

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, FEBRUARY 14, 2018
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair Glew, Vice-Chair Harding and Commissioner Kirik
ABSENT: Commissioners Moison and Zoufonoun
STAFF: Planning Services Manager Dahl, Senior Planner Golden and Associate Planners Gallegos and Chao

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 January 31, 2018.

Action: Upon a motion by Vice-Chair Harding, seconded by Commissioner Kirik, the Commission approved the minutes of the January 31, 2018 Regular Meeting. The motion passed by the following vote: AYES: Glew, Harding, and Kirik; NOES: None; ABSENT: Moison and Zoufonoun; ABSTAIN: None. (3-0)

2. 17-SC-23 – Hometec Architecture – 622 Covington Road

Design review for a new two-story house. The project includes 2,299 square feet at the first story and 1,372 square feet at the second story. *Project Planner: Golden* THIS ITEM WAS CONTINUED FROM THE NOVEMBER 15, 2017 DRC MEETING.

Senior Planner Golden presented the staff report, recommending approval of design review application 17-SC-23 subject to the recommended findings and conditions.

Project architect Rich Hartman presented the project.

Public Comment

Neighbor Terri Couture expressed support for the project.

Action: Upon a motion by Vice-Chair Harding, seconded by Commissioner Kirik, the Commission approved design review application 17-SC-23 per the staff report findings and conditions.

The motion passed by the following vote: AYES: Glew, Harding, and Kirik; NOES: None; ABSENT: Moison and Zoufonoun; ABSTAIN: None. (3-0)

DISCUSSION

3. **17-SC-29 – E. Sakai, AIA – 1390 Holly Avenue**

Design review for a new two-story house. The proposed project will include 2,710 square feet at the first story and 950 square feet at the second story with a 2,784 square-foot basement.

Project Planner: Gallegos

Associate Planner Gallegos presented the staff report, recommending continuance of design review application 17-SC-29 subject to the recommended direction.

Property owner Shu Cao and project architect Eugene Sakai presented the project and outlined how they felt that it complied the City's design review findings.

Public Comment

Neighbor Don Andersen expressed concern about the size of the house, privacy impacts from the deck impacts and rear facing second story windows, and requested additional privacy screening along the rear yard property line.

Action: Upon a motion by Commissioner Kirik, seconded by Vice-Chair Harding, the Commission continued design review application 17-SC-29 per the staff report direction, with the following additional direction:

- Provide a line of sight diagram toward the rear property line from the deck;
- Clarify evergreen screening trees along the rear property line; and
- Reevaluate the size and design of the large covered patio in the rear.

The motion passed by the following vote: AYES: Glew, Harding, and Kirik; NOES: None; ABSENT: Moison and Zoufonoun; ABSTAIN: None. (3-0)

4. **17-SC-34 – C. Farmer – 1460 Oakhurst Avenue**

Design review for a new 4,557 square-foot one-story house that exceeds 20 feet in height. *Project Planner: Chao*

Associate Planner Chao presented the staff report, recommending approval of design review application 17-SC-34 per the recommended findings and conditions.

Project Architect Guy Ayers presented the project.

Public Comment

Neighbor Nancy Franck expressed concerns about the size and scale of the new house, potential privacy impact to her rear yard space and requested that the height be reduced to be more compatible with the neighborhood.

Neighbor Kitty Uhlir expressed concerns with the very large footprint of the house and noted that the height of the house should be reduced.

Neighbor Joseph Frank expressed concerns about the size of the house and privacy impacts to his rear yard due to the high finished floor height.

Action: Upon a motion by Commissioner Kirik, seconded by Vice-Chair Harding, the Commission continued design review application 17-SC-34 subject to the following direction:

- Explore ways to reduce the finish floor height to minimize potential privacy impacts to the adjacent property at 1440 Oakhurst; and
- Reduce the height of the structure to meet the 20-foot height limit for a one-story house or revise the design to reduce the overall bulk and mass of the structure.

The motion passed by the following vote: AYES: Glew, Harding, and Kirik; NOES: None; ABSENT: Moison and Zoufonoun; ABSTAIN: None. (3-0)

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Glew adjourned the meeting at 8:37 PM.

Zachary Dahl, AICP
Planning Services Manager