

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, FEBRUARY 14, 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 Commissioner Kirik
ABSENT: Commissioners Moison and Zoufonoun
STAFF: Planning Services Manager Dahl, Senior Planner Golden and Associate Planners Gallegos and Chao

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 January 31, 2018.

Action: Upon a motion by Vice-Chair Harding, seconded by Commissioner Kirik, the Commission approved the minutes of the January 31, 2018 Regular Meeting. The motion passed by the following vote: AYES: Glew, Harding, and Kirik; NOES: None; ABSENT: Moison and Zoufonoun; ABSTAIN: None. (3-0)

2. 17-SC-23 – Hometec Architecture – 622 Covington Road

Design review for a new two-story house. The project includes 2,299 square feet at the first story and 1,372 square feet at the second story. *Project Planner: Golden* THIS ITEM WAS CONTINUED FROM THE NOVEMBER 15, 2017 DRC MEETING.

Senior Planner Golden presented the staff report, recommending approval of design review application 17-SC-23 subject to the recommended findings and conditions.

Project architect Rich Hartman presented the project.

Public Comment

Neighbor Terri Couture, who lives on Parma Way, gave her support for the project.

Action: Upon a motion by Vice-Chair Harding, seconded by Commissioner Kirik, the Commission approved design review application 17-SC-23 per the staff report findings and conditions. The motion passed by the following vote: AYES: Glew, Harding, and Kirik; NOES: None; ABSENT: Moison and Zoufonoun; ABSTAIN: None. (3-0)

DISCUSSION

3. 17-SC-29 – E. Sakai, AIA – 1390 Holly Avenue

Design review for a new two-story house. The proposed project will include 2,710 square feet at the first story and 950 square feet at the second story with a 2,784 square-foot basement.

Project Planner: Gallegos

Associate Planner Gallegos presented the staff report, recommending continuance of design review application 17-SC-29 subject to the listed direction and outlined the reasons for continuance.

Project applicant/owner Shu Cao introduced himself. Project architect Eugene Sakai presented the project and outlined how it met the design review findings.

Public Comment

Neighbor Don Andersen stated his concern about the size of the house, his view of the rear of the house, the deck impacts and rear second story windows, and wanted trees added along the rear yard property line for privacy screening.

Action: Upon a motion by Commissioner Kirik, seconded by Vice-Chair Harding, the Commission continued design review application 17-SC-29 per the staff report direction, with the following additional direction:

- Provide a line of sight diagram toward the rear from the deck;
- Clarify screening along the rear property line; and
- Re-evaluate the size of the rear porch.

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

4. 17-SC-34 – C. Farmer – 1460 Oakhurst Avenue

Design review for a new 4,557 square-foot one-story house that exceeds 20 feet in height. *Project Planner: Chao*

Associate Planner Chao presented the staff report, recommending approval of design review application 17-SC-34 per the listed findings and conditions.

Project Architect Guy Ayers presented the project.

Public Comment

Neighbor Nancy Franck stated her concerns with how the house appears to sit too high on the lot and looms over her lot, the house is over-scaled and enormous, the height should be reduced so it does not shade her property, and the house will create a privacy issue on the rear yard of her property.

Neighbor Kitty Uhlir stated her concerns with the very large footprint of the house, said there should be more open space, and the height of the house should be reduced.

Neighbor Joseph Franck said the house was enormous for the neighborhood and there is a loss of privacy due to the high finished floor height.

Action: Upon a motion by Commissioner Kirik, seconded by Vice-Chair Harding, the Commission continued design review application 17-SC-34 subject to the following direction:

- Explore ways to reduce the finish floor height to minimize potential privacy impacts to the adjacent property at 1440 Oakhurst; and
- Reduce the height of the structure to meet the 20-foot height limit for a one-story house or revise the design to reduce the overall bulk and mass of the structure.

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

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Glew adjourned the meeting at 8:37 PM.

Zachary Dahl, AICP
Planning Services Manager