



MINUTES DESIGN REVIEW COMMISSION

7:00 P.M., Wednesday, December 19, 2012
Community Chambers, Los Altos City Hall
One North San Antonio Road, Los Altos, California

CALL TO ORDER

Vice-Chair WHEELER called the meeting to order at 7:00 PM.

ROLL CALL

Present: Vice-Chair WHEELER, and Commissioners BLOCKHUS and FARRELL
Absent: Chair MEADOWS and Commissioner ZOUFONOUN
Staff: Planning Services Manager KORNFIELD, Senior Planner DAHL and Assistant Planners LACEY and DAVIS

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. **Design Review Commission Minutes**
Minutes of the December 5, 2012 regular meeting.

MOTION by Commissioner FARRELL, seconded by Commissioner BLOCKHUS, to approve the minutes of the December 5, 2012 regular meeting as-is.
THE MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING

2. **12-V-11 and 12-SC-26 – M. Kansky – 5770 Arboretum Drive**
Variance and Design Review applications for a new, two-story house. The variances would allow: a) front yard setback of 17 feet where 30 feet is required; b) right side yard setbacks of 16 feet at the first story and 21 feet at the second story where 20 feet and 25 feet, respectively, are required; c) left side yard setbacks of 15 feet at the first story and 20 feet at the second story where 20 feet and 25 feet, respectively, are required; and d) encroachment into the left side daylight plane. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report, recommending approval of variance application 12-V-11 and design review application 12-SC-26 subject to the listed findings and conditions.

The project applicant explained that the sloping site topography constrained the building envelope and that the design minimized grading and appeared as a one-story house from the street. The project architect noted that only a small area of the house encroached into the daylight plane and that the variance allowed for a smaller house footprint. The property owner also spoke in support of the variance request. There was no other public comment.

The Commission discussed the project and expressed general support for the requested variances. A commissioner noted that the proposed screening along the property line with 5760 Arboretum Drive was appropriate to mitigate any potential privacy impacts.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner FARRELL, to approve variance application 12-V-11 and design review application 12-SC-26 per the staff report findings and conditions. THE MOTION CARRIED UNANIMOUSLY.

3. 12-V-17 and 12-SC-23 – J. Pearlman – 454 Cypress Drive

Variance and Design Review applications for a new, two-story house. The variances would allow for portions of the second story at a side yard setback of 10 feet on the north and south sides, where a minimum setback of 17.5 feet is required. *Project Planner: Davis*

THIS ITEM WAS CONTINUED TO THE JANUARY 16, 2013 DESIGN REVIEW COMMISSION MEETING.

DISCUSSION

4. 12-SC-25 – D. Askari – 1198 Richardson Avenue

Design review for an 800-square-foot second living unit. *Project Planner: Lacey*

Assistant Planner LACEY presented the staff report, recommending approval of design review application 12-SC-25 subject to the recommended findings and conditions and answered questions about ownership/residency requirement for second living units.

The property owner stated that they wanted to build the SLU (Second Living Unit) first, and then re-build the main house by living in the SLU while building the main house. Four neighbors spoke in opposition to the project stating concerns with property ownership and rentals. There was no other public comment.

The Commission discussed the project and their concerns about the property appearing as a rental and that the existing fencing inappropriately separated the accessory use from the main house. The Commission also discussed the owner's right to rent the property and that it would be inappropriate to impose conditions beyond what is allowed in the code that may relate to a potential future ownership.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner FARRELL, to approve design review application 12-SC-25 per the staff report findings and conditions, with the following change and additional condition:

- Modify condition No. 3 to add "Prior to issuance of a Building Permit"; and
- Provide a landscape plan to mitigate the view of the second living unit and remove the driveway per staff.

THE MOTION CARRIED UNANIMOUSLY.

5. 12-SC-30 – P. Goel – 880 Echo Drive

Design review for a new, two-story house. The project includes 2,275 square feet on the first floor, 1,309 square feet on the second floor and a 2,281 square foot basement. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of design review application 12-SC-30 subject to the recommended findings and conditions.

The property owner stated that he plans on adding landscape screening and fencing beyond the proposal to meet the neighbors' concerns; but that he wanted to keep the proposed 25-foot front yard setback; that the neighbors supported the setback proposed; and that the left fence is new and only needed lattice. The project architect stated that he put smaller windows on the second story side elevation and that increasing the front yard setback to 33 feet would decrease privacy for the adjacent property. The property owner's realtor noted that the large lot desired front yard setback condition makes a rear yard smaller and that the neighborhood was in transition with nearby construction of two-story houses with front yard setbacks at 25 feet. An adjacent neighbor stated that he supported the proposed plan, but not the condition for a greater front yard setback. There was no other public comment.

The Commission discussed the project and expressed their general support. Commissioner BLOCKHUS conveyed that he sold the property located at 875 Echo Drive; but that he saw no issue with being fair and impartial. The Commission discussed the effect of the condition for a greater front yard setback and the precedence it could set with future development.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner FARRELL, to approve design review application 12-SC-30 per the staff report findings and conditions, with the following change:

- Strike condition No. 4 related to providing fence lattice.

THE MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

Vice-Chair WHEELER adjourned the meeting at 8:31 PM.

David Kornfield, AICP
Planning Services Manager