

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, MARCH 19, 2014,
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair WHEELER, Commissioners MEADOWS, BLOCKHUS and MOISON
ABSENT: Commissioner KIRIK
STAFF: Planning Services Manager KORNFIELD and Assistant Planner 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 March 5, 2014

MOTION by Commissioner BLOCKHUS, seconded by Chair WHEELER, to approve the minutes of the March 5, 2014 regular meeting per the amendment to agenda item No. 3 to correct the property owner's last name.

THE MOTION PASSED BY A 3/0/1 VOTE, WITH Commissioner MOISON ABSTAINED.

PUBLIC HEARING

2. 14-V-02 and 14-SC-01 – J. Freeman – 741 Westminster Lane

Variance to maintain an existing front yard setback of 24 feet, 5 inches, where 25 feet is required, to allow an addition of 373 square feet on the first story and 468 square feet on the second story. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, recommending approval of variance 14-V-02 and design review application 14-SC-01 subject to the findings and conditions of approval. He noted the post-report correspondence from the applicant addressing the neighbor's privacy issue with a landscaping and shade study.

Commissioner BLOCKHUS asked for clarification on the removal of the accessory building in the northeast corner of the property, Commissioner MOISON asked about any recommendations regarding the fence, and Chair WHEELER asked about efforts to mitigate privacy.

Project architect, Jeremy Freeman, explained the project intent for the remodel, to put the master bedroom to the rear to avoid street noise and set back from side neighbor with a bathroom buffer. He further stated that the window seat in the master bathroom was in place of the original design for a balcony. The property owner, Andrew Gutow, explained the intent to avoid privacy impacts and to remodel, not rebuild the structure.

Neighbors Armond and Karen Golgolab, spoke in opposition to the project stating privacy concerns about the north windows for the second floor master bedroom and landscape mitigation, questioned the planting area width at only five feet wide, and wanted to see a permanent solution to reduce privacy impacts, rather than relying on landscape screening. They also noted that the new window for the existing master bedroom is farther back and closer than the existing window. There was no other public comment.

The Commission discussed the project and gave their general support. Commissioner BLOCKHUS stated that the window seat was a privacy issue and the fence on the north needs to be a six-foot tall with two feet of open lattice. Commissioner MEADOWS said that she had no problem with the variance and that the applicant did a good job at minimizing the north windows and providing proper landscaping that is appropriate per staff. Commissioner MOISON stated that it was a modest proposal, recommended changing the window seat to minimize privacy, thought the landscaping was appropriate, wanted the fence to be replaced, and wanted the windows near the window seat removed. Chair WHEELER felt the fencing conditions was appropriate, that the landscape plan per staff was acceptable, the variance seemed appropriate given the lot shape and work scope (condition No. 1), and supported Commissioner MOISON'S window concerns. Commissioner MEADOWS said that she did not support a window condition because the addition was very modest and the project limits windows along the north elevation of the second floor to respond to privacy concerns.

Assistant Planner GALLEGOS requested permission from Chair WHEELER to respond to comments regarding the north fence between 741 Westminster Lane and 751 Westminster Lane. Assistant Planner GALLEGOS stated that Site Plan and Architectural Details sheets show the north fence will be replaced with a six-foot tall solid fence with a two-foot lattice.

MOTION by Commissioner MEADOWS, seconded by Commissioner BLOCKHUS, to approve variance and design review applications 14-V-02 and 14-SC-01 per the staff report findings and conditions.

THE MOTION CARRIED UNANIMOUSLY.

2. 14-V-03 and 12-SC-29 – J. Fusco – 1075 Los Altos Avenue

Variance to allow a gable roof to project into the daylight plane and design review for additions of 66 square feet on the first story and 330 square feet on the second story. *Project Planner: Davis* **CONTINUED TO A DATE UNCERTAIN**

Chair WHEELER noted that the project at 1075 Los Altos Avenue was continued to a date uncertain.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair WHEELER adjourned the meeting at 8:00 PM.

David Kornfield, AICP
Planning Services Manager