

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, FEBRUARY 18, 2015
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair BLOCKHUS, Commissioners MEADOWS, and MOISON
ABSENT: Vice-Chair KIRIK and Commissioner WHEELER
STAFF: Planning Services Manager KORNFIELD and Assistant Planner 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 February 4, 2015.

MOTION by Commissioner MEADOWS, seconded by Commissioner MOISON, to approve the minutes of the February 4, 2015 regular meeting as amended by Commissioner MOISON to clarify that the 178 Santa Rita Court appeal was denied by City Council with a condition for a fixed “opaque” window, not translucent, in the COMMISSIONERS’ REPORTS AND COMMENTS section of the minutes.

THE MOTION CARRIED UNANIMOUSLY (3/0).

DISCUSSION

2. 14-SC-43 – M. Kansky – 582 Glen Alto Drive

Design review for a two-story house. The project includes 2,254 square feet on the first story and 1,424 square feet on the second story. *Project Planner: Kornfield*

Due to lack of a quorum, Chair BLOCKHUS continued design review application 14-SC-43 to the March 4, 2015 Design Review Commission meeting, with direction for staff to re-notice the project.

3. 14-SC-42 – L. Leu Architect – 884 Highlands Circle

Design review for additions to the main and lower level of the existing house. The project includes adding 261 square feet to the main (upper) level and 564 square feet to the lower level. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending approval of design review application 14-SC-42 subject to the findings and conditions.

Project architect Louie Lui explained the privacy screening intent and stated that they used a modern design to minimize height. There was no other public comment.

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

MOTION by Commissioner MEADOWS, seconded by Commissioner MOISON, to approve design review application 14-SC-42 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY (3/0).

4. 14-SC-44 – March Design – 872 Clinton Road

Design review for a two-story house. The project includes 2,140 square feet at the first story and 1,167 square feet at the second story. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending approval of design review application 14-SC-44 subject to the findings and conditions and highlighted the privacy screening condition.

Project architect Michael Ma stated that the owners met with the neighbors and the design was a Mediterranean/Spanish style. Los Altos resident and neighbor Derek Pitcher spoke with concern that the proposed tree might block his sun and view of the park but the balcony was acceptable. There was no other public comment.

The Commissioners discussed the project and expressed their general support. The Commission provided the following comments: an appreciation for the neighbor's agreement on the landscaping; the need to enhance screening along the rear of the property; a concern to make the balcony more of a passive use or limit balcony depth to four feet and/or use solid railings; the need for a six-foot solid fence with two feet of lattice along the rear and right side; a suggestion to remove the screening and condition on the left side; and other balcony design alternatives to maintain privacy such as by reconfiguring the roof.

MOTION by Commissioner MOISON, to approve design review application 14-SC-44 per the staff report findings and conditions, with the following changes and additional conditions:

- Omit the required privacy screening on the left side;
- Improve rear and right side fence to approximately seven feet in height including lattice; and
- Reduce the balcony depth to omit wrap-around area.

Commissioner MEADOWS stated that the motion did not seem to address her concerns.

Project architect Michael Ma stated that he could reduce the balcony width and omit the wrap-around area but that it would be challenging to provide the roof; or he could incorporate the roof into the rear to reduce depth and provide a solid railing effect.

MOTION amended by Commissioner MEADOWS, accepted by Commissioner MOISON, to approve design review application 14-SC-44 per the staff report findings and conditions, with the following additional conditions:

- Omit the required privacy screening on the left side;
- Improve rear and right side fence to approximately seven feet in height including lattice; and
- Reduce the depth of the balcony to approximately four feet to incorporate the roof element below, as approved by staff.

THE MOTION CARRIED UNANIMOUSLY (3/0).

5. Design Review Commission Roles and Responsibilities

Discussion of an informational handout on the Roles and Responsibilities of the Design Review Commission. *Project Planner: Kornfield*

Planning Services Manager KORNFIELD presented the staff report for the handout on the Design Review Commission Roles and Responsibilities.

The Commission provided feedback and corrections on the handout to emphasize the duties of the Commission with regard to single-family design review, highlight relevant properties providing the neighborhood character context, that the hearings are public meetings and the time limits for speaking.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair BLOCKHUS adjourned the meeting at 8:44 PM.

David Kornfield
Planning Services Manager