

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, MARCH 4, 2015
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 WHEELER,
MEADOWS, and MOISON

STAFF: Senior Planner DAHL and Assistant Planners GALLEGOS and 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 February 18, 2015.
2. **12-SC-26 – S. Decker – 5770 Arboretum Drive**
Modification to an approved two-story house to allow for an increase in the size of the first story deck facing the rear yard. *Project Planner: Dahl*

MOTION by Commissioner MOISON, seconded by Commissioner MEADOWS, to approve the Consent Calendar.

THE MOTION CARRIED UNANIMOUSLY (5/0).

PUBLIC HEARING

3. **14-V-14 and 14-SC-48 – R. Llanos-Popolizio – 840 Madonna Way**
Design Review and Variance for a partial demolition and re-construction of a non-conforming two-story structure on a flag lot. The variance is for the modification of the first and second story, demolition and redistribution of floor area, and substantially reconstructing a non-conforming wall. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending denial of variance application 14-V-14 and design review application 14-SC-48 per the staff report findings.

Property owners Kai Ming and Eileen Wu stated that the house was built according to the zoning regulations at the time, that the renovations were necessary to meet the needs of their family and that they planned on retaining significant portions of the existing house. Project designer Matthew Harrigan presented materials to clarify the scope of the project, noting that the scope of the addition/remodel would alter less than 50 percent of the existing house and the plans exaggerated the actual scope of work.

Los Altos residents and neighbors Nora Gee, Goranka Bjedov, and Gary Plafker spoke in support of the project, encouraged the Commission to approve the variances and stated that the house design would fit into the neighborhood. There was no other public comment.

Commissioner MOISON disclosed that the Wu's were family friends, but that it would not create a conflict of interest.

The Commission discussed the project and raised concerns about the variance requests, noting that the project appeared to be a significant remodel/addition that would alter more than 50% of the house, that scope could expand even more once construction begins, and that there did not appear to be a basis to grant the variances. The Commission expressed support for the design concept, but noted that the designer should look at alternatives that bring the square footage into conformance or reduce the scope and do an interior remodel within the existing footprint.

MOTION by Commissioner WHEELER, to continue variance application 14-V-14 and design review application 14-SC-48 to a date to be determined, with the following direction:

- Evaluate design alternatives that comply with the Zoning code; and
- Look at feasibility of converting the two flag corridors into a public street so property is no longer defined as a flag lot.

THE MOTION FAILED DUE TO LACK OF A SECOND.

MOTION by Vice-Chair KIRIK, seconded by Commissioner WHEELER, to continue variance application 14-V-14 and design review application 14-SC-48 to a date uncertain, with the following direction:

- Reconsider design and bring home into conformance with allowable floor area square footage or work within the existing footprint and scope of project.

THE MOTION CARRIED UNANIMOUSLY (5/0).

DISCUSSION

4. 15-SC-02 – A. Ho – 192 Eleanor Avenue

Design review for a two-story house. The project includes 2,453 square feet on the first story and 959 square feet on the second story. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending approval of design review application 15-SC-02 subject to the listed findings and conditions.

Project applicant and architect Anthony Ho presented the application and explained that the living room projection into the setback was for a fireplace not floor area, when asked by Vice-Chair KIRIK. There was no other public comment.

The Commissioners discussed the project and expressed their general support for the design. The Commission noted that the neighborhood did not appear to be a Consistent Character Neighborhood, that the living room projection out should be fixed to meet Code and that the project would benefit from the use of higher quality windows.

MOTION by Vice-Chair KIRIK, seconded by Commissioner MEADOWS, to approve design review application 15-SC-02 per the staff report findings and conditions, with the following additional condition:

- Revise the living room projection out to be a bay window, a fireplace or have it removed.
- THE MOTION CARRIED UNANIMOUSLY (5/0).

Chair BLOCKHUS recused himself from agenda item No. 5 due to conflict of interest because he lives within 500 feet of the subject property.

5. 14-SC-43 – M. Kansky – 582 Glen Alto Drive

Design review for a two-story house. The project includes 2,254 square feet on the first story and 1,424 square feet on the second story. *Project Planner: Kornfield*

Senior Planner DAHL presented the staff report on behalf of Planning Manager KORNFIELD, recommending approval of design review application 14-SC-43 subject to the findings and conditions.

Project applicant Matt Kansky presented the project, stating that he wanted to develop a good neighborhood design and that he had met with the adjacent neighbors and staff to revise the plans to meet the Design Review Commission's direction. There was no other public comment.

The Commissioners discussed the project, expressed their general support for the design, noting that the design had made progress, but was still bulky within the neighborhood context, but that the applicant had made a good attempt to meet the Commission's direction by increasing the front yard setback, reducing the size of the rear porch and removing the balcony. The Commission also noted that they cannot require the project to be one-story with a basement as the neighbors suggested, that there was not a strong basis to deny the project since the architectural design is compatible with the neighborhood, there are not any privacy issues and the design meets the intent of the Residential Design Guidelines.

MOTION by Commissioner WHEELER, seconded by Commissioner MOISON, to approve design review application 14-SC-43 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY (4/0).

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Vice-Chair KIRIK adjourned the meeting at 8:59 PM.

Zachary Dahl, AICP
Senior Planner