



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

4:00 p.m., June 1, 2005
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 4:02 p.m.

Roll Call

All Present: Commissioners Skov, Bressack, and Disney

Minutes

It was moved by Commissioner Bressack and seconded by Commissioner Disney, to approve the minutes from the May 18, 2005 Architecture & Site Review Committee meeting with a modification to item #2 to reflect that privacy landscaping shall be provided along the side yards (in addition to the rear yard). The motion passed by a 3-0 vote.

Consent Calendar

The item on the consent calendar was removed for discussion by Commissioner Disney.

Discussion

1. 05-SC-15 – G. Brook – 1428 Miravalle Avenue

Consideration of design review for a new two-story house including a main level of 2,829 square feet, a lower level garage of 692 square feet, plus a basement of 1,522 square feet. *Project Planner: Kornfield*

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Skov, to approve application 05-SC-15 per the staff report findings and conditions.

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

2. 05-SC-20 – D. Passanisi – 1240 Sandalwood Lane

Consideration of design review to demolish an existing 1,925 square-foot single-story home and construct a new 3,854 square-foot two-story home with a 1,123 square-foot basement. The proposed home includes a 2,577 square-foot first story and a 1,277 square-foot second story. *Project Planner: Beaudin*

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Disney, to continue application 05-SC-20 with the following direction:

- Provide a full landscape plan addressing privacy issues.

- Address privacy concerns through architecture (not landscape).
- Provide a more articulated streetscape mass.
- Provide a comprehensive grading and drainage plan.
- Front and back sections should show adjacent properties.
- Provide a material board.
- Change materials to be compatible with the neighborhood (more rustic, less formal).
- Increase the setback between the first and second story at the rear.
- Reduce the height of gable entry to tie into the eaves of the first story.
- Revise the front setback to be more compatible with the neighborhood (L-shape pattern of neighborhood).
- Update the Neighborhood Compatibility Worksheet.

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

3. 05-SC-24 – J. and S. Kim – 1969 Farndon Avenue

Consideration of design review to demolish an existing 1,357 square-foot single-story home and construct a new 3,495 square-foot two-story home. The proposed home includes a 2,249 square-foot first story and a 1,246 square-foot second story. *Project Planner: Beandin*

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Disney, to approve application 05-SC-24 per the staff report findings and conditions with the following additional conditions and modification:

- Add a condition that reads, “Provide screening along the left side of the house adjacent to the stairwell landing window, or reduce the size of the window.”
- Add a condition that reads, “Address privacy impacts from the window on the right side (over garage).”
- Add a condition that reads, “Reduce the height of the entry gable to match the eaves of the first story.”
- Add a condition that reads, “Expand the eaves around the entire house to minimize the appearance of the vertical walls.”
- Add a condition that reads, “Add trim around the windows.”
- Add a condition that reads, “All windows shall be of the same materials.”
- Modify condition No. 3 to read, “The Raywood Ash Trees (T-2), tree (T-5), and the screening along the left side stairwell window (if the window is not reduced) shall be considered protected and cannot be removed without the approval of a Tree Removal Permit from the Community Development Director.”

The motion passed by a 3-0 vote.

4. 05-SC-22 – S. Simpson/McPherson Crist, LLC – 661 N. San Antonio Road, Parcel 1

Consideration of design review for a new 4,028 square-foot two-story home on a vacant parcel (parcel 1 is the right side of the lot adjacent to Tiny Tots). The proposed home includes a 2,578 square-foot first story and a 1,450 square-foot second story. *Project Planner: Banks*

Following discussion, it was moved by Commissioner Disney, seconded by Commissioner Bressack, to approve application 05-SC-22 per the staff report findings and conditions with the following additional conditions:

- Add a condition that reads, “Add fast growing evergreen landscaping along the left rear yard to the right of the orange tree and extend the hedging along the rear yard. Orange tree #3 shall be considered protected and cannot be removed with the approval of a Tree Removal Permit from the Community Development Director.”
- Add a condition that reads, “The masonry fence in the front yard should be a dark color with planting in front of it.”

The motion passed by a 3-0 vote.

5. 05-SC-23 – S. Simpson/McPherson Crist, LLC – 661 N. San Antonio Road, Parcel 2

Consideration of design review for a new 3,976 square-foot two-story home on a vacant parcel (parcel 2 is the left side of the lot). The proposed home includes a 2,322 square-foot first story and a 1,654 square-foot second story. *Project Planner: Banks*

Following discussion, it was moved by Commissioner Disney, seconded by Commissioner Bressack, to approve application 05-SC-23 per the staff report findings and conditions with the following modifications additional condition:

- Modify condition No. 2 to read, “In addition to the ordinance protected Oak and Redwood trees (Nos. 1, 11, 13, 14, 15, and 16), that tree No. 17 in the rear yard, the proposed Dogwood trees (ED) in the left rear and side yard, and the Podocarpus trees shall be considered protected and cannot be removed without the approval of a Tree Removal Permit from the Community Development Director.”
- Modify condition No. 4e to read, “Tree Nos. 1, 11, and 15 shall be protected with five-foot tall chain link fencing and erected at the drip lines of each tree.”
- Add a condition that reads, “The masonry wall should be a dark color with landscaping in the front yard.”

The motion passed by a 3-0 vote.

Adjournment:

The meeting was adjourned at 6:55 p.m.

Prepared By:

Yvonne Dupont, Executive Assistant