

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, NOVEMBER 4, 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 BLOCKHUS and MEADOWS

STAFF: Planning Services Manager 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 October 14, 2015.

MOTION by Vice-Chair MOISON, seconded by Commissioner MEADOWS, to approve the minutes of the October 14, 2015 regular meeting as written.

THE MOTION PASSED BY A 3/0/1, WITH COMMISSIONER BLOCKHUS ABSTAINED.

PUBLIC HEARING

2. 15-V-10 – E. Mao – 186 N. San Antonio Road

Variance to allow a six-foot tall fence to be located in the front yard setback, along the North San Antonio Road frontage, where a maximum fence height of four feet is allowed. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, recommending approval of variance application 15-V-10 subject to the findings and conditions.

The daughter of the property owner presented and answered questions. There were no other public comments.

The Commission discussed the variance and expressed their general support, noting that the design of the driveway circle should make sure there is adequate space for vehicle turning movements.

MOTION by Vice-Chair MOISON, seconded by Commissioner MEADOWS, to approve variance application 15-V-10 per the staff report findings and conditions.

THE MOTION CARRIED UNANIMOUSLY (4/0).

3. 15-V-12 and 15-SC-37– B. Chambers – 210 Alta Vista Avenue

Variance to allow a building height of 29.5 feet, where a maximum height of 27 feet is allowed, and design review for two-story addition to an existing two-story house. The project includes an addition of 281 square feet on the first story and 233 square feet on the second story, and a new 58 square-foot accessory structure. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, recommending approval of variance application 15-V-12 and design review application 15-SC-37 subject to findings and conditions.

Project architect Barbara Chambers presented the project and noted the unique characteristics of the large irregularly shaped lot. Resident and neighbor Tim Burks stated his support for the project, but raised concerns about construction impacts that could pose respiratory health risks to nearby children. There was no other public comment.

The Commission discussed the project, with a majority expressing general support, noting that there was a special circumstance due to the shape and topography of the lot, and that the existing house already exceeded the height limit. Chair KIRIK said that the addition could have used a flat roof design to meet the height requirement while still maintaining design integrity, and that there was not a special circumstance that deprived the property of privileges enjoyed by others.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner MEADOWS, to approve variance application 15-V-12 and design review application 15-SC-37 per the staff report findings and conditions.
THE MOTION PASSED BY A 3/1 VOTE, WITH CHAIR KIRIK OPPOSED.

4. 15-V-13 and 15-SC-41 – J. Sabel – 2340 Friars Lane

Variance to allow a right side yard setback of 9.37 feet to be maintained, where 10 feet is required, and design review for a two-story addition to an existing one-story house. The project includes an addition of 108 square feet on the first story and 1,208 square feet on the second story. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of variance application 15-V-13 and design review application 15-SC-25 subject to the findings and conditions, and noted that the owners of 2330 Friars Lane submitted a letter of support prior to the meeting.

Project applicant and designer Joe Sabel presented the project, stating that the second story addition was placed on the rear of the house to minimize bulk and mass, and that the front living room with the corner setback encroachment was being maintained. There was no other public comment.

The Commission discussed the project and gave their general support, noting that there was a special circumstance due to the angled shape of the lot, the side yard setback encroachment was very minor and the addition was well integrated into the design of the existing house.

MOTION by Commissioner MEADOWS, seconded by Vice-Chair MOISON, to approve variance application 15-V-13 and design review application 15-SC-25 per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY (4/0).

DISCUSSION

5. 15-SC-31 – RH Associates, Architects – 455 Mundell Way

Design review for a new two-story house. The project includes 1,304 square feet on the first story and 746 square feet on the second story. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, recommending approval of design review application 15-SC-31 subject to the findings and conditions, and noted that Condition No. 2 should be updated to only protect Tree 5.

Project architect and applicant Daryl Harris presented the project, stating that he met with the neighbors and all expressed support for the project. There was no other public comment.

The Commission discussed the project, with a majority expressing general support, noting that the front stair element was a vertical focal point, that the design was very creative on this small challenging lot and they would like to see the front Bay tree preserved if possible. Chair KIRIK expressed support for the project in general, but noted that the verticality of the front stair element should be reduced and the front elevation should be simplified.

MOTION by Commissioner MEADOWS, seconded by Vice-Chair MOISON, to approve design review application 15-SC-09 per the staff report findings and conditions, with the following change:

- Modify Condition No. 2 to only protect Tree 5.

THE MOTION PASSED BY A 3/1 VOTE, WITH CHAIR KIRIK OPPOSED.

COMMISSIONERS' REPORTS AND COMMENTS

Chair KIRIK stated that he was meeting with the Mayor on Friday, November 6, 2015.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair KIRIK adjourned the meeting at 8:35 PM.

Zachary Dahl, AICP
Planning Services Manager
Current Planning