

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, JULY 2, 2014, BEGINNING
AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS
ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair BLOCKHUS, Vice-Chair KIRIK, Commissioners MOISON and
WHEELER
ABSENT: Commissioner MEADOWS
STAFF: Planning Services Manager KORNFIELD

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 18, 2014.

The minutes were deferred to the end of the meeting.

2. **14-SC-20 – K. and K. Hanson – 186 University Avenue**
Conversion of the first-story (675 square feet) of an existing three-story house into a second living unit. *Project Planner: Dahl*

MOTION by Commissioner WHEELER, seconded by Commissioner MOISON, to approve design review application 14-SC-20 subject to the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY (4/0).

DISCUSSION

3. **14-SC-17 – W. Hui and S. Chang – 178 Santa Rita Court**
Design review for a new, two-story house. The project includes 2,055 square feet on the first story and 1,138 square feet on the second story. *Project Planner: Dahl*

MOTION by Commissioner WHEELER, seconded by Commissioner MOISON, to continue design review application 14-SC-17 to the July 16, 2014 Design Review Commission meeting.
THE MOTION CARRIED UNANIMOUSLY (4/0).

PUBLIC HEARING

4. **14-V-05 – D&G Residential Builders, Inc. – 195 Coronado Avenue**
Variance request to allow a front yard setback of 20 feet, where 25 feet is required for an addition of 260 square feet to an existing one-story house. *Project Planner: Dahl*

Planning Services Manager KORNFIELD presented the staff report, recommending approval of variance application 14-V-05 subject to the findings and conditions.

Property owner Sanjay Kapoor spoke in support of the variance request, stating that the property was functionally shallow and that increasing the scope of the project to remodel or expand the house in other areas was not desired or practical.

Resident Abby Ahrens stated the variance would not be noticed, that the lot is not a standard rectangular shape and she supported the variance request. There was no other public comment.

The Commission discussion included such topics as:

- The potential traffic visibility on the curved street;
- Similar setbacks on other properties;
- Alternatives to avoid a variance;
- The need for a licensed land survey;
- The garage design should be simplified to remove the second gable; and
- Although circumstances of lot shape were not that unusual, support for the project given the surroundings.

Property owner Maya Kapoor stated that the staggered garage setback was intended to minimize appearance and is similar to others in the area.

MOTION by Vice-Chair KIRIK, seconded by Commissioner MOISON, to continue variance application 14-V-05 to the July 16, 2014 Design Review Commission meeting with the following direction to:

- Simplify the design of the garage addition to be more compatible with the existing house.

THE MOTION CARRIED UNANIMOUSLY (4/0).

5. Design Review Commission Minutes

Approve minutes of the regular meeting of June 18, 2014.

MOTION by Commissioner WHEELER, seconded by Commissioner MOISON, to approve the minutes of the June 18, 2014 regular meeting as-amended by Planning Services Manager KORNFIELD. THE MOTION CARRIED UNANIMOUSLY (4/0).

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair BLOCKHUS adjourned the meeting at 8:46 PM.