



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

4:00 p.m., August 16, 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 4:03 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 July 19, 2006 Architecture and Site Review Committee meeting, as written.

The motion passed by a 3-0 vote.

Consent Calendar

None.

Discussion

1. 05-SC-41 – A. Galatolo – 91 Arbuelo Way

Consideration of a modification to the conditions of approval for a previously approved design for a new two-story house. The applicant is requesting removal of the condition requiring that the trim around the windows be wood. *Project Planner: Banks*

Following discussion, it was moved by Commissioner BRESSACK, seconded by Commissioner DISNEY, to deny the applicant's request to remove the condition of approval requiring wood trim around the windows; and approve a modification to the conditions of approval requiring that all foam trim around the entire house be removed and patched or replaced with wood.

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

2. 06-SC-13 – T. Barrette – 447 Lerida Avenue

Consideration of design review to demolish an existing 1,375 square-foot single-story house and construct a new 2,691 square-foot two-story house (not including the basement). The project includes a first story of 2,071 square feet and a second story of 620 square feet, with a 1,992 square-foot basement. *Project Planner: Banks* ***THIS ITEM WAS CONTINUED FROM THE JULY 19, 2006 A&S MEETING.***

Following discussion, it was moved by Commissioner DISNEY, seconded by Commissioner UHLIR, to approve application 06-SC-13, per the staff report findings and conditions, with the following change and additional conditions:

- Add a condition that reads, “Trees Nos. 1, 4, 11, 14, 15, 17, 21, 25, and 28 shall be considered protected. These trees cannot be replaced or removed without a required tree removal permit approved by the Community Development Director.”
- Add a condition that reads, “Lower the front entry gable so the eave height is the same as the eave height of the porch, as shown in the previous submittal plans.”
- Add a condition that reads, “Remove one of the gables on the second story over the entry by aligning the wall of the stairwell and bedroom #2.”
- Add a condition that reads, “Reduce the height of the chimney by approximately four feet and reduce the size of the cap.”

The motion passed by a 3-0 vote.

3. 06-SC-23 – C. and S. Wong – 243 Solana Drive

Consideration of design review to demolish an existing 2,826 square-foot single-story house and construct a new 4,164 square-foot two-story house. The project includes a 2,812 square-foot first story and a 1,352 square-foot second story. *Project Planner: Banks*

Following discussion, it was moved by Commissioner UHLIR, seconded by Commissioner BRESSACK, to approve application 06-SC-23, per the staff report findings and conditions, with the following changes and additional conditions:

- Modify condition No. 1 to read, “The approval is based on the plans received on July 31, 2006 and the application materials provided by the applicant, except as modified by the conditions herein.”
- Modify condition No. 3 to read, “Pervious paving within the required front yard shall not exceed 50 percent of the setback area, the front yard hardscape shall be reduced, and the driveway shall be no wider than 20 feet at the street and may widen gradually towards the garage bays.”
- Modify condition No. 6 to read, “Prior to final inspection all landscaping in the front yard, the privacy screening, and irrigation shall be installed or maintained as required by the Planning Division.”
- Add a condition that reads, “Reduce the vertical size of the three rear facing windows in the bathroom and the smaller windows in the master bedroom by $\frac{1}{3}$.”
- Add a condition that reads, “The bomb shelter in the northeast corner of the rear yard shall be shown on the demolition plans and be removed.”

- Add a condition that reads, “The left window over the stairwell on the north elevation shall be eliminated.”
- Add a condition that reads, “The trees in the rear yard shall be 24-inch box Bronze Loquats.”
- Add a condition that reads, “An additional 24-inch box fast growing evergreen screening tree shall be planted between the house and the pool.”
- Add a condition that reads, “Reduce the height of the overall building by two feet to a maximum of 25 feet.”
- Add a condition that reads, “Increase the offset between the one-car bay and the two-car bay by two feet.”
- Add a condition that reads, “The stone veneer shall be removed.”
- Add a condition that reads, “The applicant may modify the plant species along the northern side yard, as approved by staff.”

The motion passed by a 3-0 vote.

4. 06-D-04 – I. and M. Dehnou – 438 Tyndall Street

Consideration of commercial design review to demolish an existing 2,700 square-foot structure and construct a new four-unit two-story condominium building. *Project Planner: Banks*

Following discussion, it was moved by Commissioner BRESSACK, seconded by Commissioner DISNEY, to forward application 06-D-04 to the Planning Commission recommending design approval, per the staff report findings and recommended changes, and with the following additional recommendations:

- One of the Chinese Pistache trees in the front of the site shall be replaced with a Category I street tree.
- Consider a better-accessed open space area for the BMR unit, which may include a balcony on the second floor.
- Reconsider the planting plan to include taller growing trees in the side yards that will provide privacy to the adjacent property.
- All person doors throughout the project shall be of the same quality.

The motion passed by a 3-0 vote.

Adjournment

Chair BRESSACK adjourned the meeting at 7:10 p.m.

Prepared By:

Yvonne Dupont, Executive Assistant