



MINUTES ARCHITECTURE AND SITE REVIEW COMMITTEE

4:00 p.m., December 6, 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 4:05 PM.

Roll Call

Present: Chair BRESSACK, Commissioners DISNEY and UHLIR.

Minutes

Commissioner UHLIR moved approval of the November 1, 2006 Architecture & Site Review Committee Minutes with a minor change to Condition No. 2 of application 06-SC-27 for 931 Manor Way omitting the word "stone" from the condition. Commissioner BRESSACK seconded the motion, which carried with a 2-0-1 vote (Commissioner DISNEY abstained).

Consent Calendar

1. 06-SC-30 – Mr. and Mrs. Rao – 420 Arboleda Drive

Consideration of design review for a 213 square-foot addition to an existing, 2,789 square-foot, two-story dwelling. The applicant is proposing to add 123 square feet to the first story and 90 square feet to the second story. *Project Planner: Wilkinson*

This item was removed from the Consent Calendar by Commissioner DISNEY for a brief discussion. Commissioner DISNEY moved approval per the staff report and conditions. Commissioner UHLIR seconded the motion, which carried with a 3-0 vote.

Discussion

2. 06-SC-34 – Chapman Design Associates – 254 Alvarado Avenue

Consideration of design review to demolish an existing 1,948 square-foot single story home and construct a new, 3,520 square-foot two-story home. The project includes a 2,725 square-foot first story, and a 795 square-foot second story. *Project Planner: Wilkinson*

Following a discussion Commissioner DISNEY moved to continue the application subject to the following direction:

- Make the large window in the stairwell approximately 50 percent smaller;
- Add Pittosporum trees along the west property line;
- Add two more Street Trees for a total of three Street Trees;

- Reduce the paving of the circular driveway and main driveway to the current size, with the exception of the area next to the public right-of-way where changes are made as directed by the Public Works Department; and use a “softer” paving material such as pavers;
- Lower the second level wall plate to eight feet from the finished floor; and
- Incorporate rustic materials and minimize the project’s formal design elements.

Commissioner BRESSACK seconded the motion, which carried with a 3-0 vote.

3. 06-SC-35 – Owen Signature Homes – 944 Riverside Drive

Consideration of design review to demolish an existing 2,333 square-foot single-story home and construct a new 3,922 square-foot two-story home. The project includes a 2,500 square-foot first story and a 1,422 square-foot second story. *Project Planner: Lacey*

Following a discussion Commissioner BRESSACK moved continuance subject to the following direction:

- Lower the plate heights to nine (9) feet along first story and eight (8) feet along second story;
- Investigate raising sill height of master bath;
- Add a street tree to replace a dying Birch tree;
- Replace the Cherry tree with one Category I or II street tree in the front yard;
- Reduce the cape of the chimney;
- Reduce the mass of the second story such as by increasing the front setback of the bedroom facing the front yard;
- Make the building materials more consistent throughout the entire structure; and
- Clarify the civil and architectural plans with regard to the foundation height.

Commissioner DISNEY seconded the motion, which carried with a 3-0 vote.

Adjournment

Chair BRESSACK adjourned the meeting at 6:00 PM.

Prepared by:

David Kornfield, AICP
Associate Planner