



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

4:00 p.m., May 18, 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 4:00 p.m.

Roll Call

All Present: Commissioners Disney, Bressack, and Skov

Minutes

It was moved by Commissioner Skov and seconded by Commissioner Disney, to approve the minutes from the April 6, 2005 Architecture & Site Review Committee meeting. The motion passed by a 2-0-1 vote, with Bressack abstaining. It was then moved by Commissioner Bressack and seconded by Commissioner Skov, to approve the minutes from the May 4, 2005 Architecture & Site Review Committee meeting. The motion passed by a 3-0 vote.

Consent Calendar

The items on the consent calendar were removed for discussion and moved after item #5 on the agenda.

Discussion

1. 05-SC-16 – Stewart Associates/T. Witter and J. Mayer – 765 Vista Grande Avenue

Consideration of design review for a new two-story house including 2,707 square feet on the first story, 1,758 square feet on the second story, and a 1,731 square-foot basement. *Project Planner: Kornfield*

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Disney, to continue application 05-SC-16 per the staff report findings and design direction and subject to the following specific direction:

- Direction Nos. 1, 4, and 6 shall stay as is.
- Implementation of direction Nos. 2 and 3, to reduce the second story massing, shall be based on design and character of the home.
- Direction No. 5 shall address privacy either through changes to the design or landscaping to provide privacy.
- Add a recommendation that the applicant review the consistency of proposed trim and other materials to be compatible with the overall design.

The motion passed by a 3-0 vote.

2. 05-SC-18 – K. and I. Uppuluri – 583 Glen Alto Drive

Consideration of design review to demolish an existing 1,945 square-foot single-story home and construct a new 3,680 square-foot two-story home. The proposed home includes a 2,403 square-foot first story and a 1,275 square-foot second story. *Project Planner: Banks*

Following discussion, it was moved by Commissioner Skov, seconded by Commissioner Disney, to approve application 05-SC-18 per the staff report findings and conditions, with the following change and additional conditions:

- Modify condition No. 2 to read, “Fast growing 24-inch box evergreen screening trees shall be added in the rear yard and side yards to protect privacy.”
- Add a condition that reads, “An arborist report for the Oak and Magnolia trees shall be submitted outlining measures to protect these during construction. If the arborist report determines that the Magnolia tree in the front yard is diseased and needs to be removed, it shall be replaced with a new street tree which shall be considered a protected tree and can only be removed upon approval of a Tree Removal Permit from the Community Development Director.”
- Add a condition that reads, “The applicant shall revise the windows to be more consistent.”
- Add a condition that reads, “The stone wainscoting shall be continued along the sides of the building terminating at the fence.”

The motion passed by a 2-1 vote, with Bressack opposing.

3. 05-SC-17 – J. Quan/J. Osias – 151 Giffin Road

Consideration of a design review to demolish an existing 1,422 square-foot single-story home and construct a new 3,951 square-foot two-story home. The proposed home includes a 1,890 square-foot first story, a 952 square-foot second story, and a 1,469 square-foot basement. *Project Planner: Beaudin*

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Skov, to approve application 05-SC-17 per the staff report findings and conditions with the following change and additional conditions:

- Modify condition No. 4d to read, “Three Category II or III street trees shall be selected from the City of Los Altos Street Tree Planting List. Two trees shall be located along the Gabilan Street frontage and one tree shall be planted along the Giffin Road frontage toward the rear property line. The location of the trees shall be approved by the Planning Division.”
- Add a condition that reads, “The shrubs along the right side of the property shall be a fast growing evergreen species to be approved by the Planning Division and shall be shown on sheet L1 of the plans.”
- Add a condition that reads, “The trim over the door shall follow the shape of the arch of the door.”

The motion passed by a 3-0 vote.

4. 05-SC-09 – J. Lum, Architect/D. Hsia – 188 Alvarado Avenue

Consideration of design review for a 307 square-foot addition to the first story and a new 1,025 square-foot second story addition to an existing 1,659 square-foot single-story home. *Project Planner: Beaudin*
THIS ITEM WAS CONTINUED FROM THE APRIL 20, 2005 A&S MEETING.

Commissioner Skov recused himself from the discussion of this item.

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Disney, to approve application 05-SC-09 per the staff report findings and conditions with the following changes and additional conditions:

- Modify condition No. 3 to read, "Tree 5 shall be protected and cannot be removed without approval of a Tree Removal Permit from the Community Development Director. If tree 10 is removed, it shall be replaced with a fast growing evergreen tree."
- Add a condition No. 4b(iv) to read, "The applicant shall provide a Category II or III Street Tree in addition to or in lieu of Trees 1 and 2."
- Modify condition No. 4c to read, "Tree 5 shall be protected with a five-foot tall chain link fence prior to the issuance of a demolition permit and for the duration of construction."
- Add a condition that reads, "The front window on the second story shall be vertical sliders consistent with the windows on the back of the home."
- Add a condition that reads, "The landscape inventory shall be corrected on the plans."
- Add a condition that reads, "The glazing on the widow adjacent to the stairwell shall be reduced and the sill height raised to four feet, six-inches."

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

5. 05-SC-19 – ACS Architects/F. Benyammi – 1851 Newcastle Drive

Consideration of design review for a 456 square-foot addition to the first story and a new 632 square-foot second story addition to an existing 2,410 square-foot single-story house. *Project Planner: Kornfield*

Following discussion, it was moved by Commissioner Skov, seconded by Commissioner Bressack, to approve application 05-SC-19 per the staff report findings and conditions with the following additional condition:

- Add a condition No. 4d to read, "The English Laurels shall be a fast growing species."

The motion passed by a 3-0 vote.

6. Election of a new Architecture and Site Review Committee Chair

It was moved by Commissioner Disney, seconded by Commissioner Bressack, to elect Commissioner Skov as the new A&S Chair.

The motion passed by a 3-0 vote.

Adjournment:

The meeting was adjourned at 6:20 p.m.

Prepared By:

Yvonne Dupont, Executive Assistant