

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, JULY 1, 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 and Commissioner WHEELER
ABSENT: Commissioners BLOCKHUS and MEADOWS
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 June 17, 2015.

MOTION by Vice-Chair MOISON, seconded by Commissioner WHEELER, to approve the minutes of the June 17, 2015 regular meeting as amended by Chair KIRIK to correct the vote for agenda item No. 3 for 5770 Arboretum Drive to reflect a unanimous vote of 4-0.

THE MOTION CARRIED UNANIMOUSLY (3/0).

PUBLIC HEARING

2. 15-V-05 – M. Miner – 33 Mayer Court

Variance to allow a front yard setback of 14 feet, where 25 feet is required, an exterior side yard setback of 17 feet, where 20 feet is required, and a rear yard setback of 6 feet, where 21 feet is required. The project includes an addition of 1,028 square feet to an existing one-story house. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending approval of variance application 15-V-05 subject to the findings and conditions.

Project designer Michelle Miner noted the very constrained building envelope and that the closest addition is adjacent to the neighbor's accessory structure. Property owner Rasha Dessouki stated that he spoke to all the neighbors and no concerns were raised. There was no other public comment.

The Commissioners discussed the project and gave their general support. The Commission stated that it was a modest proposal that had minimal impacts and that the revised garage improved. Commissioner WHEELER recognized the June 25, 2015 correspondence received.

MOTION by Vice-Chair MOISON, seconded by Commissioner WHEELER, to approve variance application 15-V-05 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY (3/0).

3. 14-V-14 and 14-SC-48 – R. Llanos-Popolizio – 840 Madonna Way

Variance and design review for a partial demolition and re-construction of a non-conforming two-story structure on a flag lot. The variance is for the demolition and redistribution of the first- and second-story floor area. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending denial of variance application 14-V-14 and approval of design review application 14-SC-48 subject to the listed findings.

Project designer Matthew Harrington explained the difficulty in the kitchen floor plan and need for the floor area expansion. There was no other public comment.

The Commissioners discussed the project and gave their general support for the design, but not the variance. Vice-Chair MOISON stated that she knows the applicant but remains impartial. The discussion included alternatives to the variance such as by eliminating the rebuilt bay windows and that there is no special circumstance or hardship.

MOTION by Vice-Chair MOISON to deny variance application 14-V-14 and design review application 14-SC-48.

Chair KIRIK suggested an amendment to the motion to approve the design application with a condition to omit the bay window and removing 37 square feet of floor area. Vice-Chair MOISON withdrew her motion.

MOTION by Chair KIRIK, seconded by Commissioner WHEELER, to deny variance application 14-V-14 per the staff report findings. THE MOTION CARRIED UNANIMOUSLY (3/0).

MOTION by Chair KIRIK, seconded by Commissioner WHEELER, to approve design review application 14-SC-48 per the staff report findings and with the following conditions per staff:

- Remove the bay window in the master bath; and
- Eliminate the 37-square-foot expansion of the dining nook.

THE MOTION CARRIED UNANIMOUSLY (3/0).

DISCUSSION

4. 15-SC-18 – C. Nguyen – 444 Arboleda Drive

Design review for an addition to a one-story house. The project includes a 58 square-foot addition on the first story and a 742 square-foot addition on the second story. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending approval of design review application 15-SC-18 subject to the listed findings and conditions.

Project designer Chad Nguyen explained the project and intent to preserve the existing structure and said he used stone on the façade to break up the stair, windows in blank area to maximize light. There was no other public comment.

The Commissioners discussed the project and expressed their concerns including the stairway window and tower being too prominent; that there needs to be more softening of the second story with more single story elements such as a more prominent roof at the front porch; and lower the second story plate height to eight feet.

MOTION Vice-Chair MOISON, seconded by Commissioner WHEELER, to continue design review application 15-SC-18 in that the general architectural considerations, including the character, size, scale, and quality of the design, the architectural relationship with the site and other buildings, building materials, and similar elements have not been incorporated in order to insure the compatibility of the development with its design concept and the character of adjacent buildings; and with the following direction:

- Update the site plan tree schedule; and
- Reduce the second story plate to eight feet, six-inches.

Chair KIRIK offered an amendment, and Vice-Chair MOISON accepted, of the following additional direction to:

- Address the stair tower;
- Generally lower the plate height of the second story; and
- Add roof elements at the entry and front elevation of the building.

THE MOTION CARRIED UNANIMOUSLY (3/0).

5. 15-SC-19 – Chapman Design Associates – 1035 Robinhood Court

Design review for an addition to a one-story house. The project includes a 1,365 square-foot addition on the first story and a 760 square-foot addition on the second story. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending approval of design review application 15-SC-19 subject to the listed findings and conditions.

Project designer Walter Chapman noted the development constraints of true masonry construction and vaulted ceilings, and although the design is unbalanced, it is in character with other similar additions in the neighborhood. There was no other public comment.

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

MOTION Chair KIRIK, seconded by Vice-Chair MOISON, to approve design review application 15-SC-19 per the staff report findings and conditions, and with the following additional condition:

- Remove the tree protection around the Magnolia tree.

THE MOTION CARRIED UNANIMOUSLY (4/0).

COMMISSIONERS' REPORTS AND COMMENTS

Vice-Chair MOISON reported that at the June 23, 2015 City Council meeting the appeal for 1075 Golden Way was approved with revised conditions. She also mentioned some water conservation/drought information that was discussed.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair KIRIK adjourned the meeting at 8:47 PM.

David Kornfield
Planning Services Manager