



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

4:00 p.m., July 6, 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

Present: Commissioners Skov, Disney, and Carpenter (arrived at 4:10 p.m. for Bressack)
Absent: Commissioner Bressack

Minutes

It was moved by Commissioner Disney and seconded by Commissioner Skov, to approve the minutes from the June 15, 2005 Architecture & Site Review Committee meeting with changes.
The motion passed by a 2-0 vote.

Consent Calendar

Discussion

1. **05-SC-14 – Chapman Design Associates/M. and F. Tobagi – 1183 Laureles Drive** Consideration of design review to demolish an existing 2,325 square-foot single-story home and construct a new 3,895 square-foot two-story home. The project includes a 2,789 square-foot first story and a 1,106 square-foot second story. *Project Planner: Beaudin*

Following discussion, it was moved by Commissioner Disney, seconded by Commissioner Carpenter, to approve application 05-SC-14 per the standard findings and conditions with the following additional conditions:

- Add a condition that reads, “The plans shall be revised to correctly illustrate the required setbacks on the site plan.”
- Add a condition that reads, “The window over the tub in the master bathroom shall be translucent or hand blown glass that distorts views.”
- Add a condition that reads, “A 24-inch box evergreen screening tree shall be provided and located between the master bedroom and adjoining yard.”
- Add a condition that reads, “Provide a 24-inch box Category 1 or 2 evergreen street tree at the corner of the property.”

- Add a condition that reads, “Tree 1 (Maple), Tree 6 (Catalpa), Trees 7 and 11 (Hawthorns), Tree 10 (Tulip), and the two required trees shall be protected and shall not be removed without approval of a Tree Removal Permit from the Community Development Director.”
- Add a condition that reads, “The window in stairwell shall not be a solid piece of glass.”

The motion passed by a 3-0 vote.

2. 05-SC-29 – M. and Z. Gadzo – 255 Marich Way

Consideration of design review for a new 3,890 square-foot two-story home on a vacant lot. The project includes a 2,661 square-foot first story and a 1,229 square-foot second story. *Project Planner: Beaudin*

Following discussion, it was moved by Commissioner Disney, seconded by Commissioner Carpenter, to approve application 05-SC-29 per the staff report findings and conditions with the following modification:

- Modify condition No. 3 to read, “Trees 2, 3, 4, and all required trees for privacy screening in condition No. 5e shall be protected and cannot be removed without a tree removal permit from the Community Development Director.”

The motion passed by a 3-0 vote.

3. 05-SC-31 – W. and G. McLain – 1185 St. Charles Court

Consideration of design review for a 203 square-foot second story addition to an existing 3,402 square-foot, two-story home. *Project Planner: Connolly*

Following discussion, it was moved by Commissioner Carpenter, seconded by Commissioner Disney, to approve application 05-SC-31 per the staff report findings and conditions.

The motion passed by a 3-0 vote.

4. 05-SC-28 – J. Makkar/E. and S. Ramans – 2039 Crist Drive

Consideration of design review to demolish an existing 2,040 square-foot single-story home and construct a new, 3,833 square-foot, two-story home. The project includes a 3,087 square-foot first story and a 746 square-foot second story. *Project Planner: Beaudin*

Following discussion, it was moved by Commissioner Disney, seconded by Commissioner Carpenter, to continue application 05-SC-28 with the following direction:

- Reduce all first story wall plates to 10 feet from existing grade.
- Reduce the window height of the four windows closest to the right property line to eight feet.
- Modify the hip on the second story to be more in keeping the rest of the home.
- Amend the site plan to show the correct required side yard setbacks.

The motion passed by a 3-0 vote.

5. 05-D-03 – J. Colonna/Norwest Holdings, LLC – 20 First Street

Consideration of commercial design review to construct a new, 5,000 square-foot, two-story office building, 19 parking spaces, and re-landscape the site. The project includes removal of the existing historic structure that is approximately 3,000 square feet. *Project Planner: Kornfield*

Following discussion, it was moved by Commissioner Disney, seconded by Commissioner Carpenter, to recommend approval of design application 05-D-03 to the Planning Commission subject to the staff report findings and recommended direction with the following changes:

- Modify direction No. 2 to read, “Modify the Foothill Expressway edge landscaping to improve the corner line of sight visibility.”
- Modify direction No. 3 to read, “Enhance the First Street elevation and provide a more pedestrian friendly appearance along this elevation.”
- Combine direction Nos. 5 and 6 to read, “Retain all the Oak trees at corner (except the tree located on the handicap ramp) to screen the utility pole or if the Oak trees cannot be retained, incorporate a Chinese Pistache tree and replacement Oak trees at the corner to relate to the Downtown street trees.”

The motion passed by a 3-0 vote.

Adjournment:

The meeting was adjourned at 7:15 p.m.

Prepared By:

Yvonne Dupont, Executive Assistant