

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, JUNE 4, 2014,
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair BLOCKHUS, Vice-Chair KIRIK, Commissioners WHEELER,
MEADOWS, and MOISON
STAFF: Senior Planner DAHL 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 May 14, 2014.

MOTION by Commissioner MEADOWS, seconded by Commissioner WHEELER, to approve the minutes of the May 14, 2014 regular meeting as written.

THE MOTION PASSED BY A 4/0/1 VOTE, WITH COMMISSIONER MOISON ABSTAINED.

DISCUSSION

2. 12-SC-29 – J. Fusco – 1075 Los Altos Avenue

Design review for a first and second story addition. The project includes 66 square feet on the first floor and 330 square feet on the second floor. The project was revised to avoid the previously requested variance to allow a gable roof projection into the daylight plane. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, noted that the variance request had been removed and recommended approval of design review application 12-SC-29 subject to the findings and conditions.

The property owner, Judy Fusco, spoke in support of the project and noted that all Commission requested changes had been made.

Resident Sybil Cramer expressed support for the project with the inclusion of the additional tree and noted that trees in the Hetch-Hetchy easement are not subject to the City's Tree Protection Ordinance and that the San Francisco Water District removes trees as deemed necessary to protect the aqueduct. There was no other public comment.

The Commission discussed the project and expressed their general support, noting that they supported the revised design that complied with the Code and did not require the approval of a variance.

MOTION by Commissioner MEADOWS, seconded by Commissioner MOISON, to approve design review application 12-SC-29 per the findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

3. 13-SC-29 – W. and J. Woodford – 542 Benvenue Avenue

Design review for a new, two-story house. The project includes 1,789 square feet on the first floor and 1,026 square feet on the second floor. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, noted that there was a condition to install additional screening to ensure privacy and recommended approval of design review application 13-SC-29 subject to the findings and conditions.

Applicant and property owner Jill Woodford presented the project, and architect James Matson provided an overview of the architectural design.

Neighbor Guy McNally spoke in support of the project, stated that he is surrounded by two-story houses, and asked that the windows facing his property be frosted glass. There was no other public comment.

The Commission discussed the project and expressed their overall support, noting that the design was well balanced, the appearance of the second story was minimized in the roof form and that there were not any unreasonable privacy impacts. A minority of commissioners raised concerns about the bulk of the front elevation, the second story windows on the left side and the balcony, but noted that they could still support the overall project.

MOTION by Vice-Chair KIRIK, seconded by Commissioner MEADOWS, to approve design review application 13-SC-29 per the findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

4. 14-SC-10 – Via Builders Inc. – 452 Paco Drive

Design review for a new, two-story house with a basement. The project includes 2,752 square feet on the first floor and 1,149 square feet on the second floor. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report and recommended approval of design review application 14-SC-10 subject to the findings and conditions.

The applicant, Jonathan Fales with Via Builders Inc., presented the project.

There was no public comment.

The Commission expressed their overall support for the project and the Craftsman style architecture. Some of the commissioners noted that the condition requiring that the second story sill heights be raised (No. 2) did not appear necessary since there were not any neighbors raising a concern. The applicant noted that they would be fine with revising the design to comply with the condition.

MOTION by Commissioner WHEELER, seconded by Commissioner MEADOWS, to approve design review application 14-SC-10 per the staff report findings and conditions. THE MOTION PASSED BY A 4/1 VOTE, WITH COMMISSIONER MOISON OPPOSED DUE TO CONDITION NO. 2.

5. 14-SC-15 – S. and M. Leaver – 1144 Seena Avenue

Design review for a second story addition to a one-story house. The project includes an addition of 1,132 square feet on the second story. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, noted that additional neighbor comment letters had been submitted and recommended approval of design review application 14-SC-15 subject to the findings and conditions.

Project architect Jon Stouman presented the project and provided color renderings and updated project elevations that showed a four-foot, six inch window sill height on the second story.

There was no public comment.

The Commission discussed the project and expressed their overall support, noting that they liked the project materials and supported the revised design with the raised sill heights.

MOTION by Commissioner MOISON, seconded by Commissioner MEADOWS, to approve design review application 14-SC-15 per the findings and conditions, with the following additional condition:

- The south facing window in the master bedroom shall be raised to a sill height of four-foot, six inches.

THE MOTION CARRIED UNANIMOUSLY.

COMMISSIONERS' REPORTS AND COMMENTS

Commissioner MEADOWS reported on the City Council's action regarding the 1055 Ray Avenue appeal.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair BLOCKHUS adjourned the meeting at 8:30 PM.

Zachary Dahl, AICP
Senior Planner