



MINUTES DESIGN REVIEW COMMISSION

7:00 P.M., Wednesday, January 16, 2013
Community Chambers, Los Altos City Hall
One North San Antonio Road, Los Altos, California

ESTABLISH QUORUM

Chair MEADOWS called the meeting to order at 7:04 PM.

ROLL CALL

Present: Chair MEADOWS, Vice-Chair WHEELER, and Commissioners BLOCKHUS, FARRELL and ZOUFONOUN
Staff: Planning Services Manager KORNFIELD, Senior Planner DAHL and Assistant Planner DAVIS

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

CONSENT CALENDAR

1. Design Review Commission Minutes

Minutes of the December 19, 2012 regular meeting.

MOTION by Commissioner BLOCKHUS, seconded by Vice-Chair WHEELER, to approve the minutes of the December 19, 2012 regular meeting as drafted.

THE MOTION PASSED BY A 3/0/2 VOTE, WITH Chair MEADOWS AND Commissioner ZOUFONOUN ABSTAINING.

PUBLIC HEARING

Commissioner BLOCKHUS recused himself due to a conflict of interest where an immediate family member owns property in the neighborhood.

2. 12-V-17 and 12-SC-23 – J. Pearlman – 454 Cypress Drive

Variance and Design Review applications for a new, two-story house. The variances would allow for portions of the second story at a side yard setback of 10 feet on the north and south sides, where a minimum setback of 17.5 feet is required. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of variance and design review applications 12-V-17 and 12-SC-23 subject to the recommended findings and conditions.

The project architect described the project's goals in creating simple, reduced massing at the street and to limit the impacts on the creek bank. He noted that the existing house encroaches into the setback and the 50-foot setback requirement at the rear is a constraint with the narrow lot frontage. He clarified that the

bamboo on the south property line is no longer proposed and stated that the property owner was accepting the neighboring property's pool house encroachment while they consider their plans to renovate the pool site.

Three neighbors spoke in support of the project stating that the project improved the neighborhood character, that neighborly issues had been worked out, and that the owners' were responsive to some of the concerns. A neighbor from across the creek spoke with concerns about the two-story appearance, privacy impacts, and tree loss and creek protection. There was no other public comment.

The Commission discussed the project and expressed their general support. The Commission noted the privacy impacts to the northeast property across the creek and across an adjacent property, but supported the design and variance with the recommended conditions. The Commission agreed that privacy screening should be considered at the rear of the property with the landscape plan.

MOTION by Vice-Chair WHEELER, seconded by Commissioner FARRELL, to approve variance and design review applications 12-V-17 and 12-SC-23 per the staff report findings and conditions, with the following additional conditions:

- Work with the pool owner and rear property owner on the landscaping as per staff.

THE MOTION CARRIED UNANIMOUSLY.

Commissioner BLOCKHUS rejoined the meeting for the remaining agenda items.

3. 12-V-15 – R. and S. Watson – 150 Alta Vista Avenue

Variances to allow a single-story addition as follows: a) a front yard setback of 11 feet, three inches from the northerly property line, where a setback of 25 feet is required; and b) a side yard setback of 13 feet, eight inches from the westerly property line, where a setback of 15 feet is required. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of variance application 12-V-15 subject to the recommended findings and conditions.

The project architect stated that he project conforms to the nonconforming conditions on-site and that the neighbors were in support. There was no other public comment.

The Commission discussed the project and expressed their general support.

MOTION by Commissioner BLOCKHUS, seconded by Vice-Chair WHEELER, to approve variance application 12-V-15 subject to the recommended findings and conditions.

THE MOTION CARRIED UNANIMOUSLY.

4. 12-V-16 and 12-SC-33 – J. Sabel – 257 Covington Road

Variances and design review for first- and second-story additions to allow the second-story addition at a height of 24 feet, where structures are limited to one story and 20 feet in height. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of variance and design review application 12-V-16 and 12-SC-33 subject to the recommended findings and conditions.

The project designer spoke about his goal to improve the house to current standards and that he wanted flexibility to consider specific landscaping. The property owner stated that she wanted to wait until spring to plant and had not communicated with her neighbor in front of their flag lot. The adjacent property

owner expressed a concern about maintaining privacy screening and recommended specific plantings in a letter to be fast growing. There was no other public comment.

The Commission discussed the project and expressed their general support. The Commission agreed that the applicant should work with the neighbor on the type of privacy screening, per staff's review, and noted that the neighbor also had the opportunity to screen their own two-story house under construction. The Commission noted that the non-clerestory elements should be screened by the existing trees on the south side.

MOTION by Vice-Chair WHEELER, seconded by Commissioner BLOCKHUS, to approve variance and design review application 12-V-16 and 12-SC-33, per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION

5. 12-SC-34 – H. Liao – 900 Highlands Circle

Design review for an addition to and remodel of an existing two-story house. The project includes an addition of 336 square feet to the first story and 259 square feet to the second story. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report, recommending approval of design review application 12-SC-34 subject to the recommended findings and conditions. He also noted that the recommended conditions are shown on the plans.

The project architect, answered questions about the setback to the pool and deck. There was no other public comment.

The Commission discussed the project and expressed general support. The Commission discussed reorienting the balcony to Bedroom No. 2 to minimize attractive nuisance to pool and to improve the view. The Commission also discussed whether to remove the condition requiring an architectural change to the trim details.

MOTION by Commissioner FARRELL BLOCKHUS, seconded by Vice-Chair WHEELER, to approve design application 12-SC-34 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

Chair MEADOWS adjourned the meeting at 8:28 PM.

David Kornfield, AICP
Planning Services Manager