MINUTES
DESIGN REVIEW COMMISSION

7:00 P.M., Wednesday, February 6, 2013
Community Chambers, Los Altos City Hall
One North San Antonio Road, Los Altos, California

ESTABLISH QUORUM

Chair MEADOWS called the meeting to order at 7:00 PM.

ROLL CALL

Present: Chair MEADOWS, Vice-Chair WHEELER, and Commissioners BLOCKHUS, FARRELL and ZOUFONOUN

Staff: Planning Services Manager KORNFIELD, Senior Planner DAHL and Assistant Planner DAVIS

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

CONSENT CALENDAR

1. <u>Design Review Commission Minutes</u>
Approve minutes of the regular meeting of January 16, 2013

MOTION by Commissioner FARRELL, seconded by Vice-Chair WHEELER, to approve the minutes of the January 16, 2013 regular meeting as amended by Chair MEADOWS to clarify that the motion to approve the 454 Cypress Drive application included the variances and that she adjourned the meeting. THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION

2. <u>12-SC-31 – D. Warren – 1417 Ranchita Drive</u>
Design review for a new, two-story house. The project includes 2,299 square feet on the first floor, 1,329 square feet on the second floor, and renovating an accessory structure. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of design review application 12-SC-31 subject to the recommended findings and conditions.

The project designer explained the design and stated that the property owner accepted the accessory structure condition of approval proposed by staff. The property owner stated that they did not want to add privacy screening. At the request of the Commission, the property owner agreed to replace the fencing where necessary. There was no other public comment.

The Commission discussed the project and expressed their general support. Chair MEADOWS stated that the landscape condition recommended by staff needed to be kept.

MOTION by Vice-Chair WHEELER, seconded by Commissioner FARRELL, to approve design review application 12-SC-31 per the staff report findings and conditions, with the following additional conditions:

- Allow the part of the accessory structure wall with the electrical service to be kept; and
- The property owner shall work with staff and neighbor on the west side landscaping plan.

THE MOTION CARRIED UNANIMOUSLY.

3. <u>12-SC-32 – M. Blackman – 626 Hawthorne Avenue</u>
Design review for a new two-story house. The project includes 2,729 square feet on the first story and 1,373 square feet on the second story. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report, recommending approval of design review application 12-SC-32 subject to the recommended findings and conditions.

The project manager answered questions from the Commissioners and stated that they were okay with the eave condition of approval recommended by staff and that the dark, matte color of the roof would blend in with the area. A neighbor spoke with concerns about the anticipated construction noise and smoking by contractors with regard to her newborn child. There was no other public comment.

The Commission discussed the project and expressed general support.

MOTION by Commissioner BLOCKHUS, seconded by Vice-Chair WHEELER, to approve design application 12-SC-32 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

Commissioner FARRELL recused himself from the 485 Arboleda Drive item due to conflict of interest because he lives within 500 feet of the project address.

4. <u>12-SC-36 – N. Shahiar – 485 Arboleda Drive</u>
Design review for a new, two-story house. The project includes 2,255 square feet on the first story and 1,411 square feet on the second story. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report recommending approval of design review application 12-SC-36 subject to the recommended findings and conditions, and gave a summary of the conditions.

The applicant stated that there was a similar design built on Echo Drive in a one-story neighborhood and complained about the conditions given late in the design review process. The project architect stated that he reinforced the landscape plan in the revised drawings.

Three neighbors spoke in opposition to the project citing that the design was not compatible with the neighborhood, too large, not creative, the CC&R's were not recognized in the Neighborhood Compatibility Worksheet, and privacy impacts due to the balcony and second story windows. There was no other public comment.

The Commission discussed the project and expressed the following comments and concerns: the project does not fit in with the rest of the neighborhood; the second story is too bulky and massive and has privacy impacts; the design is very formal compared to the rustic neighborhood; the balcony has privacy impacts and should be removed; some support for a 30-foot front yard setback; it needs more privacy mitigation and full fencing prior to construction; the second story should be simplified in form; some support for the

proposed 25-foot front yard setback; the second-story design elements should be minimized; and incorporate rustic materials into the design.

MOTION by Vice-Chair WHEELER, seconded by Commissioner BLOCKHUS, to continue design application 12-SC-36, with the following direction:

- Reduce the building profile;
- Reduce the bulk and mass of the second story by narrowing and simplifying;
- Reduce second story elements;
- Reduce the balcony size and depth; and
- Improve the landscape plan with trees to address privacy in the side yard and new, full height fences.

THE MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

Chair MEADOWS adjourned the meeting at 8:53 PM.

_____

David Kornfield, AICP
Planning Services Manager