



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

4:00 p.m., November 30, 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, Bressack, and Disney

Minutes

It was moved by Commissioner Disney and seconded by Commissioner Bressack, to approve the minutes from the November 16, 2005 Architecture and Site Review Committee meeting with changes. The motion passed by a 3-0 vote.

Consent

Discussion

1. 05-SC-32 – In Sik Rhee – 448 Cherry Avenue

Re-consideration of design review to demolish the existing structures and construct a new 4,489 square-foot, two-story home. The project includes 2,976 square feet on the first story, 1,564 square feet on the second story, and 2,389 square feet in a basement. *Project Planner: Kornfield*

THIS ITEM WAS CONTINUED FROM THE OCTOBER 19, 2005 A&S MEETING

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Disney, to approve application 05-SC-32 with the following change:

- Modify condition No. 2 to read, “,In addition to tree B and C which are protected by ordinance, Pine trees (A) along the rear property line, the proposed evergreen screening in the north side yard, the proposed Jacaranda, Crape Myrtle trees in the rear yard, and the proposed screening in the north side yard shall be protected to maintain privacy and mitigate bulk. Additionally, to maintain the streetscape, Cedar trees D and E shall be protected. Said trees shall not be removed or replaced without a tree permit approval by the Community Development Director.

The motion passed by a 3-0 vote.

2. 05-SC-61 – L. Yao/Dixon Way Investors, LLC – 788 Dixon Way

Consideration of design review for a new 3,858-square-foot, two-story home. The project includes a first story of 2,309 square feet, a second story of 1,549 square feet, and a basement of 1,773 square feet.

Project Planner: Kornfield

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Disney, to approve application 05-SC-61 with the following additional condition:

- Add a condition that reads, “Modify the window in the parlor to match the mullion pattern of the arched window on the second story.”

The motion passed by a 3-0 vote.

3. 05-SC-54 – Innovative Concepts/M. Recine – 790 Arroyo Road

Re-consideration of design review for a new 4,446 square-foot two-story home. The project includes 2,361 square feet on the first story and 1,643 on the second story. *Project Planner: Banks* ***THIS ITEM WAS CONTINUED FROM THE OCTOBER 19, 2005 A&S MEETING***

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Disney, to approve application 05-SC-54 with the following changes and additional conditions:

- Modify condition No. 3 to read, “The two street trees in the front yard shall be a 36-inch box tree selected from Category I of the City’s Street Tree Program Booklet.”
- Modify condition No. 5a to read, “Trees A, B, C, G and H.”
- Add a condition that reads, “All the windows on the front elevation shall be vertical sliding windows.”
- Add a condition that reads, “The front setback of the porch shall be increased by three feet to be 34 feet.”
- Add a condition that reads, “Reduce the height of the chimney.”
- Add a condition that reads, “Prior to final inspection, the applicant shall provide a six-foot fence or 15-gallon evergreen shrubs along the left property line between the front and rear of the house.”
- Add a condition that reads, “The bottom portion of the master bathroom windows, adjacent to the bath, shall be frosted.”

The motion passed by a 3-0 vote.

4. 05-SC-52 – A. Ho/M. Migdal – 1457 Miramonte Avenue

Re-consideration of design review to demolish an existing 1,695 square-foot single-story home and construct a new 4,086 square-foot two-story home. The project includes a first story of 2,643 square feet and a second story of 4,443 square feet. *Project Planner: Banks* ***THIS ITEM WAS CONTINUED FROM THE NOVEMBER 2, 2005 A&S MEETING***

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Disney, to approve application 05-SC-52 with the following changes and additional conditions:

- Modify condition No. 3a to read, “Tree nos. 2, 3, 4, 7, and the proposed evergreen trees in the side and rear yards.”
- Modify condition No. 3c to read, “Trees nos. 5, 6, 8, and 11 which are protected by ordinance.”
- Delete condition Nos. 5b and 5c.
- Modify condition No. 5e to read, “Two Category I street trees shall be planted in or near the public right-of-way.”
- Add a condition that reads, “Increase the eave overhang to 24 inches.”

- Add a condition that reads, “The window and door trim shall be wood, a composite that looks like wood, or pre-cast concrete.”
- Add a condition that reads, “Add 24-inch box, fast growing evergreen screening in the left side yard to screen views from bedroom #4.”

The motion passed by a 3-0 vote.

Adjournment

Commissioner Skov adjourned the meeting at 6:15 p.m.

Prepared By:

Yvonne Dupont, Executive Assistant