

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, SEPTEMBER 20, 2017
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Vice-Chair Harding, and Commissioners Moison and Zoufonoun
ABSENT: Chair Glew and Commissioner Kirik
STAFF: Current Planning Services Manager Dahl, Senior Planner Golden and Associate Planner Gallegos

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 August 16, 2017.

Action: Upon a motion by Commissioner Moison, seconded by Commissioner Zoufonoun, the Commission approved the minutes of the August 16, 2017 Regular Meeting as written. The motion passed by the following vote: AYES: Harding, Moison and Zoufonoun; NOES: None; ABSENT: Glew and Kirik; ABSTAIN: None. (3-0)

DISCUSSION

2. **17-SC-11 – O. Kalbali – 680 University Avenue**
Design review for a new two-story house on a vacant property. The project includes 2,559 square feet at the first story, 1,469 square feet at the second story, and a 2,062 square-foot basement. *Project Planner: Golden*

Senior Planner Golden presented the staff report, recommending approval of the project subject to the staff report findings and conditions.

Project architect Dan Rhoads presented the application, and outlined how the design would maintain a reasonable level of privacy on the right-side elevation by using obscure glazing on the second story windows and installing evergreen screening.

Public Comment

Resident Penny Lave, the east side neighbor and former owner of the subject property, expressed support for the design and that the large mature trees would be maintained

Residents Zehra and Khawaja Shams, the west side neighbors, expressed concerns about potential privacy impacts from the side facing second story windows but that new evergreen shouldn't be too tall to avoid negative solar exposure impacts.

Action: Upon a motion by Commissioner Moison, seconded by Commissioner Zoufonoun, the Commission approved design review application 17-SC-11 per the staff report findings and conditions. The motion passed by the following vote: AYES: Harding, Moison and Zoufonoun; NOES: None; ABSENT: Glew and Kirik; ABSTAIN: None. (3-0)

3. 17-SC-17 – Fougeron Architecture – 435 Arboleda Drive

Design review for a new two-story house. The project includes 2,337 square feet at the first story, 1,326 square feet at the second story, and a 1,126 square-foot basement. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report, recommending denial of the project per the staff report findings.

Project architect, Fougeron Architecture, presented the project and outlined the reasons that the project complied with the City's design review findings.

Public Comment

Resident Herman Wang expressed concerns about potential privacy impacts related to the new balcony on the second story and asked that the balcony be improved or removed to address privacy impacts.

Action: Upon a motion by Commissioner Moison, seconded by Commissioner Zoufonoun, the Commission approved design review application 17-SC-17, with the following conditions:

1. Provide better exterior material details;
2. Clarify the window placement;
3. Address the balcony privacy impacts;
4. Soften the building's horizontal appearance;
5. Update materials to clarify sustainability; and
6. Restate architectural style.

The motion passed by the following vote: AYES: Harding, Moison and Zoufonoun; NOES: None; ABSENT: Glew and Kirik; ABSTAIN: None. (3-0)

4. 17-SC-19 – EID Architects, LLC – 210 Marvin Avenue

Design review for a new two-story house. The project includes 3,155 square feet at the first story, 1,545 square feet at the second story, and a 2,607 square-foot basement. *Project Planner: Golden*

Senior Planner Golden presented the staff report, recommending approval of the project subject to the staff report findings and conditions.

Project architects Mark Womack and Stuart Welte presented the project, noting that they were willing to plant additional landscape screening, and outlined the goal of net zero energy for this home.

Public Comment

Resident Lawrence Snapp expressed concerns about the removal of the redwoods because the new house will have views into their lot and requested the planting of replacement trees.

Action: Upon a motion by Commissioner Zoufonoun, seconded by Commissioner Moison, the Commission approved design review application 17-SC-19 per the staff report findings and conditions.

The motion passed by the following vote: AYES: Harding, Moison and Zoufonoun; NOES: None; ABSENT: Glew and Kirik; ABSTAIN: None. (3-0)

5. 17-SC-26 – CJW Architecture – 595 Springer Terrace

Appeal of an administrative decision to deny a new covered patio (trellis) attached to the rear of an existing one-story house. *Project Planner: Dahl*

Planning Services Manager Dahl presented the staff report, recommending denial of appeal application 17-SC-26 subject to the listed findings.

Project architect Carter Warr presented the project and made the case that the covered patio meets the exemption requirements because it is a trellis structure, which is consistent with the intent of the Code.

Public Comment

None.

Action: Upon a motion by Commissioner Moison, seconded by Commissioner Zoufonoun, the Commission approved appeal application 17-SC-26 per a finding that the trellis meets the lot coverage exemption criteria. The motion passed by the following vote: AYES: Harding, Moison and Zoufonoun; NOES: None; ABSENT: Glew and Kirik; ABSTAIN: None. (3-0)

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Vice-Chair Harding adjourned the meeting at 9:10 PM.

Zach Dahl, AICP
Current Planning Services Manager