

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION
OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, OCTOBER 1, 2014,
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN
ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair BLOCKHUS, Vice-Chair KIRIK, Commissioners MEADOWS,
WHEELER and MOISON
STAFF: Planning Services Manager KORNFIELD and Assistant Planner LIM

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

Planning Services Manager KORNFIELD presented revised minutes for the September 17, 2014 meeting.

1. Design Review Commission Minutes

Approve minutes of the regular meeting of September 17, 2014.

MOTION by Commissioner MEADOWS, seconded by Commissioner WHEELER, to approve the minutes of the September 17, 2014 regular meeting as-amended by Planning Services Manager KORNFIELD to provide more detail for the 1145 Laureles Drive project, Chair BLOCKHUS to reiterate that the neighborhood context for the 1145 Laureles Drive project was the approximately 12 immediately surrounding properties, and Commissioner MEADOWS to clarify her ex-parte conversation with the designer of the 1145 Laureles Drive project. THE MOTION PASSED BY A 3/0/2 VOTE, WITH VICE-CHAIR KIRIK AND COMMISSIONER MOISON ABSTAINED.

PUBLIC HEARING

2. 14-V-07 – L. Pham – 706 N. San Antonio Road

Variance to allow a six-foot tall fence in the front yard setback where a maximum fence height four feet is allowed by Code. *Project Planner: Dabl*

Planning Services Manager KORNFIELD presented the staff report, recommending approval of variance application 14-V-07 subject to the findings.

Property owner Lance Pham spoke in support of the variance request noting the noise on San Antonio Road and the utility substation next door and said that the wood design is “softer” in appearance than some of the surrounding walls. Rose Monroe, representing the owner of the Belden Drive parcel, stated that she was concerned about the visibility of school traffic (bikes and pedestrians), since Belden is only 20 feet wide. There was no other public comment.

The commissioners expressed support for the variance request noting that it was justified based on the context, but that the visibility triangle for the fence should be expanded.

MOTION by Vice-Chair KIRIK, seconded by Commissioner MOISON, to approve application 14-V-07 per the staff report findings and with the following condition:

- Provide a 40-foot visibility triangle.

THE MOTION FAILED BY A 2/3 VOTE, WITH CHAIR BLOCKHUS AND COMMISSIONERS WHEELER AND MEADOWS OPPOSED.

MOTION by Commissioner WHEELER, seconded by Commissioner MEADOWS, to approve application 14-V-07 per the staff report findings and with the a suggestion to increase the visibility triangle.

THE MOTION CARRIED UNANIMOUSLY.

DISCUSSION

3. 14-SC-28 – A. Bourgan – 633 Almond Avenue, Parcel A

Design review for a new two-story house on a vacant parcel. The project includes 2,032 square feet on the first story and 1,192 square feet on the second story. *Project Planner: Lim*

Assistant Planner LIM presented the staff report recommending approval of design review application 14-SC-28 subject to the findings and conditions.

Property owner Abbie Bourgan stated that their project shares a driveway with the adjacent flag lot to minimize impacts to the street, described that the setbacks are greater for the second story than required, that the trees to be removed are in the middle of the building envelope, and that they will provide irrigation to the stressed trees.

Neighbor Cindy Anderson of Jay Street spoke for herself and represented her neighbors stating concerns about having a large house that was inconsistent with the Jay Street character, that it should be one-story instead. Project designer and real estate agent for the property Abby Ahrens stated that the subdivision was approved many years ago and was recently renewed. She said that a one-story house will be on Lot B buffering the project from Jay Street, and that it was difficult to save the trees within the building envelope. There was no other public comment.

The commissioners discussed the project and the majority expressed their general support for the design and concern about removing Tree No. 5. Commissioner MEADOWS stated that she was unable to access the lot and that although the design seemed appropriate she could not speak in regards to the trees.

MOTION by Chair BLOCKHUS, seconded by Vice-Chair KIRIK, to approve design review application 14-SC-28 per the staff report findings and conditions, with the following additional condition:

- Add a condition No. 7 to incorporate two (2) specimen trees (to be determined) that are 36-inch box in size as replacement for tree No. 5.

THE MOTION PASSED BY A 4/0/1 VOTE, WITH COMMISSIONER MEADOWS ABSTAINED.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair BLOCKHUS adjourned the meeting at 8:14 PM.

David Kornfield, AICP
Planning Services Manager