



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

4:00 p.m., February 1, 2006
Los Altos Community Meeting Chambers
One North San Antonio Road, Los Altos, California 94022

Call to Order

Commissioner Bressack called the meeting to order at 4:03 p.m.

Roll Call

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

Minutes

It was moved by Commissioner Disney and seconded by Commissioner Bressack, to approve items 1, 2, 3, and 5 in the minutes from the January 18, 2006 Architecture and Site Review Committee meeting with corrections. Item 4 of the minutes could not be approved due to lack of a quorum.

The motion passed by a 2-0-1 vote, with Commissioner Hull abstaining.

Consent

Discussion

1. 05-SC-60 – J. Sabel/C. and J. Small – 504 Paco Drive

Consideration of design review to construct a 497-square-foot first story addition and a 237-square-foot second story addition, to an existing 2,109-square-foot two-story house. The proposal also includes the demolition of 189 square feet on the second story. *Project Planner: Connolly*

Following discussion, it was moved by Commissioner Disney, seconded by Commissioner Hull, to approve application 05-SC-60, per the staff report findings and conditions, with the following change and additional conditions:

- Modify condition No. 3 to read, “Tree No’s 3-7, the Pear tree (near the back of the house), and the new Bay Laurel trees in the rear yard shall be protected under this application and cannot be removed without a tree removal permit form the Community Development Director.”
- Add a condition No. 1a that reads, “The applicant may remove the transom windows on the rear elevation and use single light windows, rather than divided light.”
- Add a condition No. 1b that reads, “The applicant may use either a composition or wood shake roof.”

The motion passed by a 3-0 vote.

2. 05-SC-01 – H. Colin/J. and C. McCormack – 668 Meadow Lane

Consideration of a modification to a previously approved design review application for a new two-story home. The proposal includes increasing the maximum height one foot from 23 feet 5 inches to 24 feet 5 inches, modifying the roof form, and adding windows on the first and second floor on the rear elevation.

Project Planner: Banks

Following discussion, it was moved by Commissioner Disney, seconded by Commissioner Hull, to approve application 05-SC-01, per the staff report findings and conditions, with the following modification:

- Modify condition No. 2 to read, “A six-foot fence with two feet of lattice shall be constructed along the rear of the property from the riparian setback to the right side property line; two 48-inch box evergreen trees shall be planted to screen views from the new second story window; and evergreen hedging shall be planted along the rear property line behind the garage. The landscape plan shall be approved by a consulting arborist to verify that the planting will not impact the Oak tree.”

The motion passed by a 3-0 vote.

3. 05-SC-68 – A. and K. Leban – 40 Del Monte Avenue

Consideration of design review to demolish an existing 1,061-square-foot house and construct a new 2,026 square-foot two-story home. The proposal includes a first story of 1,513 square feet and a second story of 513 square feet, with a 1,440-square-foot basement. *Project Planner: Banks*

Following discussion, it was moved by Commissioner Bressack, seconded by Commissioner Hull, to approve application 05-SC-68, per the staff report findings and conditions, with the following modification and additional conditions:

- Modify condition No. 2 to read, “The sill height of the window in the bathroom along the right elevation shall be five feet or the window shall be obscure.”
- Modify condition No. 6b to read, “Move tree A onto the project site away from the power lines.”
- Add a condition that reads, “Reduce the amount of impervious paving in front of the garage to appear as a one car driveway although a pervious (open material) may be used to allow a second car in the area.”
- Add a condition that reads, “Increase the size of the trim around the windows to be at least four inches, which shall be wood or simulated wood.”
- Add a condition that reads, “Retain tree No. 7, which shall be considered protected and cannot be removed without approval of a tree removal permit from the Community Development Director.”
- Add a condition that reads, “Replace tree No. 8 with an evergreen screening tree in the same location. The tree shall be considered protected and cannot be removed without approval of a tree removal permit from the Community Development Director.”

The motion passed by a 3-0 vote.

Adjournment

Commissioner Bressack adjourned the meeting at 5:55 p.m.

Prepared By:

Yvonne Dupont, Executive Assistant