

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, APRIL 16, 2014,
BEGINNING AT 7:00 P.M. AT HILLVIEW COMMUNITY CENTER, ROOM 2,
97 HILLVIEW AVENUE, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair WHEELER, Commissioners MEADOWS, BLOCKHUS, KIRIK and
MOISON

STAFF: 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 2, 2014.

MOTION by Commissioner MEADOWS, seconded by Commissioner MOISON, to approve the minutes of the April 2, 2014 regular meeting.

THE MOTION PASSED BY A 4/0/1 VOTE, WITH COMMISSIONER WHEELER ABSTAINED.

DISCUSSION

2. Election of Design Review Commission Chair and Vice-Chair

Commissioner MEADOWS nominated Commissioner BLOCKHUS as the new Design Review Commission Chair. THE MOTION CARRIED UNANIMOUSLY.

Commissioner MEADOWS nominated Commissioner KIRIK as the new Design Review Commission Vice-Chair. THE MOTION CARRIED UNANIMOUSLY.

3. 14-SC-04 – C. Haber – 1212 St. Matthew Way

Design review for an addition of 128 square feet to the second story. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending approval of design review application 14-SC-04 subject to the listed findings and conditions.

Commissioner MEADOWS noted that there is existing work being done on the house with an open Building Permit for an interior remodel.

The project architect addressed the Commission in support of the project.

The Commission discussed the project and gave their general support. Vice-Chair KIRIK said he had no issues with the project. Commissioner WHEELER stated that he went onto the existing deck and saw no privacy issues either.

MOTION by Commissioner WHEELER, seconded by Commissioner MOISON, to approve design review application 14-SC-04 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

4. 14-SC-07 – Chapman Design Associates – 827 Campbell Avenue

Design review for a new, two-story house. The project includes 2,394 square feet on the first floor and 1,245 square feet on the second floor. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending continuance of design review application 14-SC-07 subject to recommended direction.

The Commissioners asked questions regarding the staff report and Assistant Planner GALLEGOS answered them.

Project designer, Walter Chapman, went over the neighborhood context analysis of Diverse vs. Transitional. He presented pictures of houses in the neighborhood with varying wall plate heights, eave heights, and exposed walls. He stated that staff is requesting that the house tie in with ranch style homes, and lower eaves will not result in an integrated design. Finally, Mr. Chapman said that he would like to expand the neighborhood context, not just the two houses on each side of the subject property.

Commissioner MOISON asked if he assumes all people who buy ranch style homes will build a two-story house. In response, the architect stated that people want 10-foot walls better, faster and cheaper and best way to do so is to demolish the existing home and rebuild. He explained that the design did not have two-story walls elements and that the high living room wall plate height is the transition in scales. When Commissioner MOISON stated window concerns, the designer said that there were no issues with the neighbors and one of the neighbors would like to add screening after rough framing to determine where landscaping will be placed.

Neighbor Alex Morales (across street) said that there were older homes on the subject side of the street and endorsed the project. There was no other public comment.

The Commission discussed the project and gave the following comments:

Commissioner KIRIK noted the interesting composition and stated that: the design needs balanced overhangs of bedrooms over the first story adjusting heights; that the garage looks short/low on the front elevation; that the material board was unclear; the stone veneer should turn around the corner with no abrupt change; the variety of materials mitigated the bulk; there are one-story houses on one side of the street and two-story houses on the other side; and would like to continue the project for the applicant to provide a rendering and streetscape in context of neighborhood, and he is less concerned with the wall plate height.

Commissioner WHEELER stated he spoke with the neighbor at 524 Harrington Avenue and that neighbor did not have privacy concerns with the rear yard. He said it was speculation that one-stories will be sold and rebuilt bigger; mass and bulk are still concerns; the house will look out of place; the neighborhood context is a diverse street; was concerned about grading; landscaping needs

to be provided; and to the visual effect looks large, would like to see an effort to reduce the wall plate height due to the placement adjacent to one-story houses.

Commissioner MEADOWS agreed with the other Commissioners that although the project is an abrupt change in context with homes on both sides and homes behind; and that the bulk should be reduced it was not out of place with the narrowest definition of the neighborhood and larger two-story houses in the vicinity.

Commissioner MOISON agreed with other Commissioners and was concerned that a two-story with the proposed wall plate height will have an abrupt impact. She believed it was extreme.

Commissioner BLOCKHUS disagreed that the whole neighborhood will be two-story designs eventually in the next 20 years due to many residents appreciating one-story houses.

MOTION by Commissioner WHEELER, seconded by Vice-Chair KIRIK, to continue design review application 14-SC-07 per the staff report recommended direction and the following additional direction and modification:

- Provide color renderings of the house and streetscape; and
- Modify direction No. 2a to reduce bulk and mass of the structure subject to staff's direction.

THE MOTION CARRIED UNANIMOUSLY.

5. 14-SC-08 – N. Stavrakos – 766 Raymundo Avenue

Design review for a new, two-story house with a basement. The project includes a first story of 2,414 square feet and a second story of 1,523 square feet. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending approval of design review application 14-SC-08 subject to the listed findings and conditions. Commissioner MOISON asked about the wrought iron details and Chair BLOCKHUS stated concern about tree #10.

Project applicant, Nick Stavrakos, went over the changes between the previous application and the subject application, presented the streetscape, and did neighborhood outreach. In regards to the tree #10 concern, he stated that the tree limb would be trimmed to accommodate the project.

Neighbor Nancy Ellickson stated that she appreciated the thoughtful deliberation, likes the 40-foot setback and dislikes the large home. There was no other public comment.

The Commission discussed the project and expressed their support for the project. Commissioner MEADOWS appreciated that the project incorporated all comments, had concern about the 40-foot setback in the neighborhood, and supported the design. Vice-Chair KIRIK gave his support and applauded the design. Commissioner WHEELER stated his concern with the front entry element and its scale, commended the applicant on the roof line revision to soften and balance the structure, as well as meeting the direction from the previous meeting. Commissioner MOISON said that there is consistency with the neighboring entrance to the right of the subject property. Chair BLOCKHUS stated that it was a much better design, though the process may seem difficult.

MOTION by Vice-Chair KIRIK, seconded by Commissioner MOISON, to approve application 14-SC-08 per the staff report findings and conditions:

THE MOTION CARRIED UNANIMOUSLY.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Commissioner BLOCKHUS adjourned the meeting at 8:30 PM.

Sierra Davis
Assistant Planner