



MINUTES DESIGN REVIEW COMMISSION

7:00 P.M., Wednesday, December 5, 2012
Community Chambers, Los Altos City Hall
One North San Antonio Road, Los Altos, California

CALL TO ORDER

Chair MEADOWS called the meeting to order at 7:00 PM.

ROLL CALL

All Present: Chair MEADOWS, Vice-Chair WHEELER, Commissioners BLOCKHUS, FARRELL and ZOUFONOUN
Staff: Planning Services Manager KORNFELD and Assistant Planner LACEY

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Design Review Commission Minutes

Minutes of the November 14, 2012 regular meeting.

MOTION by Commissioner FARRELL, seconded by Commissioner ZOUFONOUN, to approve the minutes of the November 14, 2012 regular meeting.
THE MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING

2. 12-V-14 – A. Mian – 725 Viola Place

Consideration of the following variances: a) a rear yard setback of 11 feet, five inches where 25 feet is required; and b) a right side yard setback of seven feet, four inches where 10 feet is required. The variances would allow the re-construction of a single-story house. *Project Planner: Lacey*

Commissioners ZOUFONOUN, BLOCKHUS, and Chair MEADOWS stated that they had ex parte communication with the applicant and there was no new information learned about the application.

Assistant Planner LACEY presented the staff report, recommending denial of variance application 12-V-14 subject to the listed finding in the staff report and answered questions from the Commission.

The property owner stated that the City was aware of the intent to significantly remove the interior walls of the house, and the variance threshold was not evident. The project contractor stated that he did not know the zoning regulations and removed the existing construction. A neighbor spoke attesting to the

applicant's good character and that the widening of Foothill Expressway and El Monte Avenue (turn lane) was an important factor for granting the variance. There was no other public comment.

The Commission discussed the project and stated that they could not support the variances because there was no special circumstance. In their discussion, the Commission noted that the plans approved by the City did not substantially remove the existing structure, and that the applicant's variance application letters contradicted the City's record and the applicant's statements.

MOTION by Commissioner BLOCKHUS, seconded by Vice-Chair WHEELER, to deny variance application 12-V-14 per the staff report finding.
THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION

3. 12-SC-28 – C. Anderson – 1072 Parma Way

Design review for a new, two-story house. The project includes 3,866 square feet on the first story and 405 square feet on the second story. *Project Planner: Lacey*

Assistant Planner LACEY presented the staff report, recommending approval of design review application 12-SC-28 subject to the recommended findings and conditions.

The project designer highlighted the rectilinear bay windows revised per page A4 of the plans.

The Commission discussed the project and expressed their general support.

MOTION by Commissioner FARRELL to approve design review application 12-SC-28. The motion was amended by Vice-Chair WHEELER to include the bay window alternative on page A-4 of the plans and the findings and conditions in the staff report. The amended motion was seconded by Commissioner ZOUFONOUN. THE MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

Chair MEADOWS adjourned the meeting at 8:13 PM.

David Kornfield, AICP
Planning Services Manager