

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION  
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, NOVEMBER 15, 2017  
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN  
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

**ESTABLISH QUORUM**

PRESENT: Chair Glew, Vice-Chair Harding and Commissioners Kirik, Moison and Zoufonoun

STAFF: Current Planning Services Manager Dahl, Senior Planner Golden and Associate Planner Gallegos

**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 October 18, 2017 and November 1, 2017.

Action: Upon a motion by Commissioner Moison, seconded by Vice-Chair Harding, the Commission unanimously approved the minutes of the October 18, 2017 and November 1, 2017 Regular Meetings (5-0)

**DISCUSSION**

**2. 17-SC-23 – Hometec Architecture – 622 Covington Road**

Design review for a new two-story house. The project includes 2,299 square feet at the first story and 1,372 square feet at the second story. *Project Planner: Golden*

Senior Planner Golden presented the staff report, recommending continuance of design review application 17-SC-23 subject to the recommended direction.

Project architect Rich Hartman presented the application, noting that the flood zone requires a higher finish floor elevation, that the owner wanted to maintain the 10-foot first story wall plates, but is otherwise willing to modify the design to meet the Commission's direction.

Property owner Ying-Min Li spoke in support of the application, noting his desire for design that included taller ceiling heights.

Public Comment

None.

Action: Upon a motion by Commissioner Kirik, seconded by Vice-Chair Harding, the Commission unanimously continued design review application 17-SC-23 per the staff report recommended direction, with the following additional direction:

- Reduce the first-floor plate height to nine feet;
- Reduce the scale of the front entry;
- Reposition the house toward Covington Road;
- Look at bedroom #4 to reduce/soften the corner element; and
- Conduct additional outreach to the surrounding neighborhood.

(5-0)

**3. 17-SC-24 – Timeline Design – 1142 Lisa Lane**

Design review for a two-story house including 2,530 square feet at the first story, 1,336 square feet for the second story, and 1,540 square feet in a basement. *Project Planner: Kornfield*

Current Planning Services Manager Dahl presented the staff report, recommending approval of design review application 17-SC-24.

Project applicant and designer Matthew Harrigan with Timeline Design presented the application, noting that the open second floor was designed to provide light into the center of the first floor and that the proposed architectural style was important to the owners.

Property owner James Lin spoke in support of the application, outlining the reasons for choosing the design style and noting that he reached out to 11 of the adjacent neighbors.

**Public Comment**

Neighbor Wayne Ford expressed support for the project, noting that he wanted to make sure that the project complied with the daylight plane and that the air conditioning units did not create an excessive noise impact.

Neighbor Richard Feldman expressed general reservations about the project, noting that the two existing two-story houses on the street are much smaller than the proposed project and that the neighborhood's CC&Rs originally limited houses to one-story only.

**Action:** Upon a motion by Vice-Chair Harding, seconded by Commissioner Zoufonoun, the Commission unanimously approved design review application 17-SC-24 per the staff report findings and conditions, with the following additional condition:

- Provide survey verification that the framing complies with the daylight plane.

(5-0)

**4. 17-SC-27 – Via Builders Inc. – 656 Benvenue Avenue**

Design review for a new two-story house. The project includes 2,363 square feet on the first story and 1,143 square feet on the second story with a 1,559 square-foot basement. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report, recommending approval of design review application 17-SC-27 subject to the listed findings and conditions.

Project applicant Jonathan Fales with Via Builders presented the application.

**Public Comment**

Neighbor Radha Vaidyanathan expressed concern about the large second story windows on the rear elevation that faced his property.

Action: Upon a motion by Commissioner Moison, seconded by Vice-Chair Harding, the Commission unanimously approved design review application 17-SC-27 per the staff report findings and conditions. (5-0)

Chair Glew called a for a five-minute break at 8:55 PM and Commissioner Zoufonoun departed the meeting. The meeting was reconvened at 9:00 PM.

**5. 17-SC-30 – Chapman Design Associates – 571 Cherry Avenue**

Appeal of an administrative decision to deny a 2,333 square-foot one-story addition to the rear of an existing one-story historic landmark house. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report recommending denial of the appeal.

Project applicant Walter Chapman presented the application, noting that the project is historic and should not be subject to the Residential Design Guidelines, that a taller finished floor is an existing condition and appropriate for a historic house in this neighborhood and requested that the Commission approve the project.

Property owners Runzhen Huang and Gloria Wang spoke in support of the application.

Public Comment

Historical Commission representative Larry Lang spoke and outlined the reasons for the Historical Commission's recommendation to approve the project.

Los Altos resident Kurt Seifert expressed concerns about the potential conflict of interest with Walter Chapman since he is a Historical Commissioner and the project designer.

Action: Upon a motion by Commissioner Moison, seconded by Commissioner Kirik, the Commission voted unanimously to deny design review application 17-SC-30 per the staff report findings. (5-0)

**COMMISSIONERS' REPORTS AND COMMENTS**

The Commission discussed the Joint City Council-Design Review Commission meeting held on November 7, 2017.

**POTENTIAL FUTURE AGENDA ITEMS**

None.

**ADJOURNMENT**

Chair Glew adjourned the meeting at 10:02 PM.

---

Zach Dahl, AICP  
Current Planning Services Manager