

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, APRIL 15, 2015
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair KIRIK, Vice-Chair MOISON, Commissioners WHEELER and MEADOWS

ABSENT: Commissioner BLOCKHUS

STAFF: Planning Services Manager KORNFIELD and Assistant Planners GALLEGOS and DAVIS

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 April 1, 2015.

MOTION by Commissioner MEADOWS, seconded by Vice-Chair MOISON, to approve the minutes of the April 1, 2015 regular meeting as amended by Commissioner MEADOWS to correct throughout the minutes the reference to Vice-Chair is MOISON and to clarify the recommended condition for Item 3. THE MOTION CARRIED UNANIMOUSLY (4/0).

DISCUSSION

2. 15-SC-06 – T. Long, AIA – 530 Hawthorne Avenue

Design review for a new, two-story house. The project includes 1,886 square feet on the first story and 1,076 square feet on the second story. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending approval of design review application 15-SC-06 subject to the listed findings and conditions.

Property owner Vivek Grandhi introduced himself and his family. Project architect Toby Long discussed his design approach to have an integral garage to enhance the yard and to reflect the character of Ramon Drive using natural materials.

Neighbors and Los Altos residents Jennie Ebbitt, Christine Sellers, and Jerry Infeld spoke in support of the project, using pre-fabricated construction, and the general design approach. Mr. Infeld stated

concern about vermin in the ivy hedge with regard to demolition and that the street drainage in front of the site on Ramon Drive was problematic. There was no other public comment.

The Commissioners discussed the project and expressed their support noting the low-profile design and general compatibility.

MOTION Commissioner MEADOWS, seconded by Commissioner WHEELER, to approve design review application 15-SC-06 per the staff report findings and conditions.

THE MOTION CARRIED UNANIMOUSLY (4/0).

3. 15-SC-08 – M. Miner – 1435 Richardson Avenue

Design review for a first- and second-story addition. The project includes an addition of 438 square feet at the first-story and an addition of 1,320 square feet at the second-story with a new 984 square foot basement. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending approval of design review application 15-SC-08 subject to the listed findings and conditions.

Project designer Michelle Miner presented the design stating that she massed the house toward Richardson Avenue to minimize impacts to the neighbors, designed the windows to minimize privacy impacts, and the design reflects the varied character of the neighborhood.

Neighbor to the right, John Petrua, spoke with a potential concern if the project reduced the rear yard setback. There was no other public comment.

The Commissioners discussed the project and Commissioner MEADOWS and Vice-Chair MOISON expressed their general support for the Cape Cod style design, which is a good solution on the lot, and maintains privacy. Commissioner WHEELER stated concerns with the orientation of the basement egress and the scope of work with regard to maintaining the existing structure. Chair KIRIK stated he was concerned about the nine-foot wall plate on the second story that should be lowered; the right side of the house is bulky and needs more than a belly band; that the applicant should consider more detail to the Austin Avenue side and should consider locating the basement toward the rear and improve the quality of light with light wells.

MOTION by Commissioner WHEELER to continue design review application 15-SC-08 to consider general design changes the scope of work. Chair KIRIK offered a friendly amendment to the motion to approve the project with conditions to: reduce the height of the second story plate; and revise the east side elevation to minimize bulk.

THE MOTION FAILED DUE TO LACK OF A SECOND.

MOTION by Chair KIRIK, seconded by Commissioner MEADOWS, to approve design review application 15-SC-08 per the staff report findings and conditions, with the following additional conditions:

- Reduce the second story plate height from nine feet to eight feet; and
- Work with staff to create architectural treatments on the two-story sheer walls on the right side and possibly the rear.

THE MOTION CARRIED UNANIMOUSLY (4/0).

4. Capital Improvement Program (CIP)

Consideration of the 2015-2020 Capital Improvement Program (CIP) with regard to Priorities and Commission Responsibilities. *Project Planner: Kornfield*

Planning Services Manager KORNFIELD presented the staff report to provide input to the City Council regarding the Capital Improvement Program.

The Design Review Commission had the following input to the CIP prioritization process:

MOTION by Chair KIRIK, seconded by Commissioner MEADOWS, carrying UNANIMOUSLY (4/0) to:

- Raise the priority of storm water drainage projects. The concern is that the Commission hears of street drainage concerns when they review projects and sometimes the private property has to manage street runoff (i.e. Milverton Road).

MOTION by Vice-Chair MOISON, seconded by Commissioner WHEELER, carrying UNANIMOUSLY (4/0) to:

- Consider adding a new CIP to develop drought tolerant landscape guidelines.

MOTION by Chair KIRIK, seconded by Commissioner MEADOWS, carrying UNANIMOUSLY (4/0) to:

- Consider adding a CIP for a zoning code update to remove outdated sections (i.e., nonconforming structure abatement under outdated building codes) and consider adding new zoning codes to address water efficiency.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair KIRIK adjourned the meeting at 8:15 PM.

David Kornfield
Planning Services Manager