

**MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW  
COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY,  
MAY 15, 2019 BEGINNING AT 7:00 P.M. AT HILLVIEW SOCIAL HALL,  
97 HILLVIEW AVENUE, LOS ALTOS, CALIFORNIA**

**ESTABLISH QUORUM**

PRESENT: Vice-Chair Bishop, Commissioners Glew, Harding and Ma  
ABSENT: Chair Kirik  
STAFF: Senior Planner Golden, Associate Planner Gallegos and Assistant Planners Hassan  
and Niday

**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 May 1, 2019.

Agenda item #2 was removed from the Consent Calendar for discussion.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Glew, the Commission approved the minutes from the May 1, 2019 regular meeting as written.

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

AYES: Bishop, Glew, Harding and Ma

NOES: None

ABSENT: Kirik

**PUBLIC HEARING**

**2. V19-0001 – Thanh Vess – 1798 Wenrick Court**

Variance to allow a reduced rear setback along the north property line for a new one-story house. The proposed project is seeking a rear yard setback of 20 feet where 25 feet is required. *Project Planner: Niday*

Assistant Planner Niday presented the staff report, recommending approval of variance application V19-0001 subject to the listed findings and conditions.

Public Comment

Neighbor Thadd Vargas expressed concerns about potential privacy impacts and the need for landscape screening.

Neighbor Tony Vecchiet expressed concerns about potential privacy impacts to his pool area because of lack of landscaping screening and trees, the fence height, and grading impacts to the pool area.

Action: Upon a motion by Commissioner Ma, seconded by Commissioner Harding, the Commission approved variance application V19-0001 per the staff report findings and conditions, with the following additional conditions:

- Add a fence with six feet of solid and one-foot of lattice that is contiguous with other properties; and
- Add evergreen screening along the property lines in consultation with the neighbors.

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

AYES: Bishop, Glew, Harding and Ma

NOES: None

ABSENT: Kirik

## DISCUSSION

### **3. SC19-0002 – Ana Williamson Architect – 1229 Woodview Terrace**

Design review for a first and second story addition to an existing two-story house. The project includes additions of 572 square feet on the first-story and 86 square feet on the second-story, with changes to the exterior materials and second-story window modifications. *Project Planner: Hassan* This item was removed from the Consent Calendar for discussion.

Assistant Planner Hassan presented the staff report, recommending approval of design review application SC19-0002 subject to the listed findings and conditions.

Project architect Ana Williamson presented the project, noting that the project is primarily an interior remodel with only minor exterior changes. Property owners Ashrafa and Shabbir Anik provided general comments in support of the project.

#### Public Comment

Neighbor Stephanie Singer expressed concerns about the addition, noting that the owners did not share the plans with them prior to the public meeting.

Neighbor Carla Bjork expressed concerned about the exterior changes and difference in design/style to the surrounding neighborhood.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Ma, the Commission continued design review application SC19-0002 with the following direction:

- Update the landscape plan with additional evergreen landscape screening;
- Refine the colors and textures of exterior materials used;
- Do some neighborhood outreach before the next meeting; and
- Provide material board samples.

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

AYES: Bishop, Glew, Harding and Ma

NOES: None

ABSENT: Kirik

**4. 18-SC-29 – Kyle Chan Architect Inc./Bei Wu – 163 Del Monte Avenue**

Design review for a new two-story house. The proposed project will include 1,236 square feet at the first story and 820 square feet at the second story. This project was continued from the April 3, 2019 DRC meeting. *Project Planner: Niday*

Assistant Planner Niday presented the staff report, recommending approval of design review application 18-SC-29 subject to the listed findings and conditions.

Project architect Kyle Chan and landscape designer Amy Mears presented the project and outlined the design changes in response to the Commission's direction.

**Public Comment**

Neighbor Francesca Layton expressed concerns about second story window placement and the stairwell window.

Neighbor Kate Disney noted that the changes to the design are good; has concerns about the exterior lighting; is concerned about the stairwell window on the side; and stated the new street tree should be larger.

Neighbor Robert Poling noted that the landscape screening at the rear is insufficient.

**Action:** Upon a motion by Commissioner Ma, seconded by Commissioner Glew, the Commission approved design review application 18-SC-29 per the staff report findings and conditions, with the following additional conditions:

- The front exterior light fixture shall be shrouded and/or downward facing; and
- Reduce the size and/or opacity of the stairwell window on the right side.

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

AYES: Bishop, Glew, Harding and Ma

NOES: None

ABSENT: Kirik

**5. 18-SC-26 – Gordon K. Wong – 835 Orchid Place**

Design review for a two-story addition to an existing one-story house. The project includes an addition of 86 square feet on the first story and 637 square feet on the second story. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report, recommending approval of modifications to an approved design review application 18-SC-26 subject to the listed findings and conditions.

Project architect Gordon Wong presented the project, noting that it was designed to blend in with the neighborhood.

**Public Comment**

Neighbor David Scheibner expressed concerns about visual impacts since it will be the only two-story house on the street.

Neighbor Malini Visayamohan expressed concerns about privacy and noted that it does not conform to the one-story pattern that exists in the neighborhood.

Neighbor Scott Sullinger noted the project does not conform to the one-story pattern in the neighborhood and that Orchid Place slopes down, making the property more visible.

Action: Upon a motion by Commissioner Ma, seconded by Commissioner Harding, the Commission continued design review application 18-SC-26, with the following direction:

- Provide a complete landscape plan and provide landscaping in a rendering drawing;
- Modify the window sizes and placement to minimize views toward neighboring properties; and
- Better integrate the second story into the existing structure and make it more centered/balanced.

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

AYES: Bishop, Glew, Harding and Ma

NOES: None

ABSENT: Kirik

### **COMMISSIONERS' REPORTS AND COMMENTS**

The Commissioner requested an update from staff on how to adopt guidelines that are not otherwise documented in the Single-Family Design Review Guidelines or codified elsewhere regarding requirements for exterior lighting, second story windows, etc.

The Commissioner requested an update on the enforcement actions for the play structure variance that was denied at 714 Arroyo Road.

### **POTENTIAL FUTURE AGENDA ITEMS**

None.

### **ADJOURNMENT**

Vice-Chair Bishop adjourned the meeting at 9:20 PM.

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Steve Golden  
Senior Planner