



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

4:00 p.m., March 15, 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 4:00 p.m.

Roll Call

All Present: Commissioners Bressack, Disney, and Hull (Bocook for Bressack on item 1)

Minutes

It was moved by Commissioner Disney and seconded by Commissioner Hull, to approve the minutes from the March 1, 2006 Architecture and Site Review Committee meeting with changes.

The motion passed by a 3-0-1 vote, with Bressack abstaining for item 1 of the minutes.

Consent

Discussion

1. 06-SC-04 – J. Warmoth – 40 Osage Avenue

Reconsideration of design review for a modification to increase the ridge height from 20 feet to 23 feet for a previously approved single-story house. *Project Planner: Kornfield*

Commissioner Bressack recused herself for this item and Bocook replaced her.

Following discussion, it was moved by Commissioner Bocook, seconded by Commissioner Hull, to approve application 06-SC-04, per the staff report findings and conditions, with the following additional conditions:

- A 24-inch box Category I Street Tree shall be planted in front of the property.
- The applicant shall provide deciduous trees in the northern side yard and discuss the placement of the trees with the adjacent neighbor.

The motion passed by a 2-1 vote, with Disney voting no.

Commissioner Bocook recused himself from the rest of the meeting and Bressack rejoined the Committee for the remaining agenda items.

2. 06-SC-03 – Homestead Development & Real Estate/J. and M. Tan – 630 University Avenue

Consideration of design review for an 18-foot tall accessory structure that includes an 800-square-foot second living unit. The previously approved, 5,988-square-foot two-story home is currently under construction on this site. *Project Planner: Kornfield*

Following discussion, it was moved by Commissioner Hull, seconded by Commissioner Disney, to approve application 06-SC-03, per the staff report findings and conditions, with the following added condition:

- Provide additional understory landscape screening to the west of the accessory structure, between the structure and the riparian corridor. The landscape plan shall be approved by City staff.

The motion passed by a 3-0 vote.

3. 06-SC-05 – L. and J. Robbin – 270 Frances Drive

Consideration of design review to demolish an existing 3,666-square-foot single-story home and construct a 4,569-square-foot, two-story dwelling. The project includes a first-story of 3,057 square feet and a second story of 1,512 square feet, with a 1,692-square-foot basement (which is not counted toward floor area). *Project Planner: Connolly*

Following discussion, it was moved by Commissioner Disney, seconded by Commissioner Hull, to approve application 06-SC-05, per the staff report findings and conditions, with the following additional conditions:

- Remove the stone wainscoting along the front of the home.
- Reduce the plate heights to a maximum of 9 feet.
- Include the Chinese Pistache located in the rear yard, adjacent to the patio, in the landscape plan and add it to the list of protected trees.

The motion passed by a 3-0 vote.

4. 06-SC-06 – A. Olin/D. and L. Smith – 425 Monterey Place

Consideration of design review to demolish an existing 3,230-square-foot single-story home and construct a 3,433-square-foot, two-story dwelling and 441-square-foot accessory garage. The project includes a first-story of 3,071 square feet and a second story of 803 square feet, with a 2,637-square-foot basement. *Project Planner: Kornfield*

Following discussion, it was moved by Commissioner Disney, seconded by Commissioner Hull, to approve application 06-SC-06, per the staff report findings and conditions.

The motion passed by a 3-0 vote.

5. 06-SC-07 – M. Chacon/J. and K. Cushing – 35 Del Monte Avenue

Consideration of design review to construct a 232 square-foot addition to the first story and a new 526 square-foot second-story to an existing 1,255 square-foot home. *Project Planner: Banks*

Following discussion, it was moved by Commissioner Disney, seconded by Commissioner Hull, to approve application 06-SC-07, per the staff report findings and conditions, with the following added condition:

- The balcony lighting shall be shielded and directed downward.

The motion passed by a 3-0 vote.

Adjournment

Commissioner Bressack adjourned the meeting at 5:45 p.m.

Prepared By:

Yvonne Dupont, Executive Assistant