



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

4:00 p.m., January 18, 2006
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 Bressack and seconded by Commissioner Disney, to approve the minutes from the December 14, 2005 Architecture and Site Review Committee meeting as written. The motion passed by a 3-0 vote.

Consent

1. 05-SC-67 – K. and A. Armstrong – 653 Jay Street

Consideration of design review for a 15.6-foot tall accessory structure in the rear yard. The proposed accessory pool house structure contains 689 square feet. *Project Planner: Kornfield*

This item was removed from the Consent Calendar for discussion.

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Skov, to approve application 05-SC-67, per the staff report findings and conditions, with the following additional condition:

- Add a condition that reads, “Provide evergreen screening along the rear property line, and/or raise the height of the window sill facing the rear property line.”

The motion passed by a 3-0 vote.

Discussion

2. 05-SC-63 – J. and D. James – 674 Arrowood Court

Consideration of design review to demolish an existing 2,042-square-foot single-story house, and construct a new 3,594-square-foot two-story home. *Project Planner: Connolly*

Following discussion, it was moved by Commissioner Disney, seconded by Commissioner Bressack, to approve application 05-SC-63, per the staff report findings and conditions, with the following modification and additional conditions:

- Modify condition No. 3 to read, “The second-story windows on the left and right sides of the house shall have four-foot, six inch window sill heights, or the glass be made obscure.”
- Add a condition that reads, “Provide additional, fast growing evergreen screening between tree #4 and #5 and a 24-inch box evergreen tree (adjacent to the Walnut tree) to screen views from the rear windows.”
- Add a condition that reads, “Provide one Category I or II street tree in the right-of-way along the front property line.”

The motion passed by a 3-0 vote.

3. 05-SC-65 – D. Fazekas/K. Askarinam – 630 Rosita Avenue

Consideration of design review to demolish 1,945 square feet of existing structures and construct a new 3,941-square-foot two-story home. *Project Planner: Connolly*

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Disney, to continue application 05-SC-65, with the following direction:

- Forward a petition to the Public Works department regarding maintaining the bench in the public right-of-way along Parma Way.
- Reduce the bulk of the house.
- Use more rustic materials.
- The Pepper tree is healthy and should be retained.
- Revise plans to show the Pear tree along Parma Way.
- Reduce the size and height of the chimney.
- If the front door is located on Parma Way, the 25-foot front setback on the street should be respected. If the front is located on Rosita Avenue, the scale and bulk of the home should be reduced to be compatible with the homes on that street.
- Provide more landscaping and street trees.
- Reduce the formality of the entry and match the eave line with the house.
- Reduce the complexity of the roof.
- Clarify page A-8 to show the existing trees, including the trees between tree #2 and tree #9.

The motion passed by a 3-0 vote.

4. 05-SC-66 – Chapman Design Associates/K. Harikrishnan and D. Kalavagunta – 140 S. Avalon Drive: Consideration of design review for a single-story addition of 180 square feet, and a second story addition of 524 square feet, to the existing house, for a total proposed floor area of 3,147 square feet. *Project Planner: Kornfield*

Commissioner Bressack recused herself due to living within the proximity of the site and Commissioner Disney mentioned that she knows the applicants.

Following discussion, it was moved by Commissioner Disney, seconded by Commissioner Skov, to approve application 05-SC-66, per the standard findings and conditions, with the following additional conditions:

- Add a condition that reads, “Modify all elevations to include the wood siding on the two-story element, as presented at the Architecture & Site Review Committee meeting.”
- Add a condition that reads, “Provide a 24-inch box Magnolia tree in the front yard.”

The motion passed by a 2-0 vote.

5. 05-SC-59 – R. Shahidi – 502 Palm Avenue

Consideration of design review to demolish an existing 1,232 square-foot single-story home and construct a new 3,029 square-foot two-story home. The project includes a first story of 1,847 square feet and a second story of 1,182 square feet. *Project Planner: Banks*

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Disney, to approve application 05-SC-59, per the staff report findings and conditions, with the following modifications and additional condition:

- Modify condition No. 4 to read, “The balcony along the right elevation shall be eliminated, the glass in the bathroom shall be obscure, and the door shall be eliminated and replaced with obscure glass.”
- Modify condition No. 6b to read, “Protective fencing shall be placed around drip-line of tree nos. 1, 5, 6 (the drip-line on the applicants property), and 8. The fencing shall be minimum five feet tall, metal chain link with metal posts driven into the ground.”
- Modify condition No. 6d to read, “The drainage and grading plan shall be modified to move the drywell along the right side of the property, at least 10 feet from the side property line or moved to the front yard.”
- Add a condition that reads, “Provide one Category I street tree in the front yard.”

The motion passed by a 3-0 vote.

Adjournment

Commissioner Skov adjourned the meeting at 7:00 p.m.

Prepared By:

Yvonne Dupont, Executive Assistant