

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, JANUARY 31, 2018
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair Glew, Vice-Chair Harding and Commissioners Kirik and Moison
ABSENT: Commissioner Zoufonoun
STAFF: 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 December 20, 2017.

Action: Upon a motion by Vice-Chair Harding, seconded by Commissioner Moison, the Commission approved the minutes of the December 20, 2017 Regular Meeting. The motion passed by the following vote: AYES: Glew, Harding, Kirik and Moison; NOES: None; ABSENT: Zoufonoun; ABSTAIN: None. (4-0)

PUBLIC HEARING

2. **17-V-07 and 17-SC-28 – S. Rangunthan – 2046 Kent Drive**
Variance and Design applications to substantially rebuild the house and add to the first and second story, including a variance to maintain a rear yard setback of approximately 23 feet for the first story, where a minimum of 25 feet is required; and design review to add approximately 400 square feet to the first story and approximately 1,390 square feet to the second story. *Project Planner: Golden* This item was continued from the December 20, 2017 DRC meeting.

Senior Planner Golden presented the staff report, recommending approval of variance and design review applications 17-V-07 and 17-SC-28 subject to the listed findings and conditions.

Project applicant/owner Sriram Rangunthan presented the project and noted how the project had been updated to address the Design Review Commission's direction.

Public Comment

Neighbor Jerry Shaw expressed concerns about the revised design because it still blocked views from his property, noted that the roof pitch should be further reduced and opposed the granting of a rear yard setback variance.

Neighbor Paul Leo said that he concurred with Jerry Shaw's comments.

Neighbor Pam Pallakoff stated it was hard to understand the size of the house, that the project will tower over the street, and that a house this large will set a precedent.

Neighbor Stanley Quan expressed concerns about privacy impacts, said no variance should be approved and that the project should not be able to block existing views.

Project applicant/owner Sriram Ragunthan provided a rebuttal stating that he made attempts to contact adjacent property owners and received no response, that the proposed height is reasonable and could provide translucent window for second story east side elevation window.

Action: Upon a motion by Commissioner Moison, seconded by Vice-Chair Harding, the Commission approved variance application 17-V-07 and design review application 17-SC-28 per the staff report findings and conditions, with the following additional condition:

- The second story east facing bathroom window shall be translucent.

The motion passed by the following vote: AYES: Glew, Harding, Kirik and Moison; NOES: None; ABSENT: Zoufonoun; ABSTAIN: None. (4-0)

DISCUSSION

3. 16-SC-35 – W. Chen and Z. Wang – 216 Sunkist Lane

Design review for a new two-story house. The proposed project will include 2,537 square feet at the first story and 1,180 square feet at the second story. *Project Planner: Gallegos* This item was continued from the October 4, 2017 DRC meeting.

Associate Planner Gallegos presented the staff report, recommending approval of design review application 16-SC-35 subject to the listed findings and conditions.

Project designer Tri Hong and property owner Weidong Chen presented the project and outlined the design revisions made to address the Design Review Commission's direction.

Public Comment

Neighbor Russell Dewey expressed support for the revised design.

Action: Upon a motion by Commissioner Moison, seconded by Vice-Chair Harding, the Commission approved design review application 16-SC-35 per the staff report findings and conditions. The motion passed by the following vote: AYES: Glew, Harding, Kirik and Moison; NOES: None; ABSENT: Zoufonoun; ABSTAIN: None. (4-0)

4. 17-SC-35 – Y. Ben Yu and Y. Z Yu – 1261 St. Joseph Avenue

Design review for a new two-story house. The project includes 2,477 square feet on the first story and 1,785 square feet on the second story with a 1,988 square-foot basement. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report, recommending continuance of design review application 17-SC-35 subject to the listed direction.

Property owner/applicant Ben Yu and project Architect Daryl Harris presented the project, noting that it was a challenging lot due to site topography and outlined how the house design was compatible with the neighborhood and how there would be minimal privacy impacts.

Public Comment

Neighbor Charles Marr expressed concerns about drainage and the bulk of the new house.

Neighbor John Yu expressed concern regarding the bulk of the new second story, potential privacy impacts and the need to replace the rear fence.

Neighbor Vaishali Parab expressed concerns about potential privacy impacts.

Action: Upon a motion by Commissioner Kirik, seconded by Vice-Chair Harding, the Commission continued design review application 17-SC-35 subject to the recommended direction and with the following additional direction:

- Examine the hardscape and consider reducing;
- Provide a more comprehensive drainage analysis;
- Improve landscape screening and add new fencing on the side and rear property lines; and
- Staff shall consult with Public Works regarding the potential for a sidewalk along the street frontage.

The motion passed by the following vote: AYES: Glew, Harding, Kirik and Moison; NOES: None; ABSENT: Zoufonoun; ABSTAIN: None. (4-0)

COMMISSIONERS' REPORTS AND COMMENTS

The Commission discussed the City Council's actions on the 571 Cherry Avenue appeal at the January 23, 2018 meeting. Councilmember Bruins spoke to clarify the City Council's actions on the appeal.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Glew adjourned the meeting at 9:43 PM.

Zachary Dahl, AICP
Planning Services Manager