

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, NOVEMBER 2, 2016
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

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

STAFF: Planning Services Manager Dahl and Assistant 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 19, 2016.

Action: Upon a motion by Commissioner Zoufonoun, seconded by Commissioner Harding, the Commission unanimously approved the minutes of the October 19, 2016 regular meeting with a correction to update the date in the title.

DISCUSSION

2. 15-SC-50 – S. Chang – 318 S. Clark Avenue

Design Review Modification to an approved new two-story house. The modification would increase the project's roof pitch from 4:12 to 5:12. *Project Planner: Gallegos*

Assistant Planner Gallegos presented the staff report, recommending approval of the project with a condition that the first and second story roof pitches match. Project architect Chris Spaulding presented the application and requested that the Commission allow different roof pitches on the first and second stories.

Public Comment

Dale Kneebone spoke in support of the roof modification.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Zoufonoun, the Commission the Commission unanimously approved design review application 15-SC-50 per the staff report findings and conditions.

3. 16-SC-37 – L. and J. Smith – 1360 Montclair Way

Design review for a two-story addition to an existing one-story house and a new second living unit. The project includes the construction of 645 square feet on the first story, 671 square feet on the second story, and a new integrated 439 square-foot second living unit in the basement. This application was continued from the October 19, 2016 Design Review Commission meeting. *Project Planner: Gallegos*

Assistant Planner Gallegos presented the staff report, recommending approval of the project. Project architect Malika Junaid and property owner Lund Smith presented the application.

Public Comment

None.

Action: Upon a motion by Chair Moison, seconded by Commissioner Harding, the Commission unanimously approved design review application 16-SC-37 per the staff report findings and conditions.

4. 16-SC-22 – L. Yao and Y. He – 425 Harrington Court

Design review for a new two-story house. The project includes 2,339 square feet on the first story and 1,145 square feet on the second story. *Project Planner: Dahl*

Planning Services Manager Dahl presented the staff report, recommending approval of the project. Property owner Li Yao and project architect Leo Li presented the application.

Public Comment

Residents and neighbors Susan Mensinger and Sebastian Konthak spoke in opposition to the project with concerns about privacy impacts. Unincorporated Los Altos resident and friend of the applicant Henry Zeng spoke in support of the project. The Chair acknowledged receipt of a neighborhood petition with 10 signatures from nearby property owners who objected to the project.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission unanimously continued design review application 16-SC-22, with the following direction:

- Reduce the bulk and mass of the new house;
- Improve rear elevations to reduce privacy impacts;
- Improve the driveway layout and consider adding additional on-site parking;
- Reach out to the neighbors to better understand their concerns; and
- Consider improving the 3D rendering and providing a rear elevation rendering.

5. 16-SC-41 – B. Oreizy – 1832 Fallen Leaf Lane

Design review for a new two-story house. The project includes 2,255 square feet on the first story and 1,029 square feet on the second story. *Project Planner: Gallegos*

Assistant Planner Gallegos presented the staff report, recommending approval of the project. Project architect Bahi Oreizy presented the application.

Public Comment

Residents and neighbors John Graves and Joanne Schwartz spoke in opposition to the project due to privacy impacts.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission unanimously approved design review application 16-SC-41 per the staff report findings and conditions, with the following additional conditions:

- Install an evergreen specimen tree (update #3), 24-inch box minimum in size in the left rear corner of the property; and
- Get feedback from the neighbor on the best location - optional.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Moison adjourned the meeting at 9:12 PM.

Zachary Dahl, AICP
Planning Services Manager
Current Planning