

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, FEBRUARY 5, 2014,
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair WHEELER, Vice-Chair FARRELL and Commissioners BLOCKHUS and KIRIK
ABSENT: Commissioner MEADOWS
STAFF: Planning Services Manager KORNFELD 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 December 18, 2013

MOTION by Commissioner BLOCKHUS, seconded by Vice-Chair FARRELL, to approve the minutes of the December 18, 2013 regular meeting.
THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION

2. **13-SC-16 – E. Ganitsky – 767 Santa Rita Avenue**
Design review modification to an approved application for new two-story house. The proposed modification maintains the previously approved size of the project and relocates and reduces the size of the second story balcony; relocates bedroom #2 from the rear to the front of the house; and revises the landscape plan. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, recommending approval of a modification to approved design review application 13-SC-16 subject to the findings and conditions and summarized the project changes.

The property owner/developer, Enrique Ganitsky, explained the basis for the changes were to address the conditions of approval with a substantially revised design. Neighbor Jon Jacobs stated that he appreciated the changes, that the balcony solid railing at three feet, nine-inches should be clarified, and gave his support for the project. There was no other public comment.

The Commission discussed the project, expressed their general support for the design changes despite the prior condition to remove the balcony, stated that the renderings helped to explain the project, and suggested a railing height condition.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner KIRIK, to approve design review application 13-SC-16 per the staff report findings and conditions, with the following additional condition:

- The balcony railing shall be 44-inches in height.

THE MOTION CARRIED UNANIMOUSLY.

3. 13-SC-18 – Del Monte Avenue LLC – 171 Del Monte Avenue

Consideration of a continued design review application for a new, two-story house with a basement. The project includes 1,639 square feet on the first story, 673 square feet on the second story and a 1,308 square foot basement. The existing garage will be maintained at the rear of the property. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, summarizing the prior DRC direction and project changes from being continued from the December 4, 2013 DRC meeting.

Property owner/developer, Steve Johnson, stated that he worked with staff, the neighbors, and the DRC to address concerns. Project architect, Jeff Potts, provided a summary of the process to meet with staff and neighbors, outlined the design concept to keep the garage and design in the style of the existing house to reflect the design guidelines, showed an area diagram with relative second story massing, and the bay windows in neighborhood context.

Neighbors Allen McCall and Joshua Parman stated their support for the project. Neighbors Peter van der Linden, Kate Disney, Robert Burdick, and Daniel Green spoke in opposition to the project design with the following concerns: there is no neighborhood accord; most people on the petition don't live in the immediate vicinity; the changes don't meet the conditions; the bay window is imposing; there are too many different window styles; the bay window and living room elements are out of scale; massing issues remain; and the front elevation is too bulky. There was no other public comment.

The Commission discussed the project and expressed their general support for the changes that addressed the bulk and design concerns. Commissioner KIRIK noted that the bay window was a matter of style and would appear smaller in context and that the window variety could be improved by making the widths similar or other means.

MOTION by Vice-Chair FARRELL, seconded by Commissioner BLOCKHUS, to approve design review application 13-SC-18 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

4. 13-SC-17 – B. Oreizy – 305 Fremont Avenue

Design review for a 1,917-square-foot, second-story addition to an existing two-story house.
Project Planner: Gallegos

Assistant Planner GALLEGOS presented the staff report, recommending approval of design review application 13-SC-17 subject to the listed findings and conditions.

The project architect, Bahi Oreizy, explained the design and that the location of the balcony was the best place, with good views of the property, and only four feet in depth. There was no other public comment.

The Commission discussed the project and expressed their general support for the design and modesty of the project.

MOTION by Commissioner KIRIK, seconded by Vice-Chair FARRELL, to approve design review application 13-SC-17 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

5. 13-SC-30 – H. Truong – 860 S. El Monte Avenue

Design review for a second living unit that is integral to the main structure. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, recommending approval of design review application 13-SC-30 subject to the findings and conditions of approval.

The property owner, Hue Truong, spoke in support of the project. Neighbor Jon Jacob stated that some of the issues were addressed, but the design remains incompatible with the one-story context, size is too big, and privacy impacts remain. There was no other public comment.

The Commission discussed the project and expressed their general support, but wanted to require a site survey by a land surveyor.

MOTION by Vice-Chair FARRELL, seconded by Commissioner BLOCKHUS, to approve design review application 13-SC-30 per the staff report findings and conditions.

Commissioner KIRIK offered an amendment to the motion, with the following additional condition:

- A boundary survey shall be required prior to issuance of a Building Permit.

THE MOTION CARRIED UNANIMOUSLY.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair WHEELER adjourned the meeting at 8:21 PM.