

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, DECEMBER 17, 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, MOISON and WHEELER (arrived at 7:20 PM)

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 December 3, 2014.

MOTION by Commissioner MEADOWS, seconded by Vice-Chair KIRIK, to approve the minutes of the December 3, 2014 regular meeting as amended by Commissioner MEADOWS.

THE MOTION PASSED BY A 3/0/1 VOTE, WITH COMMISSIONER MOISON ABSTAINED.

PUBLIC HEARING

2. 14-V-11 and 14-SC-37 – InnerHouse Design – 1626 Austin Avenue

Variance to allow a second story side yard setback of 15 feet, where 17.5 feet is required and to maintain the structure without a garage, where one covered parking space is required. The project includes an addition to an existing two-story house, with 132 square feet on the first story and 738 square feet on the second story. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending approval of variance application 14-V-11 and design review application 14-SC-27 subject to the findings and conditions.

The project designer presented the project, noting that the garage had been permitted to be converted into the family room. There was no other public comment.

The commissioners discussed the project and provided the following comments: good modest two-story house; no garage is an issue; concern over the garage variance given the extent of the project was rebuilding the house and adding additional bedrooms without parking; do not see circumstances supporting the variance; difficult floor plan to remodel; likes stair relocation, structure lacks storage; economics is not an issue; and the project could conform to Code (provide a garage and meet the second story side yard setback).

MOTION by Commissioner MEADOWS, seconded by Commissioner MOISON, to continue variance application 14-V-11 and design review application 14-SC-27, with the following direction:

- Eliminate the garage variance; and
- Consider eliminating the second story side yard setback variance.

THE MOTION CARRIED UNANIMOUSLY (5/0).

3. 14-V-12 – Chapman Design Associates – 439 Rinconada Court

Variance to allow a side yard setback of nine feet, where 10 feet is required for a historical landmark property. This project includes an addition of 51 square feet to the main house and rebuilding the garage. *Project Planner: Lim*

Assistant Planner LIM presented the staff report recommending approval of variance application 14-V-12 subject to the findings and conditions.

Project designer Walter Chapman presented the project, noting that the easement for open space is to preserve views of the historic house, that the original garage created a greater floor area nonconformity and the driveway being located within five feet of a property line is not uncommon.

Commissioner MOISON made note that the project designer, Walter Chapman, is Chair of the Historical Commission.

Resident and neighbor Bob Greenfield spoke in opposition to the side yard setback variance. There was no other public comment.

The commissioners discussed the project and expressed their general support for the project, noting that special consideration should be given to projects on historic properties, the noise impacts from the garage are negligible, relocating the garage improves the appearance of the historic structure, the deck is in character with the design, and there are no other reasonable alternatives.

MOTION by Commissioner MOISON, seconded by Commissioner WHEELER, to approve variance application 14-V-12 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY (5/0).

4. 14-V-13 – Square Three Design Studios – 581 Van Buren Street

Variance to allow a front yard setback of 18 feet, where 25 feet is required and an exterior side yard setback of 16 feet, where 20 feet is required. The project includes an addition of 210 square feet to an existing one-story house. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending approval of variance application 14-V-13 subject to the findings and conditions.

Project designer Tom Carruba presented the project. There was no other public comment.

The commissioners discussed the project and expressed their general support for the variance, noting that it was a creative redesign, the metal roof is of high quality, the site is unusual due to its shape and creekside constraints, and the project enhances the neighborhood.

MOTION by Commissioner WHEELER, seconded by Commissioner MOISON, to approve variance application 14-V-13 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY (5/0).

DISCUSSION

5. 14-SC-39 – Craftmen’s Guild, Inc. – 1419 Miravalle Avenue

Design review for a two-story house. The project includes 2,761 square feet on the first story, 927 square feet on the second story and 2,658 square feet in the basement *Project Planner: Lim*

Assistant Planner LIM presented the staff report recommending approval of design review application 14-SC-39 subject to the findings and conditions.

Project designer Mike Amini presented of the project. Property owner Mr. Lee stated that he spoke to their neighbors and there were no concerns raised. Neighbor Mark Millet questioned how long the basement excavation would take to complete. There was no other public comment.

The commissioners discussed the project and expressed their general support for the project, noting that it was a good design that fit in the neighborhood. There was concerned expressed about the clearstory element, but the Commission agreed that the larger lot mitigated it.

MOTION by Commissioner WHEELER, seconded by Commissioner MOISON, to approve design review application 14-SC-39 per the staff report findings and conditions, with the following additional condition:

- Add a new, six-foot solid fence with one or two feet of open lattice.

THE MOTION CARRIED UNANIMOUSLY (5/0).

6. 14-SC-41 – Design Discoveries – 1265 Estate Drive

Design review for an addition to an existing two-story house. The project includes an addition of 36 square feet to the first story, 85 square feet to the second story and 893 square feet in the basement. *Project Planner: Lim*

Assistant Planner LIM presented the staff report recommending approval of design review application 14-SC-41 subject to the findings and conditions.

Project architect Christopher Anderson presented the project. South neighbor Victoria Chang raised a concern about potential construction parking impacts. There was no other public comment.

The commissioners discussed the project and expressed their general support for the design.

MOTION by Commissioner MOISON, seconded by Commissioner MEADOWS, to approve design review application 14-SC-41 per the staff report findings and conditions.

THE MOTION CARRIED UNANIMOUSLY (5/0).

COMMISSIONERS’ REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair BLOCKHUS adjourned the meeting at 9:19 PM.

Zachary Dahl, AICP
Senior Planner