

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, MAY 01, 2013, BEGINNING
AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS
ALTOS, CALIFORNIA**

ESTABLISH QUORUM

ALL PRESENT: Chair WHEELER, Vice-Chair FARRELL, and Commissioners MEADOWS,
BLOCKHUS and ZOUFONOUN
STAFF: Planning Services Manager KORNFIELD, Senior Planner DAHL, and Assistant
Planners DAVIS and GALLEGOS

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. Design Review Commission Minutes

Approve minutes of the regular meeting of April 17, 2013

MOTION by Commissioner MEADOWS, seconded by Vice-Chair FARRELL, to approve the minutes of the April 17, 2013 regular meeting per Commissioner MEADOWS correction.
THE MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING

Chair WHEELER mentioned a ten minute speaking limit per applicant and a three minute limit per public speaker.

2. 13-V-03 – Podesta Construction – 677 Arrowood Court

Rear and interior side yard setback variances for a one-story addition. The variance would allow for the southeast corner to have a 19-foot, one-inch rear yard setback, where a minimum setback of 25 feet is required and an interior side yard setback of seven-feet, eight-inches, where a minimum setback of 10 feet is required. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of variance application 13-V-03 subject to the listed findings and conditions.

The project contractor/applicant, Brandon Podesta, made himself available for questions. There was no other public comment.

The Commission discussed the project and expressed their general support.

MOTION by Commissioner MEADOWS, seconded by Commissioner BLOCKHUS, to approve variance application 13-V-03 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION

3. 12-SC-35 – D. Fazekas – 449 Casita Court

Design review for a new, two-story house. The project includes 2,817 square feet on the first floor and 1,362 square feet on the second floor. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report, recommending approval of design review application 12-SC-35 subject to the listed findings and conditions, and noting that staff was recommending that the project reduce the first floor plate height to nine feet (condition No. 2) to improve neighborhood compatibility and reduce the depth of the rear balcony to four feet (condition No. 3) to maintain privacy long the rear property line.

The property owner spoke in support of the project, noting that he had been working with staff for four months and that the project design had been significantly changed from the original proposal; specifically the size of the second floor was much smaller and the plate height on both floors had been reduced. He also requested that the Commission remove condition No. 2 and allow the first floor plate height to remain at nine feet, six inches. A neighbor (Mountain View resident on Karen Way) raised concerns about potential privacy impacts of the project on the properties to the rear and noted that she had not received any information about the project except for the City's mailed notice. There was no other public comment.

The Commission discussed the project and a majority expressed general support. Commissioner MEADOWS noted that he commented that a six-foot solid fence with one or two feet of lattice should be installed along the rear property line along with the proposed evergreen screening to insure that privacy was maintained. Chair WHEELER noted that while the design was acceptable, the size, bulk and mass of the proposed house was not compatible with the scale of the existing houses in the neighborhood.

MOTION by Vice-Chair FARRELL, seconded by Commissioner BLOCKHUS, to approve design application 12-SC-35 per the staff report findings and conditions, with the following additional condition:

- Install a new six-foot fence with a minimum of one-foot of lattice on top along the rear property line.

THE MOTION PASSED BY A 4/1 VOTE, WITH CHAIR WHEELER OPPOSED.

4. 13-SC-02 – D. Harris – 1695 Ben Roe Drive

Design review for a new, two-story house. The project includes 2,478 square feet on the first floor and 1,071 square feet on the second floor. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, recommending approval of design review application 13-SC-02 subject to the listed findings and conditions.

The project architect described the design and showed a graphic aerial. When asked about the master bath privacy impacts, he stated that there were no direct views down and there would either be blinds or an opaque bottom. Three neighbors spoke in opposition to the project stating that the size of the house is an abrupt change and does not fit in the neighborhood, there are privacy impacts along the left and rear side of the structure, a request was made to remove windows along the left side of the structure and 24-gallon evergreen privacy trees, the project needs a new unbiased Neighborhood Compatibility Worksheet, and more mature and tall landscaping. There was no other public comment.

The Commission discussed the project and expressed their general support. Vice-Chair Wheeler noted the project fits the Single-Family Residential Design Guidelines, and its setbacks exceeds the setback standards. Commissioner Blockus noted that the roof from is broken up which minimizes the tile roof, a privacy window is warranted in master bathroom, and more screening along the left side of the property. Commissioner Meadows noted the design addressed the privacy concern, and the greater issue was compatibility with the neighborhood. Commissioner Zoufonoun noted the project fits into the site, and homeowner worked with staff to reduce the size of the second-story.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner MEADOWS, to approve design review application 13-SC-02 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

5. 13-SC-03 – Chapman Design Assoc. – 1880 Farndon Avenue

Design review for first and second story additions to an existing two-story house. The project includes an addition of 657 square feet to the first floor and 532 square feet to the second floor. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of design review application 13-SC-03 subject to the listed findings and conditions.

Walter Chapman, project designer, stated that the balcony has been there for over 20 years and he did not know it to be an issue. He commented that he was considering vinyl clad fibrex, wood, or aluminum, but wanted to have the option. There was no other public comment.

The Commission discussed the project and expressed their general support and Chair WHEELER invited a motion.

MOTION by Commissioner MEADOWS, seconded by Vice-Chair FARRELL, to approve design review application 13-SC-03 per the staff report findings and conditions, with the following change:

- Modify condition No. 5 to repair the fence or build a new one.

THE MOTION CARRIED UNANIMOUSLY.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair WHEELER adjourned the meeting at 9:07 PM.