

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, DECEMBER 18, 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 KIRIK
STAFF: Planning Services Manager KORNFIELD 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 December 4, 2013

MOTION by Commissioner MEADOWS, seconded by Commissioner BLOCKHUS, to approve the minutes of the December 4, 2013 regular meeting as-amended.
THE MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING

2. 13-V-16 – M. Kornei – 789 Manor Way

Variance to allow basement projections beyond the footprint of the main structure. *Project Planner: Kornfield*

Planning Services Manager KORNFIELD presented the staff report, recommending denial of variance application 13-V-16 subject to the listed findings.

The property owner's son, Mark Kornei, stated that they were intending to make the basement space more livable and not substantially increase its size. He said that the intent of the work was to allow more light into the basement and that the issue was not brought to their attention during the inspection process. There was no other public comment.

The Commission discussed the project noting that the points raised in the correspondence from the public misunderstood the issue at hand; that the work was inconsistent with the basement regulations; that the basement additions were a design issue; and that granting such variances would set an undesirable precedent.

MOTION by Commissioner MEADOWS, seconded by Vice-Chair FARRELL, to deny variance application 13-V-16, per the staff report findings.
THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION

3. 13-SC-16 – E. Ganitsky – 767 Santa Rita Avenue

Reconsideration of design review for a new, two-story house. The project includes 2,528 square feet on the first floor and 1,471 square feet on the second floor. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, recommending consideration of the revised design review application 13-SC-16 subject to the listed findings and conditions. He outlined the prior DRC recommendations, summarized the proposed changes, and recommended moderate screening with regard to the neighbor's concerns.

The project designer, Dave Houland, summarized the bulk reducing changes to the roof and balcony and stated that it was a better design now with privacy improved too. Resident Kathy Bridgeman, the Realtor representing the owner, spoke in support of the project. Neighbor Jon Jacob stated that some of the issues were addressed, but the design remains incompatible with the one-story context, size is too big, and privacy impacts remain. There was no other public comment.

The Commission discussed the project and expressed their general support for the design changes, encouraged more moderate landscape, and opposed the balcony.

MOTION by Commissioner KIRIK, seconded by Commissioner MEADOWS, to approve design review application 13-SC-16 per the staff report findings and conditions, with the following additional condition:

- Modify condition No. 4 to omit the Italian Cypress and provide moderate height trees.
- Remove the balcony.

THE MOTION PASSED BY A 4/1 VOTE, WITH COMMISSIONER FARRELL OPPOSED.

4. 13-SC-25 – H. Balazadeh – 766 Raymundo Avenue

Design Review for a new, two-story house. The project includes 2,819 square feet on the first story and 1,661 square feet on the second story. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending continuance of design review application 13-SC-25 subject to the listed recommended direction. She summarized the direction to: increase the front yard setback, reduce the width and setback for the second story, reduce the entry element, window changes to improve privacy, improve the landscape plan, and provide a more comprehensive arborist report.

Property owner, Nick Tellado, stated that the three block area of Arroyo Road, Vista Grande, and Raymundo Avenue have larger homes and lots, the two immediate neighbors support the project on the east and west sides, and wants all the bedrooms on one floor. He said that he could increase the front yard setback per staff and increase some sills, but wants lower sills at the front elevation.

Neighbors Charles Baker, John McBirney, Trinka Dyer, Emily Wu and Nancy Ellickson spoke in opposition to the project design with the following concerns: the house violates the CC&R's and is out of character with the rest of the neighborhood; and the project needs to respect the front yard setback of 40 feet and move the house back 15 feet to keep a consistent character. Neighbor Curt Flory spoke in support of the project. There was no other public comment.

The Commission discussed the project and expressed their design and setback concerns.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner KIRIK, to continue design review application 13-SC-25 per the staff report recommended direction.
THE MOTION CARRIED UNANIMOUSLY.

5. 13-SC-31 – J. and D. James – 428 Traverso Avenue

Design review for a new, two-story house. The project includes 2,384 square feet on the first story and 1,195 square feet on the second story. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of design review application 13-SC-31 subject to the listed findings and conditions and highlighted the conditions of approval with the landscape changes.

The project architect, Andrew Young, stated that he worked with staff on the design concerns and changed the plans to respect both rear yards.

Neighbors Sheri and Tom Blaisdell spoke in opposition to the design stating concerns with their views being affected and privacy impacts. There was no other public comment.

The Commission discussed the project and expressed their general support, because although the neighbor's views are impacted, the design meets code and privacy is maintained with a 60-foot rear yard setback and landscape screening.

MOTION by Commissioner MEADOWS, seconded by Vice-Chair FARRELL, to approve design review application 13-SC-31 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair WHEELER adjourned the meeting at 9:00 PM.