 4c. stating the Camphor tree along the interior side yard adjacent to Clark Street shall be retained unless an arborist report is submitted recommending its removal due to poor health.

The motion passed by a 3-0 vote.

### **Adjournment**

The meeting was adjourned at 7:00 p.m.

Prepared By:

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Curtis Banks, Senior Planner