

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, AUGUST 5, 2015
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair KIRIK, Commissioners BLOCKHUS and MEADOWS
ABSENT: Vice-Chair MOISON and Commissioner WHEELER
STAFF: Planning Services Manager KORNFIELD, Senior Planner DAHL and Assistant
Planner DAVIS

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 July 15, 2015.

MOTION by Chair KIRIK, seconded by Commissioner BLOCKHUS, to approve the minutes of the July 15, 2015 regular meeting as written.
THE MOTION CARRIED UNANIMOUSLY (3/0).

DISCUSSION

2. **15-SC-26 – RH Associates, Architects – 1691 Holt Avenue**
Design review for a new, two-story house. The project includes 2,066 square feet at the first-story and 1,496 square feet at the second-story. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending approval of design review application 15-SC-20 subject to the listed findings and conditions.

Project architect Daryl Harris spoke in favor the project and noted that his clients reviewed the project with the neighbors prior to working with the City and that the obscured glazing in the bathroom window was voluntarily added.

There was no public comment.

The Commission discussed the project and noted that there were no unreasonable privacy impacts and that the project was a good example of meeting the Design Guidelines. It was suggested that the applicant consider adding a roof element on the right side at the first story to mitigate the two-

story wall. The Commission supported the window design without the need for obscure glazing on the specified window.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner MEADOWS, to approve design review application 15-SC-26 per the staff report findings and conditions and noted that the obscure glazing was not necessary.

THE MOTION CARRIED UNANIMOUSLY (3/0).

3. 15-SC-27 – R. and D. Mirov – 540 Deodara Drive

Design review for a new, two-story house. The project includes 3,415 square feet on the first story and 891 square feet on the second story. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report recommending approval of the design review application 15-SC-27 subject to recommended findings and conditions.

Project architect Daryl Harris spoke in favor of the project and noted that the adjacent residents supported removal of the oak tree behind the house on the right side, and that the larger front yard setback respected the greater setbacks found along the street and the nearby redwood trees.

There was no public comment.

The Commissioner discussed the project and noted that the design was in character with the neighborhood and discussed the appropriateness of marinating the oak tree and the trade-offs of moving the house forward and the possible impacts to the redwood trees. The Commission desired more information on the oak tree such as from an arborist.

MOTION by Commissioner BLOCKHUS to approve the design subject to the recommended findings and conditions and with the following additional requirements:

1. Decrease the front yard setback by four to five feet;
2. Provide an arborist report to evaluate the impacts on the oak and redwood trees affected by the project;
3. If the redwood trees are negatively affected, then the oak may be removed and the front yard setback may remain as originally proposed.

The Commission discussed the motion and debated the need to increase the setback and evaluate the tree impacts.

Commissioner BLOCKHUS withdrew the motion.

MOTION by Commissioner MEADOWS and seconded by Commissioner BLOCKHUS to approve the project subject to the recommended findings and conditions and with the following direction:

1. The applicant shall provide an arborist report outlining: a) the feasibility of maintaining the oak tree (Tree No. 6), and b) a trade-off analysis on decreasing the front yard setback by five feet and the impacts to the redwood trees in the front yard;

2. Staff shall evaluate the arborist report and determine the appropriateness of maintaining the oak tree (Tree No. 6) and decreasing the front yard setback require such changes to the project as deemed necessary and appropriate with regard to maintaining the subject oak tree and providing a decreased front yard setback.

THE MOTION CARRIED UNANIMOUSLY (3/0).

COMMISSIONERS' REPORTS AND COMMENTS

Chair KIRIK explained the basis of motion to continue on 55 Doud Drive and the process to reconstitute missing commissioners. Chair KIRIK also recapped recent input from Mayor Pepper with regard to seeking full Design Review Commission participation (5 members) for controversial projects. Commissioner MEADOWS summarized Councilmember MORDO's recent comments about the Commission's recommendation on a recent appeal.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair KIRIK adjourned the meeting at 8:04 PM.

David Kornfield
Planning Services Manager