



MINUTES DESIGN REVIEW COMMISSION

7:00 P.M., Wednesday, April 3, 2013
Community Chambers, Los Altos City Hall
One North San Antonio Road, Los Altos, California

ESTABLISH QUORUM

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

ROLL CALL

All Present: Chair WHEELER, Vice-Chair FARRELL, and Commissioners MEADOWS, BLOCKHUS and ZOUFONOUN
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 March 20, 2013

MOTION by Commissioner MEADOWS, seconded by Commissioners BLOCKHUS and ZOUFONOUN, to approve the minutes of the March 20, 2013 regular meeting per Commissioner MEADOWS' clarifications to items 3 and 4 noting that they were both variance applications, not design review; and the correction to the motion for item 4 to show that Commissioner BLOCKHUS made the motion and Commissioner ZOUFONOUN seconded .

THE MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARINGS

2. 13-V-01 – L. Kahle – 1340 Garthwick Drive

Side yard setback variance for a one-story addition. The variance would allow for an addition to the west side of the house to have an exterior side yard setback of 15 feet, where a minimum setback of 20 feet is required. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of variance application 13-V-01 subject to the listed findings and conditions.

The project architect, Larry Kahle, made himself available for questions. There was no other public comment.

The Commission discussed the project and expressed their general support.

MOTION by Vice-Chair FARRELL, seconded by Commissioner BLOCKHUS, to approve variance application 13-V-01 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

3. 13-V-02 – D. Warren – 789 Orange Avenue

Variance to allow an exterior side yard setback of 7 feet, where a minimum setback of 14 feet is required for a new, one-story house. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report, recommending approval of variance application 13-V-02 subject to the listed findings and conditions.

The project designer, Scott Stotler, spoke regarding initial staff input and the interior lot changed to a corner. The property owner reiterated plans for a fence. There was no other public comment.

The Commission discussed the project and expressed their general support. The Commission asked about visibility issues on the corner, if a new fence was proposed, and if the disposition of the adjacent County/City parcel was a liability to the Design Review Commission's action. Senior Planner DAHL replied that there were no visibility issues, Scott Stotler stated that the fence would be on the property line, and Chair WHEELER clarified that the variance was for private property only.

MOTION by Commissioner MEADOWS, seconded by Commissioner ZOUFONOUN, to approve variance application 13-V-02 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION

4. 13-SC-01 – F. Ashrafi – 2026 El Sereno Avenue

Design review for a new, two-story house. The project includes 2,006 square feet on the first floor and 1,275 square feet on the second floor. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of design review application 13-SC-01 subject to the listed findings and conditions. Commissioner MEADOWS asked if there was a materials board and Assistant Planner DAVIS handed it to the Commission for review.

Lillian Chou spoke on behalf of the left side neighbor, Jean Chen citing privacy issues with the balcony, bedroom No. 3 and bathroom No. 3. There was no other public comment.

The Commission discussed the project and expressed their general support. The Commission shared some comments and concerns regarding the balcony and its privacy impacts to the neighbors and suggested reducing the size and depth of the balcony in order to mitigate.

MOTION by Vice-Chair FARRELL, seconded by Commissioner ZOUFONOUN, to approve design review application 13-SC-01 per the staff report findings and conditions.
THE MOTION PASSED BY A 4-1 VOTE, WITH COMMISSIONER BLOCKHUS OPPOSED DUE TO THE BALCONY ISSUE.

5. Capital Improvement Program (CIP)

Annual review of the Capital Improvement Program. *Project Planner: Kornfield*

Planning Services Manager KORNFIELD presented the staff report recommending that the Commission provide input to staff regarding the potential for new projects.

The Commission discussed Capital Improvement Program and Commissioner MEADOWS suggested considering City funding sources to promote solar installations for a potential new CIP project.

ADJOURNMENT

Chair WHEELER adjourned the meeting at 8:02 PM.

David Kornfield, AICP
Planning Services Manager