

**MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW
COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, OCTOBER
3, 2018 BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair Harding, Vice-Chair Kirik, Commissioners Bishop, Glew and Ma
STAFF: Planning Services Manager Dahl and Senior Planner Golden

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 September 5, 2018.

Action: Upon a motion by Commissioner Bishop, seconded by Commissioner Ma, the Commission unanimously approved the minutes from the September 5, 2018 regular meeting.

The motion was approved (5-0) by the following vote:

AYES: Chair Harding, Vice-Chair Kirik, Commissioners Bishop, Glew and Ma

NOES: None

ABSENT: None

PUBLIC HEARING

2. 17-V-10 and 17-SC-36 – Simon Ilkhani – 899 Madonna Way

Variances to allow for reduced setbacks, increased height and daylight plane encroachment, and Design Review for a new three-story house with a basement. The project includes variances to allow: 1) portions of the new house to exceed the 27-foot height limit, 2) reduced second story side yard setbacks on both sides, 3) encroachments into the right-side daylight plane, and 4) the new house to have three stories; and design review for a new three-story house that is 4,016 square feet in size. *Project Planner: Dahl*

Planning Services Manager Dahl presented the staff report, recommending approval of variance and design review applications 17-V-10 and 17-SC-36 subject to the listed findings and conditions.

Property owner/applicant Simon Ilkhani presented the project outlining the hardships and constraints of the property.

Public Comment

Resident Joyce Ng expressed concerns regarding the height variance and requested that story poles be installed to better understand view impacts.

Resident Richard Geno expressed support for the ability of the owner to build a house, but requested story poles to understand the height and additional landscape screening along the side property line.

Resident Polly Siegl expressed concerns about circulation impacts on Madonna Way during construction since it is a narrow street and noted that the driveway could pose a safety issue.

Following Commission discussion, the applicant provided a clarification and response to resident and commissioner concerns and questions.

Action: Upon a motion by Vice-Chair Kirik, seconded by Commissioner Glew, the Commission unanimously denied variance and design review applications 17-V-10 and 17-SC-36 subject to negative variance and design review findings per the discussion, and provided the following direction for any future applications:

- Reduce the size/scope of the project; and
- Focus the design to better address the site constraints.

The motion was approved (5-0) by the following vote:

AYES: Chair Harding, Vice-Chair Kirik, Commissioners Bishop, Glew and Ma

NOES: None

ABSENT: None

DISCUSSION

3. 18-SC-01 – Matt Lee – 1515 Oakhurst Avenue

Design review for a new two-story house. The project includes 2,068 square feet at the first story and 1,253 square feet at the second story. *Project Planner: Golden*

Senior Planner Golden presented the staff report, recommending approval of design review application 18-SC-01 subject to the listed findings and conditions.

Project applicant Matt Lee presented the project.

Public Comment

Resident Zia Syed expressed concerns about the construction of three new two-story houses in a neighborhood that is mainly one-story and potential privacy impacts due to the rear facing windows looking into his rear yard and said the second story should be smaller.

Resident and neighbor Elisabeth Sesek expressed support for the project, noting that the second story side windows are modest and that removal of the Cedar tree is appropriate.

Action: Upon a motion by Commissioner Glew, seconded by Commissioner Ma, the Commission unanimously approved design review application 18-SC-01 per the listed findings and conditions, with the following additional condition;

- Add additional evergreen screening along the rear property line and consult with the neighbor.

The motion was approved (5-0) by the following vote:

AYES: Chair Harding, Vice-Chair Kirik, Commissioners Bishop, Glew and Ma

NOES: None

ABSENT: None

COMMISSIONERS' REPORTS AND COMMENTS

The Commission discussed the upcoming Joint City Council-Design Review Commission meeting. Commissioner Bishop expressed interest in looking at an outdoor lighting ordinance and yard maintenance of empty houses, Vice-Chair Kirik expressed interest in discussing balconies and hillside lots, and Chair Harding expressed interest in discussing alleyway maintenance.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Harding adjourned the meeting at 9:22 PM.

Zachary Dahl, AICP
Planning Services Manager

DRAFT