

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, JUNE 17, 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 BLOCKHUS and MEADOWS

ABSENT: Commissioner WHEELER

STAFF: Planning Services Manager KORNFIELD, Senior Planner DAHL 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 June 3, 2015.

MOTION by Vice-Chair MOISON, seconded by Commissioner MEADOWS, to approve the minutes of the June 3, 2015 regular meeting as written.
THE MOTION CARRIED UNANIMOUSLY (4/0).

PUBLIC HEARING

2. **15-V-04 and 15-SC-21 – M. English Architects – 305 Quinnhill Avenue**
Variance and design review for a second-story deck encroachment into the required rear yard setback. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending continuance of variance and design review applications 15-V-04 and 15-SC-21. She stated support for the variance, but said the project needs to address privacy concerns.

Project architect Mark English noted the incremental privacy impacts over the existing development and said that he could add a tree where the manzanita bushes are. Property owner Heidi Burke stated that she tried to make contact with all affected neighbors but had either no contact or no concerns raised. There was no other public comment.

The Commissioners discussed the project and gave their general support. The Commission discussed the need for a condition to maintain the manzanita screening and fill-in the gap along the right side of the driveway and the reciprocal privacy impacts to 307 Quinnhill Avenue.

MOTION by Commissioner MEADOWS, seconded by Vice-Chair MOISON, to approve variance and design review applications 15-V-04 and 15-SC-21 per the findings and with the following condition:

- Fill in the gap in the manzanita hedge with the same size or larger.

THE MOTION CARRIED UNANIMOUSLY (4/0).

3. 15-V-06 – S. and A. Decker – 5770 Arboretum Drive

A variance to allow 72 percent of the front yard setback area to be impervious where a maximum of 50 percent is allowed in the R1-20 Zone District. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report recommending approval of variance application 15-V-06 subject to the findings.

Matt Kansky spoke as a representative to the applicants stating that they were working on the grading plan and drainage for the changes but that any grading changes were to soften the already retained areas. There was no other public comment.

The Commissioners discussed the project and gave their general support. The discussion focused on the unusual topography of the front yard, the extent of grading and the potential for creating a drainage issue at the structure. Staff noted that the driveway revision would require a perfunctory revision to the grading and drainage plan by the project's civil engineer.

MOTION by Commissioner BLOCKHUS, seconded by Vice-Chair MOISON, to approve variance application 15-V-06 subject to the staff report findings.

THE MOTION CARRIED UNANIMOUSLY (5/0).

DISCUSSION

4. 15-SC-12– S. Jee – 1290 Carmel Terrace

Design review for a second story addition of approximately 660 square feet to the existing single-story house. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending approval of design review application 15-SC-12 subject to the listed findings and conditions.

Project designer Rick Gould noted that the the two large oak trees at the rear of the property help to preserve privacy. Property owner Mr. Jee stated that the balcony location limits the privacy impacts. There was no other public comment.

The Commissioners discussed the project and expressed their general support. One Commissioner noted that they could not access the property due to the applicant's barking dogs but that the Commission's discussion satisfied her privacy concerns. The Commission discussed the orientation of the balcony and its impacts.

MOTION Commissioner MEADOWS, seconded by Vice-Chair MOISON, to approve design review application 15-SC-12 per the staff report findings and conditions.

THE MOTION CARRIED UNANIMOUSLY (4/0).

5. 15-SC-13 – A. Shmariahu – 1192 Saint Anthony Court

Design review for a remodel and addition to an existing two-story house. The project includes a new balcony and a reduction of three square feet on the second story and an addition of 36 square feet on the first story. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report recommending approval of design review application 15-SC-13 subject to the findings and conditions.

Property owner Richard Huang spoke in support of his project. There was no other public comment.

The Commissioners discussed the project and expressed their support. The Commission discussed the potential to improve the privacy screening on the right side and that the project was a marked improvement in the neighborhood character.

MOTION Vice-Chair MOISON, seconded by Commissioner BLOCKHUS, to approve design review application 15-SC-13 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY (4/0).

6. Submittal Requirements

Discussion of single-family design review submittal requirements.

The Commissioners discussed submittal requirements. They highly encouraged line of sight diagrams (when needed); stated that streetscape drawings were important (two on either side); that applicants should do a better job on their landscape plans; the need for property surveys, and the need to advise applicants on making their property accessible to the Commissioners.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair KIRIK adjourned the meeting at 8:45 PM.