

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, MAY 15, 2013, BEGINNING
AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS
ALTOS, CALIFORNIA**

ESTABLISH QUORUM

ALL PRESENT: Chair WHEELER, Vice-Chair FARRELL, and Commissioners MEADOWS,
BLOCKHUS and ZOUFONOUN

STAFF: Planning Services Manager KORNFIELD and Senior Planner DAHL

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 May 1, 2013

MOTION by Vice-Chair FARRELL, seconded by Commissioner MEADOWS, to approve the minutes of the May 1, 2013 regular meeting per Commissioner ZOUFONOUN'S correction to the restatement of Council's policy to allow public speakers three minutes.

THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION

2. 13-SC-05 – C. Te and C. Dinh – 425 Benvenue Avenue

Modification to an approved one-story house (over 20-feet in height) to increase the height of the finish floor by eight-inches and increase the height of the building to 24 feet. *Project*

Planner: Dahl

Senior Planner DAHL presented the staff report, recommending denial of design review application 13-SC-05 subject to the listed findings.

The property owner spoke in support of the project, noting that she modified the plans as recommended by her civil engineer. She also stated that she considered lowering the roof pitch, but not to the staff-level alternative. The project's civil engineer spoke about the design to minimize runoff to the neighboring properties stating that the prior plan relied on drain fields and detention, which was a risk for the front yard and said that they cannot rely on natural drainage toward the rear.

Two residents spoke in opposition to the project. The first neighbor stated concerns with mass and height, including the finished floor height being too tall, making it appear as a two-story house and the largest house in the area. The other neighbor that spoke opposed the project due to privacy, setback concerns, and stated that the house needed more common design elements found within the neighborhood. There was no other public comment.

The Commission discussed the project and expressed concerns related to privacy issues, higher finished floor and plate heights, drainage issues and runoff to the street, and the general scale and bulk of the design.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner MEADOWS, to deny design application 13-SC-05 per the staff report findings.
THE MOTION CARRIED UNANIMOUSLY.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair WHEELER adjourned the meeting at 7:52 PM.

David Kornfield, AICP
Planning Services Manager