

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, JULY 17, 2013,
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Vice-Chair FARRELL, and Commissioners MEADOWS, BLOCKHUS and ZOUFONOUN
ABSENT: Chair WHEELER
STAFF: Planning Services Manager KORNFELD and Assistant Planner DAVIS

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 June 19, 2013

MOTION by Commissioner MEADOWS, seconded by Commissioner ZOUFONOUN, to approve the minutes of the June 19, 2013 regular meeting as-written.
THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION

2. 13-SC-09 – Timeline Design – 1396 Pritchett Court

Design review for an addition to the second floor and covered porch on the first floor of a two-story house. The project includes an 84.5 square foot addition on the second floor. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of design review application 13-SC-09 subject to the findings and conditions.

The project designer 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 review application 13-SC-09 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

3. 13-SC-10 – William Maston Architect and Associates – 691 Benvenue Avenue

Design review for a new, two-story house. The project includes 2,316 square feet on the first floor, 1,255 square feet on the second floor and a 1,423 square foot basement. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending continuance of design review application 13-SC-10 subject to recommended direction.

Bill Maston, project architect, noted that they used the whole Benvenue Avenue as their context because the dead end street was more diverse. They met with the neighbors last Friday and today and the side neighbors were concerned about the balcony. He went over the changes he made to the plans including the following: 3:12 roof pitch to 4:12; increased the overall height by one foot for a total of 24 feet in height; lowered the entry by one foot and narrowed the entry by one foot; would use obscured glass in baths facing the side; smaller balcony (converted part to a planter); added a privacy screen wall on the balcony; and added landscape to west side yard and one more shrubs at the rear property line.

Four neighbors spoke in opposition to the project stating privacy issues due to lack of landscaping, the balcony and balcony lights, and the location of windows. One neighbor was also concerned with construction noise issues, dust and debris. There was no other public comment.

The Commission discussed the project and expressed concern about addressing the privacy issues, the inaccessibility to the rear yard for a Commissioner because of a stuck gate, staff's front yard setback issue being hard to impose, the two-story massing, the character of the entry element is too massive, the balcony is too large and the depth should be reduced, and keep landscaping where possible.

MOTION by Commissioner MEADOWS, seconded by Commissioner ZOUFONOUN, to continue design review application 13-SC-10 per the staff report recommended direction, with the following additional direction:

- Continue application 13-SC-10 to a date certain for the August 14, 2013 DRC meeting.
- Reduce the balcony privacy impacts.
- Consider additional privacy screening.

THE MOTION CARRIED UNANIMOUSLY.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Vice-Chair FARRELL adjourned the meeting at 8:15 PM.