

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, MARCH 1, 2017
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 Kirik, and Zoufonoun
ABSENT: Commissioner Harding
STAFF: Planning Services Manager Dahl and Assistant Planners Gallegos and 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 February 1, 2017.

Action: Upon a motion by Vice-Chair Glew, seconded by Commissioner Zoufonoun, the Commission approved the minutes of the February 1, 2017 regular meeting as written. The motion passed by the following vote: AYES: Moison, Glew, Kirik, and Zoufonoun; NOES: None; ABSENT: Harding; ABSTAIN: None.

PUBLIC HEARING

2. 16-V-12 and 16-SC-21 – F. Khadiv – 961 Thatcher Court

Variances to maintain existing setback encroachments and Design Review for a two-story addition to an existing one-story house. The project includes variances to allow: 1) a right side yard setback of 9.75 feet, where 10 feet is required, 2) a left side yard setback of 9.4 feet, where 10 feet is required, and 3) a rear yard setback of 24.1 feet, where 25 feet is required; and design review for an addition of 503 square feet on the first story and 1,112 square feet on the second story. *Project Planner: Davis*

Assistant Planner Davis presented the staff report and recommended approval of the project. Property owner Ari Backholm presented the project and project designer Farnaz Khadiv answered questions and explained the design concept.

Public Comment

None.

Action: Upon a motion by Commissioner Kirik, seconded by Vice Chair Glew, the Commission approved variance and design review applications 16-V-12 and 16-SC-21 per the staff report findings and conditions, with the following condition:

- It is recommended that the design of the roof be modified to better integrate the addition with the main house. The roof design modification may be approved administratively.

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

DISCUSSION

3. **16-SC-31 – J. Haines and R. Okubo – 434 Casita Court**

Design Review for a new two-story house. The project includes 2,398 square feet on the first story and 1,244 square feet on the second story. *Project Planner: Davis*

As requested by staff, Chair Moison noted that this agenda item will continued to the March 15, 2017 meeting.

4. **16-SC-52 – Tektive Design – 759 Sunshine Drive**

Design review for a new two-story house. The project includes 2,794 square feet on the first story and 1,338 square feet on the second story with a 2,188 square-foot basement. *Project Planner: Gallegos*

Assistant Planner Gallegos presented the staff report, provided a summary of the written public correspondence received and recommended approval of the project. Project applicant and architect Pearl Renaker presented the project and noted that the side facing windows on the second story could be updated to have translucent glass and that evergreen screening could be planted along the side property lines to address neighbor privacy concerns.

Public Comment

Residents Diane Tachibana and Gary Miller spoke in opposition to the project, expressing concerns about side facing windows on the second story, potential noise impacts from the air conditioning units, potential grading impacts from the new basement and requested additional landscape screening along the side property lines.

Action: Upon a motion by Commissioner Zoufonoun, seconded by Vice-Chair Glew, the Commission approved design review application 16-SC-52 per the staff report findings and conditions, with the following additional conditions:

- All second story side facing windows shall be opaque and hinged to open toward the front;
- Move the air conditioning unit to a different location; and
- Recommend that evergreen screening species be planted along both side property lines.

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

5. **16-SC-53 – Heritage Architecture – 766 Arroyo Road**

Design review for a new second living unit. The project includes a detached accessory structure, with a 440 square-foot second living unit and a 360 square-foot workshop. *Project Planner: Davis*

Assistant Planner Davis presented the staff report and recommended approval of the project. Applicant David Hernandez presented the project and property owner Keith Kozo answered questions about the proposed workshop.

Public Comment

None.

Commissioner Kirik disclosed his past work relationship with David Hernandez.

Action: Upon a motion by Chair Moison, seconded by Commissioner Kirik, the Commission approved design review application 16-SC-53 per the staff report findings and conditions. The motion passed by the following vote: AYES: Moison, Glew, Kirik, and Zoufonoun; NOES: None; ABSENT: Harding; ABSTAIN: None.

6. 17-SC-01 – D. Harris – 1690 Morton Avenue

Design review for a new attached 800 square-foot second living unit with a 475 square-foot garage. *Project Planner: Davis*

Assistant Planner Davis presented the staff report and recommended approval of the project. Property owners Brian and Carla Crowley introduced their project and stated that it would be used by family.

Public Comment

Resident Tom Winant spoke in opposition to the project, expressing concerns that the project would appear as a duplex and negatively impact the quality of the neighborhood.

Action: Upon a motion by Vice Chair Glew, seconded by Commissioner Kirik, the Commission approved design review application 17-SC-01 per the staff report findings and conditions. The motion passed by the following vote: AYES: Moison, Glew, Kirik, and Zoufonoun; NOES: None; ABSENT: Harding; ABSTAIN: None.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

The Commission discussed the Study Session scheduled for March 15, 2017 to review proposed changes to the City's second living unit regulations

ADJOURNMENT

Chair Moison adjourned the meeting at 8:46 PM.

Zachary Dahl, AICP
Planning Services Manager – Current Planning