

**MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW
COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY,
MARCH 6, 2019 BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL,
ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Commissioners Bishop, Glew, and Ma
ABSENT: Chair Harding and Vice-Chair Kirik
STAFF: Planning Services Manager Dahl, Associate Planner Gallegos and Assistant Planner Lewis

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 February 6, 2018.
2. **18-SC-16 – Timeline Design – 360 S. El Monte Ave**
Landscape Plan review for an approved two-story house. *Project Planner: Golden*
3. **18-SC-35 – Brad Cox – 276 Delphi Circle**
Design Review for a minor two-story addition to an existing two-story house. The proposed project includes a remodel and addition of 56 square feet on the second story. *Project Planner: Lewis*

Action: Upon a motion by Commissioner Ma, seconded by Commissioner Bishop, the Commission approved the minutes from the February 6, 2019 regular meeting.

The motion was approved (3-0) by the following vote:

AYES: Commissioners Bishop, Glew and Ma

NOES: None

ABSENT: Chair Harding and Vice-Chair Kirik

PUBLIC HEARING

4. **18-V-04 – Rick Loretz – Loretz Construction – 1251 Petersen Court**
Variance to allow a new one-story detached accessory dwelling unit (ADU) to be located within a front yard setback area with a setback of 10 feet where 25 feet is required in the R1-10 District. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report, recommending approval of variance application 18-V-04 subject to the listed findings and conditions.

Property owner Larry Moore presented the variance request, noting that the house was originally built in 1910 before the area was subdivided and the areas defined by the Zoning Code as a front yard is functionally a rear yard with minimal adjacency to the street. Project applicant/contractor Rick Loretz answered questions.

Public Comment

Resident Roberta Phillips expressed concerns about the variance, noting that it would set a precedent and that new ADUs should meet all Zoning Code requirements

Resident Cheryl Reicker expressed concerns about the variance, noting that that ADU should follow all the rules, the cul-de-sac is already congested with no space for additional parking.

Resident Tatjana Polyakova did not have concern with the variance, but noted that the new ADU will face the street and the design of the front façade should be improved.

Action: Upon a motion by Commissioner Ma, seconded by Commissioner Bishop, the Commission approved variance application 18-V-04 per the staff report findings and conditions, with the following additional condition:

- Provide an arborist report for the Oak tree that provides a minimum setback from the ADU to the base of the tree.

The motion was approved (3-0) by the following vote:

AYES: Commissioners Bishop, Glew and Ma

NOES: None

ABSENT: Chair Harding and Vice-Chair Kirik

DISCUSSION

5. 18-SC-32 – Donald K. Rose – 570 Torwood Lane

Design Review for a two-story addition to an existing one-story house. The proposed project will include the demolition of a 535 square-foot garage, a new 509 square-foot garage at the first story, and a second story addition of 597 square feet. *Project Planner: Lewis*

Assistant Planner Lewis presented the staff report, recommending approval of design review application 18-SC-32 subject to the listed findings and conditions.

Project designer Will Harrison and property owner Donald Rose presented the project stating that it is a very modest addition with a lower overall height and is well under the daylight plane and that they had reached out to all the adjacent neighbors before the meeting.

Public Comment

None.

Action: Upon a motion by Commissioner Bishop, seconded by Commissioner Ma, the Commission approved design review application 18-SC-32 per the staff report findings and conditions.

The motion was approved (3-0) by the following vote:

AYES: Commissioners Bishop, Glew and Ma

NOES: None

ABSENT: Chair Harding and Vice-Chair Kirik

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Commissioner Glew adjourned the meeting at 8:10 PM.

Zachary Dahl, AICP
Planning Services Manager