



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

4:00 p.m., May 3, 2006
Los Altos Community Meeting Chambers
One North San Antonio Road, Los Altos, California 94022

Call to Order

Chair BRESSACK called the meeting to order at 4:02 p.m.

Roll Call

All Present: Chair BRESSACK, Commissioners DISNEY and UHLIR

Minutes

It was moved by Commissioner DISNEY and seconded by Commissioner UHLIR, to approve the minutes from the April 19, 2006 Architecture and Site Review Committee meeting as written.

The motion passed by a 3-0.

Consent

1. 05-SC-01 – H. Colin/J. and C. McCormack – 668 Meadow Lane

Consideration of design review to modify the landscape conditions of approval for a previously approved two-story addition. *Project Planner: Banks*

It was moved by Commissioner DISNEY and seconded by Commissioner UHLIR, to approve application 05-SC-01, per the staff report conditions of approval.

The motion passed by a 3-0 vote.

2. 05-SC-60 – J. Sabel/C. and J. Small – 504 Paco Drive

Consideration of design review to modify the design of a previously approved two-story addition. The modification includes increasing the amount of square feet in the second-story without altering the roofline. The first-story will remain at 2,417 square feet, while the second-story will increase from 237 square feet to 401 square feet. The total square footage of the house will be 2,818, where 2,819 square feet is allowed by code. *Project Planner: Connolly*

It was moved by Commissioner DISNEY and seconded by Commissioner UHLIR, to approve application 05-SC-60, per the staff report conditions of approval.

The motion passed by a 3-0 vote.

Discussion

3. **05-SC-64 – S. Estrada/R. and P. Aredo – 641 Hawthorne Avenue**

Consideration of design review to demolish an existing 1,200 square-foot single-story house and construct a new 3,582 square-foot two-story house. The project includes a 2,282 square-foot first story and a 1,300 square-foot second story. *Project Planner: Connolly*

Following discussion, it was moved by Commissioner DISNEY, seconded by Commissioner UHLIR, to continue application 05-SC-64, with the following direction:

- Revise the plans to show a reduced plate height of nine feet, six inches on the right side of the house, per condition No. 2 of the staff report.
- The windows shall be wood trim or a similar composite material.
- The front entry shall be lowered proportionally to the lowering of the right elevation.
- The balcony lighting shall be shielded and directed downward.

The motion passed by a 3-0 vote.

4. **06-SC-11 – M. Sensenbrenner – 864 Berry Avenue**

Consideration of design review for a new 3,474 square-foot two-story house on a vacant lot. The project includes a 2,217 square-foot first story and a 1,287 square-foot second story. *Project Planner: Connolly*

Following discussion, it was moved by Commissioner DISNEY, seconded by Commissioner UHLIR, to approve application 06-SC-11, per the staff report findings and conditions, with the following changes and additional conditions:

- Delete condition No. 4.
- Modify condition No. 5 to read, “The applicant shall provide one 24-inch box screening tree adjacent to the garage, which shall be coordinated with the landscaping being installed by the neighboring property.”
- Add a condition that reads, “Tree No. 1 shall be reviewed by a consulting arborist and retained if determined to be healthy.”
- Add a condition that reads, “Add a Chinese Pistache tree between the driveways, behind the power lines.”

The motion passed by a 3-0 vote.

5. **06-SC-13 – T. Barrette – 447 Lerida Avenue**

Consideration of design review to demolish an existing 1375-square-foot single-story house and construct a new 2,902-square-foot two-story house (not including the basement). The project includes a first story of 1,992 square feet and a second story of 910 square feet, with a 1,992-square-foot basement. The existing non-conforming detached garage/exercise room will be retained with the exception of 238 square feet along the right side of the structure. *Project Planner: Banks*

Following discussion, it was moved by Commissioner UHLIR, seconded by Commissioner DISNEY, to continue application 06-SC-13, per the staff report recommended changes, with the following additional direction:

- Remove the stove from the basement.
- Consider locating a door on the Lerida Avenue frontage.
- Correct the tree inventory.
- Provide elevations or pictures of the accessory structure.
- Reduce the volume of the structure.
- Modify the roof to eliminate the flat area.

The motion passed by a 3-0 vote.

6. 05-D-14 – Charities Housing Development Corporation/M. and K. Mouney – 1579

Miramonte Avenue Consideration of design review for a mixed commercial and residential use project containing 2,800 square feet of commercial space and 14 residential condominiums. The project removes the former Echo Restaurant building, dwelling and accessory structures. *Project Planner: Kornfield*

Following discussion, it was moved by Commissioner UHLIR, seconded by Commissioner DISNEY, to continue application 05-D-14, per the staff report recommended direction, with the following change and additional direction:

- Modify direction No. 1 to read, “Increase the front yard setback to line up with the front of the Cal Water Company building.”
- Add a direction No. 5 that reads, “Reduce the scale of the project.”
- Add a direction No. 6 that reads, “Break-up the monolithic roof forms.”
- Add a direction No. 7 that reads, “Provide information from the traffic engineer regarding the ability to provide on-street parking in front of the building and on parking issues in general.”

The motion passed by a 3-0 vote.

Adjournment

Chair BRESSACK adjourned the meeting at 7:30 p.m.

Prepared By:

Yvonne Dupont, Executive Assistant