



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

4:00 p.m., April 6, 2005
Los Altos Community Meeting Chambers
One North San Antonio Road, Los Altos, California 94022

Call to Order

Commissioner Disney called the meeting to order at 4:09 p.m.

Roll Call

All Present: Commissioners Disney, Hull, and Skov

Minutes

It was moved by Commissioner Skov and seconded by Commissioner Hull, to approve the minutes from the March 16, 2005 Architecture & Site Review Committee meeting with amendments to items 1 and 3.

The motion passed by a 3-0 vote.

Consent Calendar

1. 05-SC-06 – J. Yu/G. Hu – 996 Miramonte Avenue

Consideration of design review to add 418 square feet to an existing 4,107 square-foot two-story home.
CONTINUED TO MAY 4, 2005 MEETING Project Planner: Banks

It was moved by Commissioner Disney, seconded by Commissioner Hull, to continue application 05-SC-06 to the May 4, 2005 Architecture and Site Review Committee meeting.

The motion passed by a 3-0 vote.

Discussion

2. 05-D-02 – 5100 El Camino, LLC – 5100 El Camino Real

Consideration of design review to demolish an existing 9,935 square-foot retail/restaurant building and construct a new multi-family building at the corner of El Camino Real and Distel Drive. The project is proposed to be three stories with 29 units and underground parking. Project Planner: Banks **THIS ITEM WAS CONTINUED FROM THE MARCH 16, 2005 A&S MEETING**

Following discussion, it was moved by Commissioner Disney, seconded by Commissioner Hull, to recommend to the Planning Commission, approval of design application 05-D-02 per the staff report findings and conditions with the following changes:

1. Enclose the rear portion of the mechanical well on the roof.
2. Revise the balcony walls to be solid.
3. Design the secondary entrances along Distal Dr. to signal habitation.
4. Revise the landscape plan to include evergreen trees along Distal Dr.
5. Revise the parking plan to make some of the on-site parking accessible for guests.
6. Provide a 20-foot quarter circle landscape area in the left rear yard adjacent to screen the project from the residential properties on Casita Way.

The motion passed by a 3-0 vote.

3. **05-SC-08 – L. Lippert, AIA, Architect/P. and W. Joyce – 274 N. Clark Avenue:** Consideration of design review for a new 555 square-foot second story addition to an existing 2,581 square-foot single-story home. *Project Planner: Beaudin*

Following discussion, it was moved by Commissioner Hull, seconded by Commissioner Skov, to approve application 05-SC-08 per the staff report findings and conditions with the following changes and additional conditions:

1. Modify condition No. 3 to read, “Tree no. 2 (Chinese Photinia), Tree nos. 3 (all Birch trees on north property line), and Tree no. 6 (Holly Tree), as well as the Evergreen trees required for the rear yard shall be protected and cannot be removed without approval of a Tree Removal Permit from the Community Development Director.”
2. Delete condition No. 4b and 4d.
3. Revise condition 4c to read, Provide additional landscaping screening subject to approval by staff in the form of:
 - a. 24-inch box evergreen trees in the vicinity of the existing Crape Myrtle and the two Birch trees in the rear yard.
 - b. Replace Tree 5 with a fast growing 15-gallon evergreen tree.
 - c. Provide a 24-inch box evergreen tree west of Tree no.6 (Holly)

The motion passed by a 3-0 vote.

4. **05-D-01 – Gordon Prill, Inc./St. Paul’s Anglican Church and Canterbury School – 101 N. El Monte Avenue:** Consideration of commercial design review to allow three residential units at St. Paul’s Anglican Church. The proposed structures consist of a 3,013 square-foot two-story rectory and a 2,930 square-foot two-story duplex. *Project Planner: Banks*

Following discussion, it was moved by Commissioner Skov, seconded by Commissioner Hull, to continue application 05-D-01 per the staff report recommended changes:

1. The units shall be modified to avoid the use of two-story walls and elements and be consistent with the Single Family Residential Design Guidelines.
2. The duplex shall be designed to appear to be perceived as a single-family residence with a single entrance and therefore fit in better with the character of El Monte Avenue.
3. The units should have entrances that face the street.

The motion passed by a 3-0 vote.

Adjournment:

The meeting was adjourned at 7:30 p.m.

Prepared By:

Yvonne Dupont, Executive Assistant