

RESOLUTION NO. 2020-32

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LOS ALTOS  
TO UPHOLD THE APPEAL IN PART AND REQUIRE THE APPLICANT TO  
MODIFY THE NEW TWO-STORY RESIDENCE AT 126 MOUNT HAMILTON  
AVENUE AND RETURN TO COUNCIL FOR FINAL REVIEW AND  
APPROVAL**

**WHEREAS**, the City of Los Altos received a development application from Studio S Squared Architecture Inc., for a new two-story residence, which includes Design Review Application SC19-0010, referred herein as the “Project”; and

**WHEREAS**, said project is exempt from environmental review because it involves the addition to a single-family dwelling in a residential zone in accordance with Section 15301 of the California Environmental Quality Act of 1970 as amended (“CEQA”); and

**WHEREAS**, the Design Review Application was processed in accordance with the applicable provisions of the California Government Code and the Los Altos Municipal Code; and

**WHEREAS**, the Design Review Commission held duly noticed public meetings on April 15, 2020 and May 20, 2019, at which all public comment were duly considered; and

**WHEREAS**, the Design Review Commission made positive findings per the Zoning Code Section 14.76.060 and approved the two-story design review application; and

**WHEREAS**, a timely appeal was filed by Eugene Hyman on June 1, 2020 and

**WHEREAS**, at a duly noticed public meeting on August 25, 2020, the City Council thoroughly and extensively evaluated and considered all information and evidence presented by the applicant and appellant, as documented in the record, including, without limitation, in the staff report presented to City Council, and based upon such review, found the appellant had presented sufficient evidence to support to modify the design review application; and

**WHEREAS**, the location and custodian of the documents or other materials, which constitute the record of proceedings upon the City Council’s decision was made are located in the Office of City Clerk.

**NOW THEREFORE, BE IT RESOLVED**, that the City Council of the City of Los Altos hereby upholds the appeal in part, subject to the findings and conditions attached hereto as Exhibit “A” and incorporated by this reference and directs that the applicant:

- 1- Work with the Community Development Director and Planning Division staff to revise the second story of the proposed residence to achieve a reduction in the appearance of bulk and mass of the second story by eliminating a number of wall planes that face the street, moving the second story towards the back of the house

further away from the front of the structure in an attempt to reduce the overall scale and to simplify the roof design; and

2- After review of the revised development plans by the Community Development Director and to his satisfaction that said plans meet the intent of the City Council, to bring the project back for review before the full City Council at the next available City Council meeting.

**I HEREBY CERTIFY** that the foregoing is a true and correct copy of a Resolution passed and adopted by the City Council of the City of Los Altos at a meeting thereof on the 22<sup>nd</sup> day of September 2020 by the following vote:

AYES: Council Members Bruins, Enander, Lee Eng, Vice Mayor Fligor and Mayor Pepper  
NOES: None  
ABSENT: None  
ABSTAIN: None

  
Janis C. Pepper, MAYOR

Attest:

  
Andrea M. Chelemengos, City Clerk