



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

4:00 p.m., June 15, 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 4:00 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 June 1, 2005 Architecture & Site Review Committee meeting. The motion passed by a 3-0 vote.

Consent Calendar

1. 05-SC-25 – D. Winklebleck/M. and L. Littlewood – 615 Milverton Road

Consideration of design review for a first story addition of 117 square feet and a new second story addition of 866 square feet to the existing 3,144 square-foot single-story house. *Project Planner: Kornfield*

This item was removed from the consent calendar for discussion, by Commissioner Disney.

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Disney, to approve application 05-SC-25 per the staff report findings and conditions with the following modification and additional conditions:

- Modify condition No. 2 to read, “Tree Nos. 3 and 5 shall be protected as street trees and cannot be removed or replaced without Community Development Director approval.”
- Add a condition that reads, “The applicant shall work with staff to provide a more balanced elevation with respect to the windows.”
- Add a condition that reads, “Protective fencing shall be provided around the drip lines of trees 3 and 5, with five-foot tall metal chain link, supported by metal posts driven into the ground.”

The motion passed by a 3-0 vote.

2. 05-SC-34 – N. Lomas – 970 Crooked Creek Drive

Consideration of design review for a 94 square-foot addition to the first story and a 30 square-foot addition to the second story of an existing 2,596 square-foot two-story home. *Project Planner: Connolly*

It was moved by Commissioner Disney, seconded by Commissioner Bressack, to approve application 05-SC-34 per the staff report findings and conditions.

The motion passed by a 3-0 vote.

Discussion

3. 05-SC-27 – K. and H. Lancaster – 1445 McKenzie Avenue

Consideration of design review to demolish a 3,512 square-foot single-story home and construct a new 4,231 square-foot two-story home. The project includes a 2,640 square-foot first story and a 1,590 square-foot second story. *Project Planner: Connolly*

Following discussion, it was moved by Commissioner Disney, seconded by Commissioner Bressack, to approve application 05-SC-27 per the staff report findings and conditions with the following modifications additional condition:

- Modify condition No. 2 to read, “The three White Birch trees proposed along the left side property line shall be replaced with evergreen trees of the applicant’s choice and be a minimum of 24-inch box trees. The location of these trees should be moved toward the rear to fill in the gaps in privacy.”
- Modify condition No. 3 to read, “Existing trees Nos. 1-4, 8-14 and the required screening trees in condition No. 2 shall be protected under this application and cannot be removed without a tree removal permit from the Community Development Director.”
- Add a condition that reads, “Additional fast growing, 24 inch box evergreen screening shall be provided along the rear of the property to fill the gaps between the deciduous rear yard trees.”
- Add a condition that reads, “The roofline of the entry element shall be reduced to match the eave line of the gable, on the right side of the front elevation.”

The motion passed by a 3-0 vote.

4. 05-SC-26 – C. Chin – 820 Arroyo Road

Consideration of design review to demolish an existing 3,168 square-foot single-story home and construct a new 4,467 square-foot two-story home with a 2,593 square-foot basement. The proposed home includes a 2,770 square-foot first story and a 1,697 square-foot second story. *Project Planner: Beaudin*

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Disney, to approve application 05-SC-26 per the staff report findings and conditions with the following additional conditions and modification:

- Modify condition No. 4 to read, “Prior to the issuance of a demolition permit, Trees 1 and 2 shall be protected by five-foot tall metal chain link fencing, supported by metal posts driven into the ground for the duration of construction.”
- Delete conditions No. 5b, 5c and 5d, and create a new 5b that reads, “Reduce the scale of the front entry approximately six inches.”
- Modify condition No. 5e to read, “24-inch box fast growing evergreen trees shall be planted along both property lines between the front of the home and the rear property line, retaining the six-inch Oak tree on the left side yard (if possible); and across the rear property line to maintain privacy on neighboring properties.”

The motion passed by a 3-0 vote.

5. 04-SC-64 – L. and L. Revzine – 1631 Holt Avenue

Consideration of design review to demolish an existing 1,200 square-foot single-story home and construct a new 3,018 square-foot two-story home. The proposed home includes a 2,187 square-foot first story and an 831 square-foot second story. *Project Planner: Beaudin*

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Disney, to continue application 04-SC-64 per the staff report recommended changes, with the following modifications:

- Delete recommendation No. 1.
- Modify recommendation No. 2 to read, "Eliminate the rounded roof and wall elements (one curved wall as a focal point is acceptable)."
- Modify recommendation No. 3 to read, "Articulate the two-story vertical wall elements proposed for the north elevation (interior side yard) to break up the two story wall and reduce the plate height to match the rest of the home."
- Combine recommendations No. 4 and 5 into a single recommendation that reads, "The plans shall be revised to integrate the garage into the design or remove the nonconforming garage to provide the minimum rear yard setback required by Code."
- Recommendations No. 6, 7, 8, 9, and 10 shall stay as is.

The motion passed by a 3-0 vote.

6. 05-SC-30 – A. Williamson/L. and B. Baxley – 217 Valley Street

Consideration of design review to demolish an existing 2,182 square-foot single-story home and construct a new 2,065 square-foot two-story home with a 1,482 square-foot basement. The home includes a 1,577 square-foot first story and a 1,028 square-foot second story. *Project Planner: Banks*

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Disney, to approve application 05-SC-30 per the standard findings and conditions with the following additional conditions:

- Add a condition that reads, "The metal roof shall be a dark color."
- Add a condition that reads, "The bamboo shall be a non-running variety."
- Add a condition that reads, "The balcony lights shall be shielded and directed downward."
- Add a condition that reads, "Reduce the plate height of the second story wall on the left side of the home by approximately one foot."
- Add a condition that reads, "Break-up the garage doors to provide human scale."
- Add a condition that reads, "Reduce the depth of the rear balcony to approximately 18-inches and the railing shall be translucent."
- Add a condition that reads, "Replace the proposed pear tree on the left side of the property line to an evergreen tree, located to screen the two-story wall."

The motion passed by a 3-0 vote.

Adjournment:

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

Prepared By:

Yvonne Dupont, Executive Assistant