



## MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

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4:00 p.m., October 5, 2005  
Los Altos Community Meeting Chambers  
One North San Antonio Road, Los Altos, California 94022

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### Call to Order

Commissioner Bressack called the meeting to order at 4:02 p.m.

### Roll Call

Present: Commissioners Bressack, Disney, and Carpenter (for Skov)  
Absent: Commissioner Skov

### Minutes

It was moved by Commissioner Disney and seconded by Commissioner Bressack to approve the minutes of the September 14, 2005 Architecture and Site Review meeting.  
The motion passed by a 2-0-1 vote, with Carpenter abstaining.

### Discussion

#### 1. **05-SC-42 – N. Campbell – 695 Benvenue Avenue**

Consideration of design review for first and second story additions to an existing 2,007 square-foot single-story home. The project includes an addition of 547 square feet to the first story and a new 720 square-foot second story addition. *Project Planner: Connolly*

Following discussion, it was moved by Commissioner Carpenter, seconded by Commissioner Disney, to approve application 05-SC-42 per the staff report findings and conditions with the following changes and additional condition:

- Modify condition No. 2 to read, “The depth of the balcony shall be reduced to two feet deep to reduce privacy impacts.”
- Modify condition No. 3 to read, “Extensive additional 24-inch box evergreen screening shall be added along the rear, right and left side of the property to fill privacy gaps from the balcony and windows.”
- Modify condition No. 5 to read, “Tree No's 1-4, 8, 11, 14 and 17, as well as the recommended screening tree in the rear yard, shall be protected under this application and cannot be removed without a permit from the Community Development Director.”
- Add a condition No. 9 that reads, “The lights on the balcony shall be shielded and directed downward.”

The motion passed by a 3-0 vote.

**2. 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. ***THIS ITEM WAS CONTINUED FROM THE JULY 6, 2005 A&S MEETING*** Project Planner: *Beaudin*

Following discussion, it was moved by Commissioner Disney, seconded by Commissioner Carpenter, to approve application 05-SC-28 per the staff report findings and conditions with the following changes and additional conditions:

- Modify condition No. 5c to read, “The window height of the three windows and door closest to the interior (right) property line be reduced to a maximum of eight feet in height from existing grade.”
- Add a condition No. 5g that reads, “The proposed street trees 1, 2, 3, and 4 shall be selected from Category I and II from the City’s Street Tree Booklet.”
- Add a condition No. 7 that reads, “The balcony lighting shall be shielded and directed downward.”
- Add a condition No. 8 that reads, “Reduce the plate height of the left most gable over bedroom #3 by one-foot, six inches.”

The motion passed by a 3-0 vote.

**3. 05-SC-55 – E. and E. Ganitsky – 681 Jay Street, Lot A**

Consideration of design review to construct a new single-story home with a floor area of 4,346 square feet on Lot A (the western parcel) of the recently subdivided property located at 681 Jay Street. ***THIS ITEM WAS CONTINUED FROM THE SEPTEMBER 14, 2005 A&S MEETING*** Project Planner: *Kornfield*

Following discussion, it was moved by Commissioner Carpenter, seconded by Commissioner Disney, to approve application 05-SC-55 per the staff report findings and conditions with the following changes and additional conditions:

- Modify condition No. 4 to read, “Redwood tree Nos. 21, 23, 24 and Olive Tree No. 19 are protected as street trees. Evergreen screening tree No. 101 in the west side and rear yards are protected as privacy screening. Protected trees shall not be removed or replaced without tree permit approval by the Community Development Director.”
- Modify condition No. 5d to read, “Architectural recesses and/or trim on all windows and doors on the front and side elevations as approved by the Planning Division.”
- Add a condition No. 5g that reads, “Tree No. 32 shall be removed.”
- Add a condition No. 5h that reads, “Sheet C-2 shall be revised to indicate that the front setback is 40 feet, not 25.”

The motion passed by a 3-0 vote.

**4. 05-SC-56 – E. and E. Ganitsky – 681 Jay Street, Lot B**

Consideration of design review to construct a new single-story home with a floor area of 4,548 square feet on Lot B (the eastern parcel) of the recently subdivided property located at 681 Jay Street. ***THIS ITEM WAS CONTINUED FROM THE SEPTEMBER 14, 2005 A&S MEETING*** Project Planner: *Kornfield*

Following discussion, it was moved by Commissioner Disney, seconded by Commissioner Carpenter, to approve application 05-SC-56 per the staff report findings and conditions with the following changes and additional conditions:

- Modify condition No. 6d to read, “Revise the window shapes for the Solarium and the garage door to have a human scale. The garage doors shall be made to appear as two doors.”
- Modify condition No. 6e to read, “Architectural recesses and/or trim on windows and doors on the front and sides of the building as approved by the Planning Division.”
- Add a condition No. 6g that reads, “Remove the Entry Tower element and work with staff to modify the visible courtyard wall.”

The motion passed by a 3-0 vote.

**5. 05-SC-50 – Edifex Development, LLC – 885 Laverne Way, Parcel 1**

Consideration of design review to construct a new 5,340 square-foot two-story home on Lot A of the recently subdivided property located at 885 Laverne Way. The project includes a 3,796 square-foot first story and a 1,544 square-foot second story. *Project Planner: Kornfield*

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Disney, to approve application 05-SC-50 per the staff report findings and conditions with the following changes and additional conditions:

- Add a condition that reads, “The lights on the balcony shall be shielded and directed downward.”
- Add a condition that reads, “Change the two Camphor trees in the front yard to an alternative 24-inch box evergreen species with non-invasive roots.”
- Add a condition that reads, “An additional evergreen, non-invasive tree species in the southwestern corner, shall be required.”
- Add a condition that reads, “Two, 24-inch box size Podocarpus trees in the rear yard adjacent to the basement light well shall be required.”
- Add a condition that reads, “Replace the two Olive trees in the front yard with Category I or II Street Trees.”

The motion passed by a 3-0 vote.

**6. 05-SC-51 – Edifex Development, LLC – 885 Laverne Way, Parcel 2**

Consideration of design review to construct a new 3,999 square-foot two-story home on Lot B of the recently subdivided property located at 885 Laverne Way. The project includes a 2,784 square-foot first story and a 1,215 square-foot second story. *Project Planner: Kornfield*

Following discussion, it was moved by Commissioner Disney, seconded by Commissioner Carpenter, to approve application 05-SC-51 per the staff report findings and conditions with the following changes and additional conditions:

- Add a condition that reads, “Increase the size of the two Podocarpus trees in the rear yard to 24-inch box.”
- Add a condition that reads, “The lights on the balcony shall be shielded and directed downward.”
- Add a condition that reads, “At least one, Category I Street Tree shall be required.”

The motion passed by a 3-0 vote.

**Adjournment**

The meeting was adjourned at 7:25 p.m.

Prepared By:

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Yvonne Dupont, Executive Assistant