

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, DECEMBER 20, 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 and Moison
ABSENT: Commissioner Zoufonoun
STAFF: Advance Planning Services Manager Kornfield

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 December 6, 2017.

Action: Upon a motion by Vice-Chair Harding, seconded by Commissioner Kirik, the Commission approved the minutes of the December 6, 2017 Regular Meeting. The motion passed by the following vote: AYES: Glew, Harding, Kirik and Moison; NOES: None; ABSENT: Zoufonoun; ABSTAIN: None. (4-0)

Chair Glew reordered the agenda items and took the discussion item first and public hearing item last.

DISCUSSION

2. 17-SC-31 – M. Lee – 1521 Oakhurst Avenue

Design review for a new two-story house. The project includes 2,047 square feet at the first story and 1,260 square feet at the second story. *Project Planner: Golden*

Advance Planning Services Manager Kornfield presented the staff report for Senior Planner Golden, recommending approval of design review application 17-SC-31 subject to the listed findings and conditions.

Project applicant Matt Lee presented the project and noted that the house footprint had been flipped to save the large Oak tree but resulted in the need to remove the Redwood tree along the street.

Public Comment

Neighbor Heather Larkin raised concerns about the fence not aligning with the property line and that the proposed Carolina Cherry trees should be replaced with a less toxic species.

Neighbor Mike Horowitz expressed concern about privacy impacts and the need for screening.

Neighbor James Shizuru expressed concern about noise due to the garage abutting his bedrooms.

Action: Upon a motion by Vice-Chair Harding, seconded by Commissioner Moison, the Commission approved variance application 17-V-08 and design review application 17-SC-22 per the staff report findings and conditions, with the following additional conditions per Commissioner Kirik's friendly amendment:

1. Redesign the driveway, with the consultation of the project arborist, to retain the Redwood tree along the street;
2. Provide a boundary survey that includes the location of trees and fences along all property lines;
3. Provide a 24- or 36-inch box evergreen screening tree near the right-rear corner, and in consultation with the affected property owner to the rear;
4. Replace the cherry laurel trees along the side property line with an alternative evergreen screening species; and
5. The construction plans shall show conforming fencing along the side property line.

The motion passed by the following vote: AYES: Glew, Harding, Kirik and Moison; NOES: None; ABSENT: Zoufonoun; ABSTAIN: None. (4-0)

PUBLIC HEARING

3. 17-V-07 and 17-SC-28 – S. Rangunthan – 2046 Kent Drive

Variance and Design applications to substantially rebuild the house and add to the first and second story, including: a) a variance to maintain a front yard setback of approximately 24 feet for the first story along Andover Way, where a minimum 25 feet is required; b) a variance to maintain a rear yard setback of approximately 23 feet for the first story, where a minimum of 25 feet is required; and c) design review to add approximately 400 square feet to the first story and 1,390 square feet to the second story. *Project Planner: Kornfield*

Advance Planning Services Manager Kornfield presented the staff report, recommending approval of variance application 17-V-07 and design review application 17-SC-28 subject to the listed findings and conditions.

Property owner Sriram Rangunathan stated that the lot has topographic challenges due to the slope and that he would work with his neighbor on the landscape species.

Project Architect Steve Benzing presented the project noting that the site plan was corrected per the survey, that story poles could be erected per the neighbor's request and that the second story was necessary due to the site constraints.

Public Comment

Neighbor Kurt Janszen stated his objection to the project due to his loss of view.

Neighbor Alice Kwei expressed concern regarding privacy impacts and the size of the privacy screening.

Neighbor Jerry Shaw noted that his property is the most impacted, that the plans were inconsistent, that the house would block his view and that the height and scale of the project should be reduced.

Neighbor Paul Leo expressed concern about the loss of view.

Neighbor Will Waterfield Jr. stated that views are worth more money and the project creates a precedent to block views and affect property values.

Neighbor Patricia Shaw expressed concern about the loss of view and that the proposed Camphor trees along the side property line are too tall.

Property owner Sriram Ragnathan provided a response, stating that he would try to address the neighbor's concerns as much as practical, but that a basement is not desirable and that he would work with the neighbors on desirable landscape screening.

Action: Upon a motion by Vice-Chair Harding, seconded by Commissioner Moison, the Commission continued variance application 17-V-07 and design review application 17-SC-28 subject to the discussion and with a friendly amendment by Commissioner Moison to redo sheet A9 and to lower the roof slope and redesign. The project was continued with the following direction:

- Provide accurate information consistent with the survey;
- Survey the adjacent property providing the sill height and head height of bay window; and
- Provide an adequate site-line diagram from the uphill neighbor's vantage.

The motion passed by the following vote: AYES: Glew, Harding, Kirik and Moison; NOES: None; ABSENT: Zoufonoun; ABSTAIN: None. (4-0)

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Glew adjourned the meeting at 9:05 PM.

David Kornfield
Advanced Planning Services Manager