

**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, 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 July 1, 2015.

MOTION by Vice-Chair MOISON, seconded by Commissioner WHEELER, to approve the minutes of the July 1, 2015 regular meeting as-is.
THE MOTION CARRIED UNANIMOUSLY (3/0).

PUBLIC HEARING

2. **15-V-07 – A. and K. Sheth– 930 Stanley Avenue**
Variance to allow a 371 square-foot accessory structure with a rear yard setback of 2.5 feet where a setback of 7.5 feet is required. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report recommending approval of variance application 15-V-07 subject to the findings.

Property owner and applicant Kanshik Sheth introduced himself and spoke in support of the project. There was no other public comment.

The Commissioners discussed the project and gave their general support for the variance and the removal of problematic trees.

MOTION by Vice-Chair MOISON, seconded by Commissioner WHEELER, to approve variance application 15-V-07 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY (3/0).

3. 15-V-08 and 15-SC-24 – T and E. Laliotis – 55 Doud Drive

Variance to allow two-story construction where flag lots are limited to one-story and design review for a new, two-story house. The project includes 2,558 square feet on the first story and 1,030 square feet on the second story. *Project Planner: Kornfield*

Planning Services Manager KORNFIELD presented the staff report recommending approval of variance and design applications 15-V-08 and 15-SC-24 subject to findings and conditions.

Property owner and applicant Ted Laliotis described his tenure on City Commissions and City Council, noted his interest in maintaining compatibility in design review, said the lot is allowed to have 35 percent floor area ratio (FAR) which cannot be attained with greater setback and height limits.

Neighbors Peter Mills, John McBirney, Maddy McBirney, and Janet Chiu spoke in opposition to the project citing concerns with allowing nonconforming development on nonconforming lots, not setting precedence by allowing older codes to be used, the impacts of two-story construction on flag lots, the perceived lack of communication with the affected neighbors, the potential privacy impacts of windows in bedroom No. 4 and the master bath, and the landscape plan should have more evergreen trees on the south and west property lines. Project designer Abigail Ahrens spoke in support stating that one-story design with 10- or 15-foot setbacks would be bulky as it would take up more of the lot, the garage would dominate the design, it is a small second story that is more than 150 feet from the street, and even a one-story design would require setback variances and result in a barracks-style residence.

Owner and applicant Ted Laliotis provided a rebuttal stating that a variance is a tool to allow for creative use of regulations when they benefit the design. There was no other public comment.

The Commissioners discussed the nature of the variance and design being site-specific, the privacy impacts, the constraint of the Fire Department turn-around, and the intent of the single-story restriction for flag lots. The Commission discussed the need to see the other site development concepts that the applicant had pursued and more information on the Fire Department's requirements.

MOTION by Commissioner WHEELER, seconded by Vice-Chair MOISON, to continue variance and design applications 15-V-08 and 15-SC-24 to a date uncertain, with the following direction:

- Provide more regarding the alternative site designs; and
- Provide more information regarding the Fire Department's requirements and their approval.

THE MOTION CARRIED UNANIMOUSLY (3/0).

DISCUSSION

4. 15-SC-17 – K. Liu – 462 Casita Way

Design review for a new, two-story house. The project includes 2,154 square feet on the first story and 1,426 square feet on the second story. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report recommending continuance of design review application 15-SC-17 subject to recommended direction.

Property owner Mr. Liu described the scope and intent of the project was to provide for family needs, there are several two stories in the neighborhood, and that worked on addressing staff concerns.

Residents and neighbors Cynthia Lorence, Rob Whalen, Lisa Cuppett, Curt Riffle, Ellen Chu, and Jeff Cuppett spoke in opposition to the project citing the following concerns: privacy impacts; the project is out of character for the neighborhood; and the size of the house. There was no other public comment.

The Commissioner discussed the project and expressed their concerns including the height, bulk, mass and privacy impacts of the design and that the design is out of character with the neighborhood context.

MOTION Vice-Chair MOISON, seconded by Commissioner WHEELER, to continue design review application 15-SC-17 per the staff report findings and recommended direction.
THE MOTION CARRIED UNANIMOUSLY (3/0).

5. 15-SC-20 – I. and M. Margaretich – 1930 Annette Lane

Design review for an addition to a one-story house. The project includes a 55-square-foot addition on the first-story and a 495-square-foot addition on the second-story. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending approval of design review application 15-SC-20 subject to the listed findings and conditions.

Property owner Ivan Margaretich stated that he met and/or spoke to his neighbors regarding the addition, noted the tall window sills at the rear were designed to minimize privacy impacts, and that he intended to add lattice to the rear fence. Neighbors Di Yuan and Jing Zhang stated concerns about privacy impacts. There was no other public comment.

The Commissioners discussed the project and expressed their general support for the design that maintained a reasonable privacy with the six-foot sills on the rear windows and that the design seemed modest and in-keeping with the design guidelines.

MOTION Vice-Chair MOISON, seconded by Commissioner WHEELER, to approve design review application 15-SC-20 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY (3/0).

COMMISSIONERS' REPORTS AND COMMENTS

Chair KIRIK reported that he met with Mayor Pepper regarding Design Review Commission appeals.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair KIRIK adjourned the meeting at 10:00 PM.

David Kornfield
Planning Services Manager