



MINUTES DESIGN REVIEW COMMISSION

7:00 P.M., Wednesday, August 1, 2012
Community Chambers, Los Altos City Hall
One North San Antonio Road, Los Altos, California

CALL TO ORDER

Vice-Chair WHEELER called the meeting to order at 7:02 PM.

ROLL CALL

Present: Vice-Chair WHEELER, and Commissioners FARRELL and ZOUFONOUN
Absent: Chair MEADOWS and Commissioner BLOCKHUS
Staff: Planning Services Manager KORNFIELD, Senior Planner DAHL, and Assistant Planner DAVIS

PUBLIC COMMENTS

None.

CONSENT CALENDAR

1. Design Review Commission Minutes

Minutes of the July 18, 2012 special joint meeting.

MOTION by Commissioner FARRELL, seconded by Commissioner ZOUFONOUN, to approve the minutes of the July 18, 2012 special joint meeting between the Design Review Commission, Planning and Transportation Commission, and the City Council as amended.
THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION ITEMS

2. 12-SC-16 – Chapman Design Associates – 175 Giffin Road

Design review for first- and second-story additions to an existing two-story house. The project includes the removal of 54 square feet on the first story and an addition of 296 square feet on the second story.

Senior Planner DAHL presented the staff report, recommending approval of design review application 12-SC-16 subject to the recommended findings and conditions.

Project architect Walter Chapman presented the project design and noted that he agreed with the staff report. There was no other public comment.

The Commission discussed the project and expressed their general support for the design.

MOTION by Commissioner FARRELL, seconded by Commissioner ZOUFONOUN, to approve design review application 12-SC-16 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

3. 12-SC-17 – SDG Architects – 375 Fremont Avenue

Design review for a new, two-story house and pool house. The house includes 3,758 square feet on the first floor and 1,708 square feet on the second floor, and 394 square feet for the pool house.

Planning Services Manager KORNFIELD presented the staff report, recommending approval of design review application 12-SC-17 subject to the recommended findings and conditions. He clarified that condition No. 4 should refer to the northerly “side” property line.

Project applicant Leon Yao noted that he and the owners had met with the neighbors and that they agreed with the staff report. There was no other public comment.

The Commission discussed the project and gave their general support for the design.

MOTION by Commissioner FARRELL, seconded by Commissioner ZOUFONOUN, to approve design review application 12-SC-17 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

4. 12-SC-18 – D. Harris – 675 Parma Way

Design review for a new, two-story house. The project includes 2,306 square feet on the first floor and 1,192 square feet on the second floor.

Assistant Planner DAVIS presented the staff report, recommending approval of design review application 12-SC-18 subject to the recommended findings and conditions and provided clarification about the rear yard setback and privacy screening.

Project architect Daryl Harris noted that the house has a large rear yard setback and low finished floor elevation. Two neighbors spoke in opposition to the project, raising concerns about the size of the house, the shingle siding not being compatible with the rest of the neighborhood, the number of second story windows facing the rear yard and that there was not enough rear yard screening to preserve privacy. Property owner and applicant Bob Owen stated that he would be planting trees along the rear yard property line and that he had met with multiple neighbors prior to the meeting. There was no other public comment.

The Commission discussed the project and expressed general support for the design. The Commission noted that more evergreen screening trees should be planted along the rear yard to ensure adequate privacy and asked for clarification about the use of shingle siding in the neighborhood. Planning Services Manager KORNFIELD noted that shingle siding is an appropriate material for the character of this neighborhood.

MOTION by Commissioner FARRELL, seconded by Commissioner ZOUFONOUN, to approve design review application 12-SC-18 per the staff report findings and conditions, with the following additional condition:

- Minimum 15-gallon/24-inch box Evergreen trees shall be planted along the rear yard setback.

THE MOTION CARRIED UNANIMOUSLY.

ADJOURNMENT

Vice-Chair WHEELER adjourned the meeting at 7:46 PM.

Zachary Dahl, AICP
Senior Planner