

**MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW
COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY,
MARCH 20, 2019 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 and Ma
ABSENT: Commissioner Glew
STAFF: Senior Planner Golden and Assistant Planners Hassan and Lewis

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 March 6, 2018.

Action: Upon a motion by Commissioner Bishop, seconded by Commissioner Ma, the Commission approved the minutes from the March 6, 2019 regular meeting as amended.

The motion was approved (4-0) by the following vote:

AYES: Harding, Kirik, Bishop and Ma

NOES: None

ABSENT: Glew

DISCUSSION

2. 18-SC-28 – Julius Leonov – 852 Parma Way

Design review for a new two-story house. The proposed project includes 3,389 square feet at the first story and 959 square feet at the second story. *Project Planner: Hassan*

Assistant Planner Hassan presented the staff report, recommending approval of design review application 18-SC-28 subject to the listed findings and conditions.

Project application Julius Leonov presented the project, noting that the project design was similar to other residences in the vicinity.

Public Comment

Resident and left side neighbor Roxanne Nelsen expressed concerns about potential privacy impacts due to the placement of the second story windows on the left side.

Resident and rear neighbor Jim Dreyer expressed concerns about potential privacy impacts due to views to the rear.

Resident and right side neighbor Elizabeth Dumanian expressed concerns about potential privacy impacts related to the right side second story windows and sought clarification on the placement of the evergreen screening.

Action: Upon a motion by Vice-Chair Kirik, seconded by Commissioner Bishop, the Commission continued design review application 18-SC-28 with the following direction:

- Reduce the plate height of the first story to nine feet and the second story to eight feet;
- Reduce the bulk and mass of the staircase and garage height in relation to the street;
- Update plans to show new fencing with lattice along the sides and rear; and
- Update the plans to include fast-growing evergreen screening on left and right sides.

The motion was approved (4-0) by the following vote:

AYES: Harding, Kirik, Bishop and Ma

NOES: None

ABSENT: Glew

Commissioner Ma recused himself for item #3 due to a prior professional working relationship with the applicant.

3. 18-SC-36 – Simon Ilkhani – 901 Madonna Way

Design review application for a new two-story house. The project includes 2,032 square feet at the first story and 2,220 square feet at the second story. *Project Planner: Golden*

Senior Planner Golden presented the staff report, recommending approval of design review application 18-SC-36 subject to the listed findings and conditions.

Project applicant Simon Ilkhani presented the project, noting the unique lot shape and topography, and outlined designed changes from the previous application that was considered by the Commission.

Public Comment

None.

Action: Upon a motion by Commissioner Bishop, seconded by Vice-Chair Kirik, the Commission approved design review application 18-SC-36 per the staff report findings and conditions.

The motion was approved (3-0) by the following vote:

AYES: Harding, Kirik and Bishop

NOES: None

ABSENT: Glew

ABSTAIN: Ma

Commissioner Ma rejoined the meeting for the rest of the agenda items.

4. 18-SC-34 – Rich Ying – 1555 Kensington Circle

Design review for a new two-story house. The proposed project will include 3,880 square feet at the first story and 986 square feet at the second story. *Project Planner: Lewis*

Assistant Planner Lewis presented the staff report, recommending approval of design review application 18-SC-34 subject to the listed findings and conditions.

Project architect Eric Aust and property owner Rich Ying presented the project, noting that they tried to minimize the wall plate heights where necessary, but requested that the Commission not require the wall plate heights to be further reduced as recommended by staff.

Public Comment

Resident and rear neighbor Patrick Weiher expressed concerns about potential impacts during demolition, privacy impacts to the rear, air conditioner noise impacts, and a two-story house in a mostly one-story neighborhood.

Resident and rear neighbor Donna Weiher noted that she enjoys spending time in her rear yard and was concerned about shade and negative property value impacts from the new house.

Resident and neighbor Bryron Renfro spoke in support of the project, noting that it is a good design and that preservation of the oak trees benefited the Kensington Oaks neighborhood.

Resident and neighbor Pete Pressley spoke in support of saving the oak trees and expressed concern that the new house was going to be massive.

Action: Upon a motion by Vice-Chair Kirik, seconded by Commissioner Bishop, the Commission approved design review application 18-SC-34 per the staff report findings and conditions, with the following additional conditions:

- Update the left side second story roof form to be a hip; and
- Work with the neighbor at 1236 Lisa Lane before finalizing the rear fence height and placement of evergreen screening species.

The motion was approved (4-0) by the following vote:

AYES: Harding, Kirik, Bishop and Ma

NOES: None

ABSENT: Glew

COMMISSIONERS' REPORTS AND COMMENTS

Chair Harding reported on his meeting with the Mayor.

The Commission requested that staff consider requiring additional window placement information on neighboring properties.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Harding adjourned the meeting at 9:12 PM.

Steve Golden
Senior Planner