

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, SEPTEMBER 2, 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, Vice-Chair MOISON, Commissioners BLOCKHUS, WHEELER and MEADOWS

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 August 19, 2015.

MOTION by Commissioner MEADOWS, seconded by Vice-Chair MOISON, to approve the minutes of the August 19, 2015 regular meeting as written.

THE MOTION CARRIED UNANIMOUSLY (5/0).

PUBLIC HEARING

2. 15-V-09 – Timeline Design – 840 Madonna Way

The variance request is for the reconfiguration of 13 square feet of a structure that exceeds the floor area limit. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending approval of variance application 15-V-09 subject to the listed findings.

Property owner Lillian Wu stated that the addition allows for a proper eating area in the kitchen with no net addition of floor area. Project architect Rosamaria Llanos-Popolizio made herself available for questions. There was no other public comment.

The Commission discussed the project and provided their general support.

MOTION by Commissioner BLOCKHUS, seconded by Vice-Chair MOISON, to approve variance application 15-V-09 per the staff report findings.

THE MOTION CARRIED UNANIMOUSLY (5/0).

DISCUSSION

3. 15-SC-23 – R. Kohler– 1516 Richardson Avenue

Design Review for a new, two-story house. The project includes 2,402 square feet at the first-story and 1,093 square feet at the second-story. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending continuance of design review application 15-SC-23 subject to the listed findings.

Project architect Roger Kohler stated that the goal was to have the facade blend in, but is difficult with single-story facades and that the rear neighbor had concerns about the proximity to the rear. Property owner Meng Lin said the intent was to meet the front yard setback. There was no other public comment.

The Commission discussed the project and provided the following input: the second story seems imbalanced toward the rear and impacts surrounding properties; proposed landscape plan should mitigate; should centralize massing by moving the second story 10 to 15-feet forward; the design does not fit in, seems too large and inside out; simplify the roof; need better landscape plan using faster growing evergreens at the rear; looks like an addition to the rear of the house; incorporate the second story into the roof line; the front porch and garage are well done, but need landscape plan to buffer the views towards Orr Court; and be cautious about using too many evergreen trees because of the existing Redwood trees.

MOTION by Commissioner MEADOWS, seconded by Vice-Chair MOISON, to continue design review application 15-SC-23 per the staff report findings and with the following direction:

- Move the second story forward;
- Simplify and resolve the roof lines; and
- Provide a complete landscape plan.

THE MOTION CARRIED UNANIMOUSLY (5/0).

4. 15-SC-28 – Arcanum Architecture, Inc. – 865 Laverne Way

Design review for a new, two-story house. The project includes 3,650 square feet at the first-story and 1,024 square feet at the second-story. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report recommending approval of design review application 15-SC-28 subject to the listed findings and conditions.

Project architect Tim Chappelle spoke to the design stating that they wanted a rural compound aesthetic look. There was no other public comment.

The Commission discussed the project and provided their general support for the design and tree removals. Commissioner BLOCKHUS mentioned privacy concerns on the left side of the house. Chair KIRIK noted the two letters in support and his *ex parte* meeting with the property owners.

MOTION by Vice-Chair MOISON, seconded by Commissioner WHEELER, to approve design review application 15-SC-28 per the staff report findings and conditions.

THE MOTION CARRIED UNANIMOUSLY (5/0).

5. 15-SC-29 – Oculus Architecture and Design – 218 Mt. Hamilton Avenue

Design review for a remodel and addition to an existing two-story house. The project includes the demolition of a 365 square-foot detached accessory structure and an addition of 542 square feet on the first story and 37 square feet on the second story. *Project Planner: Dahl*

Senior Planner DAHL presented the staff report recommending approval of design review application 15-SC-29 subject to recommended findings and conditions.

Project architect Jim Miller spoke in favor of the project, noting that the goal of the project was to update the house a “soft modern” architectural design.

Neighbor Gilbert Muller expressed support for the project, but wanted to ensure that the privacy screening along the west property line was maintained to screen the new sliding glass doors. There was no other public comment.

The Commissioners discussed the project and gave their general support. The Commission noted that it was a creative design to modernize the existing house, that the fence along Oak should be moved closer to the street and that the project should include a landscape plan with ample trees and planting on the street sides to soften the bulk and mass as viewed from the streets.

MOTION by Commissioner BLOCKHUS, seconded by Vice-Chair MOISON, to approve design review application 15-SC-29 per the staff report findings and conditions, with the following additional conditions per staff’s review and approval:

1. Provide a full landscape plan that includes the following:
 - a. At least two new trees, 15-gallon or 24-inch box, on each street frontage;
 - b. Evergreen privacy screening along the west property line;
 - c. Substantial landscaping species in the front and exterior side yards to soften the bulk and mass of the structure; and
 - d. Move the fence toward the Oak Street frontage.

THE MOTION CARRIED UNANIMOUSLY (5/0).

COMMISSIONERS’ REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair KIRIK adjourned the meeting at 8:57 PM.

David Kornfield
Planning Services Manager