

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, AUGUST 14, 2013,
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Vice-Chair FARRELL, and Commissioners MEADOWS, BLOCKHUS and ZOUFONOUN
ABSENT: Chair WHEELER
STAFF: Planning Services Manager KORNFELD and Assistant Planners DAVIS and 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 July 17, 2013

MOTION by Commissioner ZOUFONOUN, seconded by Commissioner MEADOWS, to approve the minutes of the July 17, 2013 regular meeting as-written.
THE MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING

2. **13-V-07 – D. Harris – 481 Cherry Avenue**
Variance to maintain a nonconforming nine-foot, seven inch setback from the north side property line, where a minimum setback of 15 feet is required. The variance would allow an addition of 336 square feet to the front of the house. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of variance application 13-V-07 subject to the listed findings.

The project architect, Daryl Harris, stated that the owner met with the neighbors and there were no objections to the plans. There was no other public comment.

The Commission discussed the project and expressed their general support. When asked by a commissioner to clarify the landscape plan, Daryl said that they would only remove one tree.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner MEADOWS, to approve review application 13-V-07 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION

3. **13-SC-10 – William Maston Architect and Associates – 691 Benvenue Avenue**

Design review for a new, two-story house. The project includes 2,316 square feet on the first floor, 1,255 square feet on the second floor and a 1,423 square foot basement. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending continuance of design review application 13-SC-10 subject to recommended direction and based on unresolved concerns related to the balcony design and second story massing.

Project architect, Bill Maston, stated that he received vague massing direction from staff and presented the second floor deck updates showing a 36-inch deep planter box. He noted greater setbacks for the balcony and the second story and disagreed with the massing concerns, due to the lower height and daylight plane conformance. He said that he could reduce the planter, but the element is helpful to resolve the porch roof. He then provided a rebuttal showing the neighborhood context of other two-stories and stated that he could remove the balcony planter and raise the window per staff.

Residents Madelyn and Richard Costa, Rina Raman, and Christine Hatten spoke in opposition to the project stating privacy impacts due to the balcony, the location of windows, and lack of landscaping. One neighbor stated that bulk and the columns were issues too. There was no other public comment.

The Commission discussed the project and expressed concern about the lack of changes made to the plans, addressing the privacy issues, the two-story massing, the front façade, columns and entry element are too bulky, the planter box on the balcony should be removed, and the windows on the right side.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner FARRELL, to continue design review application 13-SC-10 per the staff report recommended direction, with the following additional direction:

- Remove the balcony planter.
- Raise the window sills to egress.
- Address massing issue.

THE MOTION FAILED 2/2.

MOTION by Commissioner MEADOWS, seconded by Commissioner ZOUFONOUN, to approve design review application 13-SC-10, with the following conditions:

- Remove the balcony planter.
- Raise the window sills to egress.

THE MOTION FAILED 2/2.

MOTION by Commissioner MEADOWS, seconded by Commissioner BLOCKHUS, to continue design review application 13-SC-10.

THE MOTION CARRIED UNANIMOUSLY.

4. **13-SC-11 – A. Levy – 24 Oak Street**

Design review for first and second story additions to an existing one-story house. The project includes an addition of 320 square feet on the first floor and 1,175 square feet on the second floor. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, recommending approval of design review application 13-SC-11 subject to the listed findings and conditions to limit the balcony.

The project architect stated that the design blends into the neighborhood with a modern ranch style and horizontal cedar siding. Residents David Young and Debbie Alcorn spoke in opposition to the project citing concerns about the second story, the balcony, privacy issues with the windows, and a previously removed oak tree. There was no other public comment.

The Commission discussed the project and expressed their general support, but had concerns about privacy impacts to the south due to the balcony. The Commission suggested adding lattice to the rear fence and left side (south) fence if the landscaping does not address the privacy issue.

MOTION by Commissioner MEADOWS, seconded by Commissioner BLOCKHUS, to approve review application 13-SC-11 per the staff report findings and conditions, with the following additional condition:

- A minimum six-foot tall solid fence with an additional one or two feet of lattice shall be installed along both sides property lines.

THE MOTION CARRIED UNANIMOUSLY.

5. 13-SC-13 – J. Kim – 971 Seena Avenue

Design review for a new, two-story house. The project includes 2,231 square feet on the first floor and 993 square feet on the second floor. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of design review application 13-SC-13 subject to the listed findings and conditions. She noted the massing difference with the gable facing the street, horizontal siding, overhangs, and greater front yard setbacks to mitigate bulk.

Jaehae Kim, the project owner/designer, spoke with the neighbors and stated that there were no concerns with the balcony. There was no other public comment.

The Commission discussed the project and expressed their general support. They were concerned about the balcony, but with mature landscaping in place and the neighbors not in opposition, the project reduces privacy impacts over the existing structure.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner ZOUFONOUN, to approve review application 13-SC-13 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

6. 13-SC-14 – A. Liu – 1049 Dartmouth Lane

Design review for a new, two-story house. The project includes 2,273 square feet on the first floor and 1,259 square feet on the second floor *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, recommending approval of design review application 13-SC-14 subject to the listed findings and conditions, and noted the high sill heights along the right side. Commissioner MEADOWS conveyed that she had lack of access to the property because of the pad-lock.

Property owner, Alex Liu, stated that the pad-lock combination was 1049, and that he shared his plans with the neighbors. The neighbor to the north (right), John Hall, spoke in opposition to the

tall trees. The left neighbor, Jim Holwerda, commended the owner on his outreach and showed pictures of the bulk impacts. There was no other public comment.

The Commission discussed the project and expressed their general support. The only concern was on the right side of the property where trees were removed and a new taller fence needs to be installed.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner ZOUFONOUN, to approve review application 13-SC-14 per the staff report findings and conditions, with the following change and additional conditions:

- Modify condition No. 4 to state: Provide a landscape plan for fast growing evergreen landscape screening along the rear and side property lines to the rear of the structure, which includes the replacement of tree No. 7 with a new tree. The plants shall be a minimum 15 gallon in size.
- A minimum six-foot tall solid fence, with an additional one to two feet of lattice shall be installed along the side property lines.

THE MOTION CARRIED UNANIMOUSLY.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Vice-Chair FARRELL adjourned the meeting at 9:21 PM.

David Kornfield, AICP
Planning Services Manager