

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, NOVEMBER 20, 2013,
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

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

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 November 6, 2013

MOTION by Commissioner MEADOWS, seconded by Commissioner KIRIK, to approve the minutes of the November 6, 2013 regular meeting.
THE MOTION CARRIED UNANIMOUSLY.

PUBLIC HEARING

2. **13-V-11, 13-SC-23 and 13-H-03 – G. Evard – 10 Yerba Buena Avenue**
Design review and variance applications for a two-story addition to the main house and the conversion of an existing accessory building (tank house) into a second living unit on a Historic Resource property. The addition would add 317 square feet to the first story and 261 square feet to the second story of the main house. The variance would allow: 1) a total floor area of 5,892 square feet, where a maximum floor area of 4,989 square feet is permitted, 2) a reorientation of the house on the lot to allow an existing two-story gable roof to encroach into the left side daylight plane, and 3) convert the existing tank house into a second living unit and allow its nonconforming second story side yard setback of 15 feet, where 17.5 feet is required.
Project Planner: Dahl

Senior Planner DAHL presented the staff report, recommending approval of Variance application 13-V-11, Design Review application 13-SC-23 and Historical Review application 13-H-03 subject to the findings and conditions.

The applicant introduced project architect, Greg Evard, who showed a computer model of the project design. He explained that the fourth story of the tank house is only accessible by a scuttle for maintenance purposes. Neighbors Terri Champ, Mary MacLellan, Gary Hedden, George Vlux, Lou Walner, and Nancy Shardell spoke in support of the project. There was no other public comment.

The Commission discussed the project and expressed their general support.

MOTION by Commissioner BLOCKHUS, seconded by Commissioner MEADOWS, to approve Variance application 13-V-11, Design Review application 13-SC-23 and Historical Review application 13-H-03, per the staff report findings and conditions, with the following additional condition:

- Add a six-foot solid fence with one or two feet of open lattice on the west side of the property.

THE MOTION CARRIED UNANIMOUSLY.

3. 13-V-12 – L. Milano – 1969 Wimbledon Place

Variance to allow a rear yard setback of 20 feet, where 25 feet is required. The variance would allow a 227-square-foot, first-floor addition along the rear of the house. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, recommending approval of variance application 13-V-12 subject to the listed findings.

The project architect stated that she reduced the scope of the project to keep the Cedar tree per staff's recommendation and that she could do a pier and grade beam, but only wants to do the master addition. There was no other public comment.

The Commission discussed the project and expressed their general support. Commissioner KIRIK stated that the variance should be a last resort and that there were reasonable alternatives to meet code.

MOTION by Commissioner MEADOWS, seconded by Commissioner BLOCKHUS, to approve variance application 13-V-12, per the staff report findings.

THE MOTION PASSED BY A 3/1 VOTE, WITH COMMISSIONER KIRIK OPPOSED.

4. 13-V-14 – L. Kahle – 245 Covington Road

Variances to allow: 1) an addition on the north side to maintain the nonconforming, side yard setback of 15 feet, where 20 feet is required; and 2) a rebuilding of the nonconforming garage on the south side with a setback of 10 feet, where 20 feet is required. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of variance application 13-V-14 subject to the listed findings and conditions.

The property owner, Jeff Spencer, stated that he wanted to keep to a single-story; the lot was one of the narrowest on the block; and, it will enhance privacy on the west side of the property. Project architect, Larry Kahle, stated that the bedroom addition meets the setback exception code, but with the garage encroachment they need a variance. There was no other public comment.

The Commission discussed the project and expressed their general support. Commissioner KIRIK stated that the light well has impacts of noise and light and could be added within the setback to meet code.

MOTION by Commissioner MEADOWS, seconded by Commissioner BLOCKHUS, to approve variance application 13-V-14, per the staff report findings and conditions.

THE MOTION PASSED BY A 3/1 VOTE, WITH COMMISSIONER KIRIK OPPOSED.

DISCUSSION

5. 13-SC-22 – C. Chen – 64 Chester Circle

Design review for a two-story house with a basement. The project includes a 1,976-square-foot first story, 591-square-foot second story and a 961-square-foot basement. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of design review application 13-SC-22 subject to the listed findings and conditions.

The property owner stated that she spoke to the neighbors and that the south side of the project looks to the kitchen of the adjacent lot. There was no other public comment.

The Commission discussed the project and expressed their general support.

MOTION by Commissioner KIRIK, seconded by Commissioner BLOCKHUS, to approve design review application 13-SC-22, per the staff report findings and conditions.
THE MOTION CARRIED UNANIMOUSLY.

6. 13-SC-24 – J. Sabel – 744 La Prenda Road

Design review for a second story addition and remodel. The project includes a 584-square-foot addition to the first floor and a 361-square-foot second story. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of design review application 13-SC-24 subject to the listed findings and conditions.

Project architect, Joe Sabel, explained the project design and stated that the owners communicated with the neighbors. There were five neighbors that spoke in opposition to the second story addition and a large majority of the property owners in the subdivision believed the CC&R's were still intact. There was no other public comment.

The Commission discussed the project and expressed the following concerns: the loft seemed like a bedroom in intent and questioned the use of space, reducing the impact of the gable, the lofts egress not being addressed properly, and that the design may not fit into the neighborhood context.

MOTION by Commissioner KIRIK, seconded by Commissioner MEADOWS, to continue design review application 13-SC-22, with the following direction:

- Address egress issues with the loft game room.
- Reduce the appearance of the gable to fit in better with the single-story context of the neighborhood.

THE MOTION CARRIED UNANIMOUSLY.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Vice-Chair FARRELL adjourned the meeting at 9:25 PM.

David Kornfield, AICP
Planning Services Manager