

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, NOVEMBER 5, 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: Planning Services Manager KORNFIELD, Senior Planner DAHL 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 October 15, 2014.

MOTION by Commissioner MEADOWS, seconded by Commissioner MOISON, to approve the minutes of the October 15, 2014 regular meeting.
THE MOTION PASSED BY A 4/0/1 VOTE, WITH COMMISSIONER WHEELER ABSTAINED.

DISCUSSION

2. **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* ***THIS ITEM WAS CONTINUED FROM THE OCTOBER 16, 2014 DESIGN REVIEW COMMISSION MEETING***

Senior Planner DAHL presented the staff report, recommending continuance of design review application 14-SC-17 subject to the findings and recommend direction.

Project architect Daryl Harris presented the project, noting the revised design met the intent of the Commission's direction by reducing the mass of the second story and the garage, and increased the setback on the right side.

Four members of the public spoke. The neighbors to the right (186 Santa Rita Court), Wu and Lynn Wang, both raised concerns about privacy impacts from the second story windows and excessive bulk and mass from the second story. The neighbor to the rear (175 Larsons Landing) Ravi Dronamraju raised concerns about privacy impacts from the rear facing second story windows and requested that additional screening trees be planted. Neighbor Wendy Yu (197 Santa Rita Ct) raised

concerns about the project, noting that a single-story design would be more consistent with the neighborhood character. There was no other public comment.

A majority of commissioners expressed support for the project, noting that the revised design addressed the Commission's concerns and met the intent of their direction. The dissenting commissioner noted that although the changes addressed the direction, the bulk on the left side had not been significantly reduced and the second story could be set back further from the front.

MOTION by Commissioner MOISON, seconded by Commissioner WHEELER, to approve application 14-SC-17 per the October 15, 2014 staff report findings and conditions.
THE MOTION PASSED BY A 4/1 VOTE, WITH VICE-CHAIR KIRIK OPPOSED.

3. 14-SC-25 – R. Mowat Associates – 452 University Avenue

Design Review application 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, and a new second-story balcony. *Project Planner: Dahl* ***THIS ITEM WAS CONTINUED FROM THE OCTOBER 16, 2014 DESIGN REVIEW COMMISSION MEETING***

Senior Planner DAHL presented the staff report, noting that the project no longer included a variance and recommended approval of design review application 14-SC-25 subject to the findings and conditions.

Property owner Dave Hitz stated that he had worked with the neighbors to minimize any privacy impacts related to the new pool patio. Project architect Bob Boles spoke about the proposed balcony.

There were no other public comments.

The Commission discussed the project and expressed their general support for the revised design, stating that the new detached garage was an improvement to the site, and that the new balcony was consistent with the architecture and did not create any privacy issues.

MOTION by Commissioner MEADOWS, seconded by Commissioner WHEELER, to approve application 14-SC-25 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

4. 14-SC-33 – B. Nemati – 1590 Montebello Oaks Court

Design review for a two-story addition to an existing one-story house. The project includes an addition of 10 square feet on the first story and 557 square feet on the second story. *Project Planner: Lim*

Assistant Planner LIM presented the staff report, recommending approval of design review application 14-SC-33 subject to the findings and conditions. She recommended removing condition No. 5 since the recent revision to the plan omitted the balcony.

Project designer Behrooz Nemati explained 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 that the rear fence needs lattice and the balcony/planter box was still four foot six-inches deep. In response, the property owner said that he could remove the planter/balcony .

MOTION by Commissioner WHEELER, seconded by Commissioner MOISON, to approve design review application 14-SC-33 per the staff report findings and conditions, with the following changes:

- Omit the balcony/planter element; and
- Omit condition No. 5.

THE MOTION CARRIED UNANIMOUSLY.

5. 14-SC-35 – P. Lew and K. Liang – 643 Milverton Road

Design review for a new, two-story house. The project includes 1,957 square feet on the first floor and 1,319 square feet on the second floor, and a 370 sq. ft. one-story accessory structure.
Project Planner: Gallegos

Assistant Planner GALLEGOS presented the staff report recommending approval of design review application 13-SC-35 subject to the listed findings and conditions. He also made note of the late correspondence that was received.

Property owner Kelly Liang stated that they needed the circular driveway due to the busy street. Project architect Eugene Sakai commended Assistant Planner GALLEGOS' input, stated that he incorporated seven area drains into the front yard to address street flooding, and added five trees to the landscape plan, and that using the standing seam metal roof on front and composition on the back was an economical choice.

Neighbor Jim Wing stated that the design was good, but the metal roof was not in character, that the drainage should be addressed at the street, and discouraged a circular driveway. Neighbor Flora Azimi spoke in support of the project, but said that the street flooding issue was important to address. Neighbor Jan Truitt stated that the owners worked with her to minimize privacy and encouraged a solid side railing on the balcony. There was no other public comment.

The commissioners discussed the project and expressed their general support for the design and made the following comments: the two-story element on the front should be minimized, the balcony should have solid sides, the drainage plan should be resolved, the setback of the drainage field should be increased, the two roofing materials should not be mixed, it was acceptable to remove the Magnolia tree due to its condition, that circular driveways can benefit visibility by allowing cars to park off the street, and pervious pavers should be used for the circular driveway if it is maintained.

MOTION by Vice-Chair KIRIK, seconded by Chair BLOCKHUS to continue design review application 14-SC-35 with the following direction:

- Reduce the bulk and mass of the second story; and
- The removal of the magnolia tree is allowed, thus condition No. 4 may be omitted.

THE MOTION CARRIED UNANIMOUSLY.

COMMISSIONERS' REPORTS AND COMMENTS

POTENTIAL FUTURE AGENDA ITEMS

Chair BLOCKHUS suggested adding discussion of outreach to the incoming Mayor on the next agenda. The Commission generally agreed.

ADJOURNMENT

Chair BLOCKHUS adjourned the meeting at 9:55 PM.

David Kornfield, AICP
Planning Services Manager