

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, SEPTEMBER 3, 2014,
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Vice-Chair KIRIK, Commissioners MEADOWS, WHEELER and MOISON
ABSENT: Chair BLOCKHUS
STAFF: Planning Services Manager KORNFIELD and Assistant Planners GALLEGOS
and LIM

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 August 20, 2014.

MOTION by Commissioner MEADOWS, seconded by Commissioner MOISON, to approve the minutes of the August 20, 2014 regular meeting as-amended to omit typographical errors. THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION

2. **14-SC-22 – Studio 3 Design – 910 Oxford Drive**
Design review for a second story addition to an existing one-story house. The project includes a remodel of the first story and the addition of 761 square feet on the second story. *Project Planner: Lim*

Assistant Planner LIM presented the staff report recommending approval of the revised design review application 14-SC-22 subject to the findings and conditions.

Project architect Bess Wiersema spoke in support of the project and went over the revised landscape plan, reduced deck from eight feet to six feet deep, and provides site sections. She said the applicant desires the eight-foot original deck depth.

Bob Slate, the downslope neighbor on Kent Drive wants an inventory of trees. Another neighbor on Kent Drive, Dieppedahe Emmanuel, stated concerns with privacy impacts and asked that the trees be kept to avoid making any privacy impacts worse. There was no other public comment.

The commissioners discussed the project and expressed their general support for the design changes and revised landscape plan.

MOTION by Commissioner MOISON, seconded by Commissioner MEADOWS, to approve design review application 14-SC-22 per the staff report findings and conditions, with the following additional conditions:

- The landscape plan shall include and protect the Crape Myrtle.
- The depth of the deck shall be six feet

THE MOTION CARRIED UNANIMOUSLY.

3. 13-SC-32 – Hui-Fang Chang – 958 Clinton Road

Design review for first and second story additions to an existing single-story house. The project includes the addition of 696 square feet to the first story and 960 square feet to the second story. *Project Planner: Lim*

Assistant Planner LIM presented the staff report recommending approval design review application 13-SC-32 subject to the findings and conditions.

The property owner Mrs. Amy Weng stated she was expanding the house to accommodate the family.

Neighbor Barbara Adey spoke in support of the project and asked that the noise and dust be minimized during construction. There was no other public comment.

The commissioners discussed the project and expressed their general support for the design. One Commissioner said that she prefers a composition roof and that the street tree was not needed. Another Commissioner said that the project should have a more contemporary garage door design.

MOTION by Commissioner WHEELER, seconded by Commissioner MEADOWS, to approve design review application 13-SC-32 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

4. 14-SC-24 – Chapman Design Assoc. – 1145 Laureles Drive

Design review for a new, two-story house. The project includes 2,458 square feet on the first floor and 1,446 square feet on the second floor. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending continuance the design review application 14-SC-24 subject to the recommended direction.

Project designer Walter Chapman went over the design history stating that the original design was a saltbox, but kept the non-conforming setbacks. He said that staff would not support the design even though the proposal reduced the footprint, increased setbacks, and the view was not prominent because of the curve of the street. Applicant and property owner Mrs. Tenta stated that she wants to stay in the neighborhood and nine of her neighbors support the project. She questioned why staff supported the house design at 1060 Laureles Drive and not her's and said that her project has greater setbacks and single-story elements on either end of the structure.

Neighbor Payne Freret spoke in support of the project stating that the design was consistent with the other two-stories in the neighborhood. Neighbors Aaron Rulison and Chilton Lee spoke about privacy and bulk concerns that should be addressed with the design changes and bulk. There was no other public comment.

Commission discussion included the privacy impacts of the balcony and master bedroom, the relative bulk of the second story, the relationship of the project to the immediate context, and the design of the front porch and second story element above the entry.

MOTION by Commissioner WHEELER, seconded by Vice-Chair KIRIK, to continue design review application 14-SC-24 subject to the staff report recommended direction and per Vice-Chair KIRIK'S direction to:

- Minimize the second story plates;
- Lower the dutch gable over the entry; and
- Consider double-columns on the porch.

THE MOTION FAILED BY A 2/2 VOTE, WITH COMMISSIONERS MEADOWS AND MOISON OPPOSED.

MOTION by Commissioner MEADOWS, seconded by Commissioner MOISON, to approve design review application 14-SC-24 per positive findings and conditions.

THE MOTION FAILED BY A 2/2 VOTE, WITH VICE-CHAIR KIRIK AND COMMISSIONER WHEELER OPPOSED.

MOTION by Vice-Chair KIRIK, seconded by Commissioner MOISON, to continue design review application 14-SC-24 subject to the staff report direction and to consider the following:

- Lower second story wall plate to eight feet;
- Lower the second story window headers to seven feet; and
- Lower the eave line second story element over the entry.

THE MOTION CARRIED UNANIMOUSLY.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Vice-Chair KIRIK adjourned the meeting at 9:08 PM.

David Kornfield, AICP
Planning Services Manager