



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

4:00 p.m., July 20, 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 Disney and seconded by Commissioner Skov, to approve the minutes from the July 6, 2005 Architecture & Site Review Committee meeting with changes. The motion passed by a 2-0-1 vote, with Bressack abstaining.

Consent Calendar

1. 05-SC-37 – J. Stroupe/Y. and E. Kaftan – 267 Alicia Way

Consideration of design review to construct a new detached 720 square-foot second living unit in the rear yard of a 16,040 square-foot lot with an existing 3,213 square-foot single-story home. *Project Planner: Connolly*

Following discussion, it was moved by Commissioner Disney, seconded by Commissioner Bressack, to approve application 05-SC-37 per the staff report findings and conditions, with the following additional conditions:

- Add a condition that reads, “Provide two feet of lattice on the top of the fence along the northern property line from the cedar tree to the rear property line.”
- Add a condition that reads, “Provide landscape screening along the north and east property adjacent to the guest house.”

The motion passed by a 3-0 vote.

Discussion

2. 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, 1,741 square feet on the second story, and a 1,731 square-foot basement. ***THIS ITEM WAS CONTINUED FROM THE MAY 18, 2005 A&S MEETING*** *Project Planner: Kornfield*

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Disney, to approve application 05-SC-16 per the standard findings and conditions with the following additional conditions:

- Add a condition that reads, “The lights on the balcony shall be shielded and directed downward.”
- Add a condition that reads, “The birch tree proposed in the west side yard shall be changed to a 24-inch box evergreen tree, the species and location shall be approved by staff. These trees shall be protected and cannot be removed without the approval of the Community Development Director.”
- Add a condition that reads, “The landscape plan shall be revised to be consistent with the revised site plan and privacy shall be maintained along the side yards.”
- Add a condition that reads, “Revise the balcony parapet over the entry to have open railing such as a tile grill.”

The motion passed by a 3-0 vote.

3. 05-SC-33 – J. Wolverton – 215 Avalon Drive

Consideration of design review to demolish an existing 3,323-square-foot single-story home and construct a new 4,661-square-foot, two-story home. The proposal includes a first story of 2,668 square feet, a second story of 1,277 square feet, and a basement of 1,338 square feet. *Project Planner: Beaudin*

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Disney, to approve application 05-SC-33 per the staff report findings and conditions with the following modifications and additional conditions:

- Modify condition No. 5b to read, “Tree A shall be a 24-inch box size Evergreen tree, and Tree F shall be a 48-inch box size Evergreen tree, in which the species shall be approved by staff and the tree shall be located so the canopy (at maturity) shall not extend over the property line.”
- Modify condition No. 5c to read, “Two Category II or III Street Trees shall be planted in the boulevard along Almond Avenue between the sidewalk and the road surface between the 12-inch Street Tree and the east property line of the subject site.”
- Add a condition No. 5e that reads, “Reduce the size of the stairwell windows by eliminating the clear story windows.”
- Add a condition No. 5f that reads, “Provide additional screening along the left property line from the rear of the house to Tree A.”
- Add a condition No. 5g that reads, “The stone shall be deleted from the front elevation.”
- Add a condition No. 5h that reads, “Eliminate the balcony on the rear and replace it with an egress window to match the size of the adjacent windows to the right.”

The motion passed by a 3-0 vote.

Adjournment:

The meeting was adjourned at 5:20 p.m.

Prepared By:

Yvonne Dupont, Executive Assistant