



## MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

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4:00 p.m., April 5, 2006  
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 4:05 p.m.

### Roll Call

All Present: Commissioners BRESSACK, DISNEY, and UHLIR

### Minutes

It was moved by Commissioner DISNEY and seconded by Commissioner BRESSACK, to approve the minutes from the March 15, 2006 Architecture and Site Review Committee meeting.

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

### Consent

None.

### Discussion

#### 1. 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 3,952-square-foot two-story home. The project includes a 2,659 square-foot first story and a 1,293 square-foot second story. *Project Planner: Connolly* ***THIS ITEM WAS CONTINUED FROM THE JANUARY 18, 2006 ARCHITECTURE & SITE REVIEW COMMITTEE MEETING.***

Following discussion, it was moved by Commissioner DISNEY, seconded by Commissioner UHLIR, to approve application 05-SC-65, per the staff report findings and conditions, with the following changes and additional conditions:

- Modify condition No. 6 to read, “In addition to the trees in the right-of-way that are already protected, tree no’s 1-5, 9, and 11 as well as proposed tree nos. 20-26 protected under this application and cannot be removed without a tree removal permit from the Community Development Director.

- Modify condition No. 7 to read, “**Prior to the issuance of a demolition permit**, and for the duration of construction, tree nos. 1– 9 and 11, shown as protected, shall be protected with five-foot tall chain link fence on steel posts driven into the ground.”
- Add a condition that reads, “Show the small existing Oak trees along Parma Way on the landscape plan.”
- Add a condition that reads, “Modify the roof materials to have a lighter appearance similar to shake roof.”
- Add a condition that reads, “Reduce the volume of the second story by eliminating the flat roof, which may include changing the roof pitch to 4/12.”
- Add a condition that reads, “Provide a 24-inch box Category II street tree near the corner of Rosita Avenue and Parma Way.”

The motion passed by a 3-0 vote.

**2. 05-SC-69 – S. Yang/K. Chen – 632 Camellia Way**

Consideration of design review to demolish an existing 2,355 square-foot single-story home and construct a new 3,439 square-foot two-story home. The project includes a 2,145 square-foot first story, an 851 square-foot second story, and a 443 square-foot garage. *Project Planner: Connolly*

Following discussion, it was moved by Commissioner UHLIR, seconded by Commissioner DISNEY, to approve application 05-SC-69, per the staff report findings and conditions, with the following changes and additional conditions:

- Modify condition No. 3 to read, “The second-story wall on the front elevation in bedroom two shall be set back to align with the bathroom and to reduce the appearance of bulk and mass.”
- Modify condition No. 6 to read, “An additional 24-inch box evergreen tree shall be planted to fill in the privacy gap on the right rear of the property, to maintain some of the larger existing rear yard trees, and to add additional rear yard landscaping where necessary to provide privacy screening.”
- Add a condition that reads, “Increase the eave overhangs to 30 inches.”
- Add a condition that reads, “Use interlocking pavers or a pervious material for the driveway.”
- Add a condition that reads, “The height of the entry shall be reduced and the eaves lowered to match the eave height of the bay windows.”
- Add a condition that reads, “The window trim shall be wood or simulated wood appearing material.”

The motion passed by a 3-0 vote.

**3. 06-SC-09 – S. Di Franco – 496 Cherry Avenue**

Consideration of design review to demolish an existing 1,031-square-foot single-story home and construct a new 4023-square-foot two-story home. The project includes a 2,131-square-foot first story, a 1,464-square-foot second story, and a 427-square-foot detached garage. *Project Planner: Kornfield*

Following discussion, it was moved by Commissioner DISNEY, seconded by Commissioner BRESSACK, to approve application 06-SC-09, per the staff report findings and conditions, with the following change and additional conditions:

- Modify condition No. 3 to read, “The required Street Tree, the evergreen screening trees in the side yards, and Oak tree Nos. 8, 16, 17, 20 and 23 are protected under Municipal Code Chapter 11.08 for buffering and privacy and shall not be removed or replaced without a permit from the Community Development Director.”
- Add a condition that reads, “The Podocarpus in the right side yard shall be 24-inch box or as approved by staff.”
- Add a condition that reads, “Remove the chimney in the right side yard and the cupola on the garage.”
- Add a condition that reads, “The final drawings shall include the missing window on the right side elevation.”

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

**4. 06-SC-10 – C. Schiller II – 1880 Alford Avenue**

Consideration of design review to demolish an existing 1,580 square-foot single-story home and construct a new 3,325 square-foot two-story home. The proposal includes 2,500 square feet on the first story and an 825 square-foot second story. *Project Planner: Banks*

Following discussion, it was moved by Commissioner DISNEY, seconded by Commissioner UHLIR, to approve application 06-SC-10, per the staff report findings and conditions, with the following change and additional conditions:

- Modify condition No. 3 to read, “In addition to existing Oak tree No. 1, the proposed Chinese Pistache street tree in the front yard; and the proposed screening trees in the rear yard to mitigate views from the rear facing windows, shall be considered protected and cannot be removed without approval of a Tree Permit by the Community Development Director.”
- Add a condition that reads, “The proposed screening hedge in the rear yard shall be a minimum of 15-gallon.”
- Add a condition that reads, “Evaluate retaining the Oak trees in the right rear yard and the front yard to the right and left of the driveway if it does not conflict with the driveway.”
- Add a condition that reads, “Provide a trellis or similar feature above the garage doors to minimize the bulk.”
- Add a condition that reads, “A six-foot fence with two feet of open lattice shall be required along the side and rear property line..”

The motion passed by a 3-0 vote.

**5. 06-SC-08 – M. Harris Architecture/P. Siegel and K. Shoens – 852 Madonna Way**

Consideration of design review to add 247 square feet to the first floor and 430 square feet to the second floor of an existing 3,270 square-foot two-story home. *Project Planner: Banks*

Following discussion, it was moved by Commissioner UHLIR, seconded by Commissioner DISNEY, to approve application 06-SC-08, per the staff report findings and conditions, with the following additional condition:

- Add a condition No. 8 that reads, “The balcony lighting shall be shielded and directed downward.”

The motion passed by a 3-0 vote.

**6. Election of Chair**

Appointment of the 2006 Architecture and Site Review Committee Chair.

It was moved by Commissioner DISNEY and seconded by Commissioner UHLIR, to appoint BRESSACK as the 2006 Architecture and Site Review Committee Chair.

The motion passed by a 3-0 vote.

**Adjournment**

Chair BRESSACK adjourned the meeting at 6:15 p.m.

Prepared By:

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Yvonne Dupont, Executive Assistant