

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, AUGUST 19, 2015
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

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

STAFF: Planning Services Manager KORNFIELD, Senior Planner DAHL 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 August 5, 2015.

MOTION by Commissioner MEADOWS, seconded by Commissioner BLOCKHUS, to approve the minutes of the August 5, 2015 regular meeting as amended by MEADOWS to correct the typo in the discussion of agenda item No. 3. THE MOTION CARRIED UNANIMOUSLY (3/0).

PUBLIC HEARING

2. 15-V-08 and 15-SC-24 – T and E. Laliotis – 55 Doud Drive

Variance to allow a two-story construction where flag lots are limited to one-story and design review for a new, two-story house. The project includes 2,543 square feet on the first story and 1,030 square feet on the second story. *Project Planner: Kornfield*

Planning Services Manager KORNFIELD presented the follow-up staff report recommending approval of variance and design applications 15-V-08 and 15-SC-24 subject to findings and conditions.

Project consultant Abby Ahrens described Santa Clara County Fire Department requirements for a turn-around and the need to accommodate multiple emergency vehicles; that the two-story plan meets the single-story setbacks; the 24-foot height of the second story is 147 feet from Doud Drive; will commit to obscure glazing on a second-story bathroom window; that two stories were allowed when 47 Doud bought the property; that Mr. Mills was a proponent of his one-story overlay zone and did not object to a two-story built near him; and discussed the constraints of the one-story schemes.

Neighbors Peter Mills, Janet Hsu, Changwei Tai, and Megan Tai spoke in opposition to the project citing objection to flag lot development with a two-story structure; the bulk impacts toward school;

deprivation of open space; privacy impacts; one-story plans would be agreeable with setback variances; the design favors the applicant and not the neighbors.

Abby Ahrens provided a rebuttal stating that the lots on Doud are larger lots than the subject property making lot coverage an irrelevant comparison; that they could move the second story window toward the Lalotis lot; and that the variance allows for a better design that minimizes impacts over a single-story plan. There was no other public comment.

The Commissioners discussed the project and the majority stated their support for the variance and design. Comments in support of the project included: minimizes impacts; meets the intent of zoning on substandard lots; emergency fire access is a constraint; the project is under height; the lack of privacy concerns; the landscape plan mitigates bulk toward the school and neighbors; the one-story options are not desirable with their own impacts; the privacy, mass and bulk objectives of the code are met; the nonconforming lot size supports the variance; the maintains privacy and landscape will mitigate further; small two-story; 41 Doud Drive has a two-story on a similar flag lot; and variances by nature are site-specific. The two Commissioners in opposition to the project stated the following concerns: that the project is counter to intent of code for flag lots to minimize bulk and privacy impacts; that it is inappropriate to grandfather a code from so long ago; that achieving the permitted floor area is not a basis for a variance; and that the single-story options with a variance were better in the context.

MOTION by Vice-Chair MOISON, seconded by Commissioner BLOCKHUS, to approve variance and design applications 15-V-08 and 15-SC-24, per the staff report findings and conditions. THE MOTION PASSED BY A 3/2 VOTE, WITH CHAIR KIRIK AND COMMISSIONER MEADOWS OPPOSED.

DISCUSSION

3. **15-SC-04 – Interiors for Modern Living – 934 Mercedes Avenue**

Design review for a second-story addition at the rear of an existing two-story structure.
Project Planner: Davis

Assistant Planner DAVIS presented the staff report recommending approval of design review application 15-SC-04 subject to the listed findings and conditions.

There was no public comment.

The Commission discussed the project and provided their general support.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner MEADOWS, to approve design review application 15-SC-04 per the staff report findings and conditions. THE MOTION CARRIED UNANIMOUSLY (5/0).

4. **15-SC-30 – M. Sandoval Architects Inc. – 181 Alvarado Avenue**

Design review for a new two-story house with 3,607 square feet on the first story and 1,022 square feet on the second story. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report recommending approval of design review application 15-SC-30 subject to recommended findings and conditions.

Project architect Mark Sandoval spoke in favor of the project and stated that he will enhance the rear landscape per the agreement with the neighbor.

There was no public comment.

The Commissioners discussed the project and gave their general support. Comments included that it is an excellent design that fits into the neighborhood, appreciation for the modest design, and that the applicant should work with staff to add side windows in the second story bedrooms.

MOTION by Vice-Chair MOISON, seconded by Commissioner WHEELER to approve design review application 15-SC-30 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY (5/0).

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair KIRIK adjourned the meeting at 9:00 PM.

David Kornfield
Planning Services Manager