

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, APRIL 2, 2014,
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Commissioners MEADOWS, BLOCKHUS, KIRIK and MOISON
ABSENT: Chair WHEELER
STAFF: Planning Services Manager KORNFIELD, Senior Planner DAHL and Assistant
Planner DAVIS

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 19, 2014

MOTION by Commissioner MEADOWS, seconded by Commissioner MOISON, to approve the minutes of the March 19, 2014 regular meeting.

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

DISCUSSION

2. 14-SC-02 – M. Junaid – 1055 Ray Avenue

Design review for a new, two-story house with a basement. The project includes 2,223 square feet on the first floor and 616 square feet on the second floor. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending continuance of design review application 14-SC-02 recommending reducing the bulk of the single-story elements facing the sides.

Commissioner MOISON noted that the orange tree No. 5 was not shown on the plans. Additionally Commissioner MOISON said that she received an ex parte image of the bridge element to the entry, which was subsequently shared with the Commission at the meeting.

Commissioner KIRIK asked if the inner court was counted in the floor area calculations, questioned the effectiveness of the Master Bedroom egress to the second floor deck, and the purpose of the Master Bedroom's interior window. Assistant Planner DAVIS and Planning Services Manager KORNFIELD confirmed that the 184-square-foot inner court was mistakenly not included in the floor area calculation and that was staff's oversight.

Project architect, Malika Junaid, stated that the project was in a neighborhood with a Transitional Character, that she had included similar interior courts in projects without counting as floor area, that the Master Bedroom egress met the requirements of the building code, that the Master Bedroom interior window was to provide desired views to the bedroom below, and made a graphic

presentation emphasizing relevant design guidelines and showing the relationship of the project to the surroundings.

Neighbor Mike Posett (Ray Avenue) spoke in support of the project. Neighbor Mariel Stoops (Rilma Lane) spoke in opposition to the project with concerns that the plans did not show the locations of adjacent structures on neighboring properties and that there was not much communication with the neighbors on Rilma Lane. There was no other public comment.

The Commission discussed the project and expressed the following concerns: Commissioner MEADOWS stated that there was good privacy and bulk mitigation and did not agree with staff's concerns about bulk, and was concerned that the inner court and clearstory areas potentially counted as floor area. Commissioner KIRIK remarked that the intensity of the project was a concern because it used every opportunity to develop building area (e.g., the attic and clearstory areas); that the attics and clearstory elements appear bulky and that the project should reduce the bulk and architectural elements not true to the space (e.g. reduce the clearstory element and faux balcony at the rear); that the windows into the bathrooms on the front elevation were atypical; and, that overall he could not see this design fitting in with the character of the neighboring houses. Commissioner MOISON agreed with Commissioner KIRIK'S bulk concerns about the attic and clearstory areas. Commissioner BLOCKHUS stated that with regard to the 3D images that they appear as a device to minimize the appearance of the project; and that he preferred to see more typical building perspectives such as straight on to front because it seemed like the house was large on site.

MOTION by Commissioner KIRIK, seconded by Commissioner MOISON, to continue design review application 14-SC-02 per the recommended direction in the staff report and the following additional direction to:

- Reduce the project's general appearance of bulk; and
- Clarify floor area and calculations.

THE MOTION CARRIED UNANIMOUSLY.

3. 14-SC-05 – L. Hill, Architect – 569 University Avenue

Design review for a second story addition to an existing two-story house. The project includes 220 square feet on the second story and a 254-square-foot detached garage. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report recommending approval of design review application 14-SC-05 subject to the findings and conditions in the report.

Project architect, Lorin Hill, described the project and noted that the neighbor submitted a letter of concern regarding removing an accessory structure. There was no other public comment.

The Commission discussed the project and expressed their general support. Commissioner MOISON stated that the project conforms to the guidelines and neighborhood character. Commissioner KIRIK noted that it was a creative solution to providing the required parking areas to increase the usable space. Commissioner MEADOWS stated her support for the project and the letter of concern in absentia did not present any design concerns. Commissioner BLOCKHUS agreed with the other Commissioners in support of the project.

MOTION by Commissioner MEADOWS, seconded by Commissioner KIRIK, to approve design review application 14-SC-05 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Commissioner BLOCKHUS adjourned the meeting at 8:00 PM.

David Kornfield, AICP
Planning Services Manager