

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, MAY 18, 2016 BEGINNING
AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS
ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair Moison, Vice-Chair Glew, and Commissioner Zoufonoun
ABSENT: Commissioners Kirik and Harding
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 May 4, 2016.

Action: Upon a motion by Vice Chair Glew, seconded by Commissioner Zoufonoun, the Commission approved the minutes of the May 4, 2016 regular meeting as written, by the following vote: AYES: Moison, Glew, and Zoufonoun; NOES: None; ABSENT: Kirik and Harding; ABSTAIN: None.

PUBLIC HEARING

2. **16-V-03 and 16-SC-09 – TMW & Associates, Inc. – 24841 Summerhill Avenue**
Variance to allow for alterations to a nonconforming two-story house on a flag lot, where two-story houses are not allowed on flag lots in the R1-H District, and design review for an addition to the two-story house. The project includes an addition of 2,017 square feet on the first story and reconfiguration of 1,677 square feet on the second story. *Project Planner: Davis*

Assistant Planner Davis presented the staff report, recommending approval of the project. Applicant and builder Wayne Bogart presented the application.

Public Comment
None.

Action: Upon a motion by Commissioner Zoufonoun, seconded by Vice Chair Glew, the Commission approved variance design review applications 16-V-03 and 16-SC-09 per the staff report findings and conditions. The motion passed by the following vote: AYES: Moison, Glew, and Zoufonoun; NOES: None; ABSENT: Kirik and Harding; ABSTAIN: None.

DISCUSSION

3. **15-SC-39 – Ali’s Construction– 770 University Avenue**

Design review for a new two-story house. The project includes 2,508 square feet on the first story and 1,397 square feet on the second story. This project was continued from the May 4, 2016 Design Review Commission meeting. *Project Planner: Gallegos*

Assistant Planner Gallegos presented the staff report, recommending approval of the project. Applicant and designer Kyle Chen presented the application and answered questions about site grading.

Public Comment

None.

Action: Upon a motion by Chair Moison, seconded by Commissioner Zoufonoun, the Commission approved design review application 15-SC-39 per the staff report findings and conditions.

The motion passed by the following vote: AYES: Moison, Glew, and Zoufonoun ; NOES: None; ABSENT: Kirik and Harding; ABSTAIN: None.

4. **16-SC-08 – Via Builders Inc. – 581 University Avenue**

Design review for a new two-story house. The project includes 1,425 square feet on the first story, 490 square feet on the second story, and a 416 square-foot detached garage. *Project Planner: Gallegos*

Assistant Planner Gallegos presented the staff report, recommending approval of the project. Project designer/applicant Jonathan Fales and Ralph Saviano presented the application and responded to Commission questions.

Public Comment

Neighbors Janet Corrigan and Douglas Smith spoke in opposition to the project, stating concerns over the garage being used as a second living unit, tree removal and planting of new trees creating too much shade.

Action: Upon a motion by Chair Moison, seconded by Commissioner Zoufonoun, the Commission voted to approve design review application 16-SC-08 per the staff report findings and conditions, with the following additional condition:

- Garage shall be kept free and clear for use as vehicle parking; and
- Eliminate conditions No. 2.

The motion failed by the following vote: AYES: Moison and Zoufonoun ; NOES: Glew; ABSENT: Kirik and Harding; ABSTAIN: None.

Action: Upon a motion by Vice-Chair Glew, seconded by Chair Moison, the Commission continued design review application 16-SC-08, with the following direction:

- Review privacy screening trees and fence along right side property line with the neighbor;
- Review location of detached garage to ensure that tree #1 along the alley can be preserved;
- Consider revising design of garage to enlarge parking area and remove the bathroom; and
- Consider removing condition No. 2.

The motion passed by the following vote: AYES: Moison, Glew, and Zoufonoun ; NOES: None; ABSENT: Kirik and Harding; ABSTAIN: None.

5. **16-SC-11 – G. Miller – 253 Fremont Avenue**

Design review for a two-story addition to a one-story house. The project includes an addition of 1,619 square feet on the first story and 1,618 square feet on the second story. *Project Planner: Gallegos*

Assistant Planner Gallegos presented the staff report, recommending approval of the project. Project designer Greg Miller presented the application, requesting that condition No. 2 be removed because there are no privacy impacts. Property owner Ron Pellegrini stated that he was not aware of any concerns from adjacent neighbors.

Public Comment

None.

Action: Upon a motion by Vice Chair Glew, seconded by Commissioner Zoufonoun, the Commission approved design review application 16-SC-11 per the staff report findings and conditions, with the following change:

- Remove condition No. 2.

The motion passed by the following vote: AYES: Moison, Glew, and Zoufonoun ; NOES: None; ABSENT: Kirik and Harding; ABSTAIN: None.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Moison adjourned the meeting at 9:10 PM.

Zachary Dahl, AICP
Planning Services Manager
Current Planning