

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, DECEMBER 4, 2013,
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair WHEELER, Vice-Chair FARRELL and Commissioners MEADOWS,
BLOCKHUS and KIRIK
STAFF: Planning Services Manager KORNFIELD 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 20, 2013

MOTION by Commissioner MEADOWS, seconded by Commissioner BLOCKHUS, to approve the minutes of the November 20, 2013 regular meeting.

THE MOTION PASSED BY A 4/0/1 VOTE, WITH CHAIR WHEELER ABSTAINED.

Item #2 was removed from the Consent Calendar for Discussion.

DISCUSSION

2. 00-SC-107 – L. Wu – 730 S. El Monte Avenue

Design review for a modification to a previously approved two-story house. *Project Planner: Kornfield*

Planning Services Manager KORNFIELD presented the staff report, recommending approval of a modification to design review application 00-SC-107 subject to the listed findings and condition.

The project architect, Roger Griffin, stated that he spoke to the above neighbor Mr. Barney and clarified that it was 30 feet to the garage (basement) pad. There was no other public comment.

The Commission discussed the project and expressed their general support.

MOTION by Vice-Chair FARRELL, seconded by Commissioner MEADOWS, to approve design review application 00-SC-107, per the staff report findings and condition.

THE MOTION CARRIED UNANIMOUSLY.

3. 13-SC-18 – Del Monte Avenue LLC – 171 Del Monte Avenue

Design Review for a new, two-story house with a basement. The project includes 1,639 square feet on the first story, 673 square feet on the second story and a 1,308 square foot basement. The existing garage will be maintained at the rear of the property. *Project Planner: Davis*

Assistant Planner DAVIS presented the staff report, recommending approval of design review application 13-SC-18 subject to the listed findings and conditions.

The project architect, Jeff Potts, explained the design and opposed Condition No. 2. He said that bay windows are found on east coast style designs, but also found in the neighborhood and that the contractor stated that they can structurally maintain the garage.

Neighbors Daniel Green, Kate Disney, Robert Burdick, Madeleine Gerdes, and Peter van der Linden spoke in opposition to the project design with the following concerns: the bay window is out of scale and a formal element; the design is a mish-mash of styles with size, scale and mass concerns; and the narrow street accentuates the bulk of the house. There was no other public comment.

The Commission discussed the project and expressed their design concerns.

MOTION by Commissioner KIRIK, seconded by Vice-Chair FARRELL, to continue design review application 13-SC-18 to a date to be determined, with the following direction to:

- Reduce the massing of the living room and bay window size;
- Reduce the bulk of second story; and
- Consider adding windows on the Mercedes Avenue elevation.

THE MOTION CARRIED UNANIMOUSLY.

4. 13-SC-19 – P. Phan Assoc. AIA – 446 Lerida Avenue

Consideration of design review for a new, two-story house. The project includes 1,489 square feet on the first floor and 544 square feet on the second floor. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, recommending approval of design review application 13-SC-19 subject to the listed findings and conditions.

Neighbors Greg Evard and Monique Lambert spoke in opposition to the project with the following concerns: a large house on a small lot does not provide much parking and should consider parking on-street; the Cypress trees are too formal for landscaping, are out of character, and too tall, blocking solar access to the neighbor; the materials are not compatible with the neighborhood; the applicant should plant lower profile trees; and install a taller fence. There was no other public comment.

The Commission discussed the project and expressed the following concerns: the one-car garage is in-character but encouraged a dedicated off-street parking spot; suggested improving materials (e.g., divided light windows); the Cypress trees create a wall and should be more sensitive to the views and the solar access of adjacent properties; the landscape should be more creative and not totally obscure the yard; and avoid using Cypress and provide alternative landscaping.

MOTION by Commissioner MEADOWS, seconded by Commissioner BLOCKHUS, to approve design review application 13-SC-19 per the staff report findings and conditions, with the following additional condition:

- Revise landscape plan to omit Cypress trees, use lower height screening, and reconsider number of pepper trees and the type of trees along the street.

THE MOTION CARRIED UNANIMOUSLY.

5. 13-SC-26 – Chapman Design Associates – 120 Doud Drive

Design review for a new, two-story house. The project includes 2,642 square feet on the first floor and 1,553 square feet on the second floor. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, recommending approval of design review application 13-SC-26 subject to the listed findings and conditions. He also noted a typo in the staff report that should read, “proposes five (5) Redwood trees in rear”, not eight.

The property owner stated that he would address the neighbor’s issues with trees, remove the Ash, and reconsider the Redwoods. He will consider Mayten trees for privacy and not create too much shade. Neighbors Lew Zaretzki and Duane Wong spoke with concerns regarding the landscape plan tree choices. There was no other public comment.

The Commission discussed the project and expressed their general support, but wanted to respect the applicant and neighbors on the landscape plan in their action.

MOTION by Commissioner BLOCKHUS, seconded by Vice-Chair FARRELL, to approve design review application 13-SC-26 per the staff report findings and conditions, with the following change:

- Modify condition No. 4 to provide fast growing, medium height, and 15-gallon minimum in size trees.

THE MOTION CARRIED UNANIMOUSLY.

6. 13-SC-28 – Chapman Design Associates – 850 Arroyo Road

Design review for a new, two-story house. The project includes 2,878 square feet on the first floor and 1,622 square feet on the second floor. *Project Planner: Gallegos*

Assistant Planner GALLEGOS presented the staff report, recommending approval of design review application 13-SC-28 subject to the listed findings and conditions. He also noted a typo in the staff report with regard to maintaining the grove of redwood trees (i.e., there was no grove).

Property owner, Kevin Kluge, stated that he spoke to most of the affected neighbors. Project architect, Walter Chapman, noted the progression of the transitional character neighborhood down the street and stated outlined the privacy mitigation in the design and orientation of the house. There was no other public comment.

The Commission discussed the project and expressed their general support. There was concern about the replacement of the left fence and the garage gable element should be deemphasized.

MOTION by Commissioner MEADOWS, seconded by Commissioner KIRIK, to approve design review application 13-SC-28 per the staff report findings and conditions.

AMENDED MOTION by Commissioner MEADOWS, seconded by Commissioner KIRIK, to approve design review application 13-SC-28 per the staff report findings and conditions, with the following additional condition:

- The project shall repair or replace the fences with a new, good neighbor fencing of standard heights (six feet tall with additional lattice).

THE MOTION CARRIED UNANIMOUSLY.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair WHEELER adjourned the meeting at 9:30 PM.

David Kornfield, AICP
Planning Services Manager