

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, OCTOBER 15, 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 MEADOWS and
MOISON
ABSENT: Commissioner WHEELER
STAFF: Planning Services Manager KORNFIELD and Assistant Planner 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 October 1, 2014.

MOTION by Commissioner MEADOWS, seconded by Commissioner MOISON, to approve the minutes of the October 1, 2014 regular meeting as-amended to correct the vote for agenda item No. 3 to reflect a 4/0/1 passing vote, with Commissioner MEADOWS abstained.

THE MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING

2. 14-V-10 and 14-SC-25 – R. Mowat Associates – 452 University Avenue

Variance and Design Review applications for alterations and improvements to a designated Historic Landmark property. The project includes demolition of an existing detached garage, construction of a new detached garage over 12 feet in height, alterations to the rear elevation of the main house, including a new second-story balcony, and a variance to allow a patio in the side yard setback that exceeds six-inches above grade. *Project Planner: Dahl*

MOTION by Commissioner MEADOWS, seconded by Commissioner MOISON, to continue application 14-V-10 and 14-SC-25 per the applicant's request.

THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION

3. 14-SC-17 – W. Hui and S. Chang – 178 Santa Rita Court

Design review for a new, two-story house. The project includes 2,055 square feet on the first story and 1,138 square feet on the second story. *Project Planner: Dahl*

Planning Services Manager KORNFIELD presented the staff report recommending approval of design review application 14-SC-17 subject to the findings and conditions.

Property owner Willy Hui spoke to his outreach with the neighborhood. Neighbor Lisa Liu stated that she preferred a one-story house, or raising the windows to six-foot sills on the second story. Neighbor Wendy Yu stated that she met with the applicant prior to the application, and expressed concern about the bulky second story, tall stair window, and two-story wall on the left side. There was no other public comment.

Commission discussion included noting the contrast of the lower key development on the street compared to the surrounding larger scale multiple-family development nearby, the designs attempted to mitigate bulk, the opportunity to increase the western side yard setback and to further minimize the bulk of the second story and garage.

MOTION by Commissioner MOISON, seconded by Chair BLOCKHUS, to approve design review application 14-SC-17 per the staff report findings and conditions.

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

MOTION by Vice-Chair KIRIK to continue application 14-SC-17 with the following direction:

- Move the first story to the left.
- Reduce the shear walls.
- Reduce the bulk of the garage.

THE MOTION WAS WITHDRAWN BY VICE-CHAIR KIRIK.

MOTION by Commissioner MEADOWS, seconded by Vice-Chair KIRIK, to continue application 14-SC-17 with the following direction:

- Minimize the mass and bulk of the second story; and
- Minimize the bulk of the front facing garage.

THE MOTION CARRIED UNANIMOUSLY.

4. 14-SC-26 – Timeline Design – 1180 Saint Anthony Court

Design review for a new, two-story house. The project includes 2, 534 square feet on the first floor and 1,512 square feet on the second floor. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending approval of design review application 14-SC-26 subject to the findings and conditions.

Project designer Steve Dias stated that he reoriented the house toward the south, met with the neighbors, noted that the existing second story deck is similar to the proposed, that the upper deck is for private use and that the lower deck is for entertaining. Neighbor Richard Lange spoke in support of the project. There was no other public comment.

The commissioners discussed the project and expressed their general support for the design. Commissioner MOISON commended the neighborhood outreach and Chair BLOCKHUS noted that the rear fence was rotten and tree No. 19 potentially impacts the pool. Vice-Chair KIRIK commended the applicant for their careful design.

MOTION by Commissioner MOISON, seconded by Commissioner MEADOWS, to approve design review application 14-SC-26 per the staff report findings and conditions.

THE MOTION CARRIED UNANIMOUSLY.

5. 14-SC-27 – Studio 3 Design – 917 Stanley Avenue

Design review for first and second story additions to a one-story house. The project includes an addition of 29 square feet on the first floor and 653 square feet on the second floor. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending approval of design review application 14-SC-27 subject to the findings and conditions.

Project applicant and designer Bess Wiersema stated that the neighborhood context has dominant entries, that the turret is in scale with the proposed second story, that they could lower the turret and dining room by one foot, and objected to raising the windows because of the need for egress and not wanting to cut into the existing roof. Neighbor Fred Farman spoke with concern about the rear privacy impacts and direct line of sight. There was no other public comment.

The commissioners discussed the project and expressed their general support for the design. Commission discussion included noting the greater rear yard setback and orientation of the second story that maintained a reasonable degree of privacy, that the right side windows overlooked the roof of the adjacent structure and therefore were not a privacy concern, and that the turret and dining room roofs should be minimized in scale.

MOTION by Vice-Chair KIRIK, seconded by Chair BLOCKHUS, to approve design review application 14-SC-27 per the staff report findings and conditions, with the following change and additional conditions:

- Revise condition No. 6 to reduce the dining gable by two feet and make smaller transom windows and a minor reduction of the turret by one foot.
- Delete conditions Nos. 7 and 8.
- Provide equal size windows (egress size) for the side of master bedroom 3.

Commissioner MEADOWS objected to condition No. 6 being so prescriptive.

REVISED MOTION by Vice-Chair KIRIK, seconded by Commissioner MOISON, to approve design review application 14-SC-27 per the staff report findings and conditions, with the following change and modification:

- Delete conditions Nos. 7 and 8.
- Revise condition No. 6 to differentiate the dining gable and turret with review and approval by the Community Development Director.

THE MOTION CARRIED UNANIMOUSLY.

Vice-Chair KIRIK recused himself from the next agenda item due to a conflict of interest with 731 University Avenue.

6. 14-SC-30 – Pacific Peninsula Architecture, Inc. – 731 University Avenue

Design review to demolish an existing one-story house and construct a new, two-story house. The project includes 3,250 square feet on the first story and 815 square feet on the second story. *Project Planner: Lim*

Assistant Planner LIM presented the staff report recommending approval of design review application 14-SC-30 subject to the findings and conditions.

Project architect Eric Peterson spoke in support of the project. There was no other public comment.

The commissioners discussed the project and expressed their general support for the design. The Commission's discussion noted the high quality of the design and the careful balance of the project's size and scale with regard to fitting into the immediate surroundings.

MOTION by Commissioner MOISON, seconded by Commissioner MEADOWS, to approve design review application 14-SC-30 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY (3/0).

COMMISSIONERS' REPORTS AND COMMENTS

Commissioner MOISON spoke about the Laureles Drive appeal and said that the Design Review Commission's meeting attendance was of issue for the Council. Commissioner MEADOWS stated that the City Council approved the project knowing that it differed from the Residential Design Guidelines because of public support from the neighbors. Vice-Chair questioned why a Design Review Commission appeal does not go to the Planning and Transportation Commission instead of City Council.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair BLOCKHUS adjourned the meeting at 9:19 PM.

David Kornfield, AICP
Planning Services Manager