



MINUTES ARCHITECTURE AND SITE CONTROL COMMITTEE

4:00 p.m., December 17, 2003
Los Altos Community Meeting Chambers
One North San Antonio Road, Los Altos, California 94022

CALL TO ORDER:

Commissioner Skov called the meeting to order at 4:05 p.m.

ROLL CALL:

All Present: Commissioners Skov, Bressack, and Disney

MINUTES:

It was moved by Commissioner Bressack, seconded by Commissioner Skov, to approve the minutes from the November 5, 2003 Architecture & Site Control Committee meeting.

The motion passed by a 2-0-1 vote, with Commissioner Disney abstaining.

CONSENT CALENDAR:

1. **03-SC-50 – T. Schrick – 375 N. San Antonio Road:** Consideration of a 504 square-foot garage conversion to a second living unit and adding a new 400 square-foot two-car carport.
Project Planner: Connolly

It was moved by Commissioner Bressack, seconded by Commissioner Skov, to approve application 03-SC-50 per the staff report findings and conditions and with the following modification and additional conditions

- Add to condition No. 4 to modify the iron gate (subject to staff approval) to obscure the view between parcel 1 or parcel 2.
- Provide an automatic opener for the gate.
- Modify the site plan so the carport complies with zoning regulations.
- Limit second living unit to a two-person capacity.
- Add a condition that no more than two persons shall reside in the second living unit.

The motion passed by a 2-0-1 vote, with Commissioner Disney abstaining.

DISCUSSION:

2. **03-SC-48 – M. and K. Shadduck – 929 Clinton Road:** Consideration of design review to demolish an existing 1,780 square-foot single-story home and construct a new 3,974 square-foot two-story home. *Project Planner: Rondash*

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Disney, to approve application 03-SC-48 per the staff report findings and conditions, with the following modifications and additional conditions:

- Modify condition No. 3i to provide additional Pitosporoum on the west side of the property and eliminate the requirement along the eastern rear property line.
- Delete condition No. 3ii.
- Modify condition No. 3iii to require two street trees subject to staff approval.
- Modify master bathroom windows to change the shape, transparency, size, or location of windows to address privacy impacts to the adjoining neighbor.
- The front setback of the house shall align with the adjoining homes.
- Allow tree No. 1 to be removed and replaced with a new 24-inch box set back approximately five feet from the current location.

The motion passed by a 3-0 vote.

- 3. 03-D-01 – J. Tze/El Camino Housing – 4444-4470 El Camino Real:** Consideration of design review demolish an existing 9,600 square-foot restaurant building and construct a new three story, 43-unit residential apartment complex with partially below grade parking. *Project Planner: Banks*

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Disney, to recommend to the Planning Commission approval of application 03-D-01 per the staff report findings in Exhibit “A” and the recommended modifications in Exhibit “B”, and with the following changes:

- Modify condition No. 1 to reflect that the light pollution from the third story hall window shall be reduced (bedroom windows can remain as shown).
- Modify condition No. 4 to retain trees #'s 21, 23, & 24 unless required to be removed by the San Francisco Water Company. Per the arborist's recommendation, no trenching shall be done within five linear feet of the trees and trench excavation shall be air trenched to avoid impacts to the trees.
- Attempt to retain trees 18, 19, & 20 subject to review by the arborist.
- Save additional oaks adjacent to trees #'s 21, 23, & 24.
- Retain tree #26.
- Add two London Plane trees along El Camino Real, replacing the Liquid Amber.
- Remove Yuccas in the rear yard and replace them with Redwoods.
- The fence adjacent to retail building shall not be chain link.
- Modify condition No. 9 to reflect parking spaces within 25 feet of El Camino Real shall be removed and replaced with landscaping.
- Modify drawings to show equipment screening.
- #16 lights shall be designed with shrouds or directed downward to avoid impacts to single-family homes.
- Change condition No. 11 to eliminate size of easement.

The motion passed by a 3-0 vote.

ADJOURNMENT:

The meeting was adjourned at 6:45 p.m.

Prepared By:

Yvonne Dupont, Executive Assistant