

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE
CITY OF LOS ALTOS, HELD ON THURSDAY, FEBRUARY 7, 2019 BEGINNING AT
7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD,
LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair Samek, Vice-Chair Lee, Commissioners Ahi, Bodner, Meadows and Mosley
ABSENT: Commissioner Bressack
STAFF: Community Development Director Biggs, Planning Services Manager Dahl, Senior
Planner Golden, Associate Planner Gallegos, and City Attorney Lee

PUBLIC COMMENT ON ITEMS NOT ON THE AGENDA

Los Altos Square resident Fred Haubensak spoke in support of the City developing an El Camino Real Specific Plan with a focus on mixed-use, limited development incentives for density bonus projects, and addressing privacy impacts from tall buildings on adjacent to residential uses.

ITEMS FOR CONSIDERATION/ACTION

CONSENT CALENDAR

1. Planning Commission Minutes

Approve the minutes of the January 17, 2019 Regular Meeting.

Action: Upon motion by Commissioner Meadows, seconded by Commissioner Bodner, the Commission approved the minutes from the January 17, 2019 Regular Meeting as amended.

The motion was approved (5-0-1) by the following vote:

AYES: Ahi, Bodner, Lee, Mosley and Meadows

NOES: None

ABSENT: Bressack

ABSTAIN: Samek

STUDY SESSION

2. 18-CA-03 – Paul Lovoi – Amendment to R3-4.5 Multiple-Family District

Code Amendment to Chapter 14.16, R3-4.5 Multiple-Family District. *Project Planner: Golden*

Senior Planner Golden presented the staff report and answered questions.

Project applicant Paul Lovoi presented in support of the proposed amendments, noting he supports allowing two-story additions, rules to allow owners to modernize are needed and that he had received 21 letters of support and none in opposition.

Public Comment

Resident Eric Defriez, lives adjacent to the neighborhood, expressed concern about two-story development and traffic issues on Fallen Leaf Lane, amendments should limit development to one-story along R1 edge to the north.

Resident Teri Wiss, lives on Fallen Leaf Lane, expressed concern about density in the neighborhood and noted the General Plan has policies that preserve low density and privacy.

Resident Karl Hansen, lives behind the neighborhood, noted that the existing design character of the neighborhood should be preserved, concerned about making parking issues worse and significant grade differences.

Resident Nitin Panjwan, lives in neighborhood, expressed concern about the amendments making structures nonconforming, needs to be more data and a full survey should be done.

Resident Ed North, lives on Cynthia Way, expressed concern about the grade change, noting that two-story duplexes would significantly impact adjacent single-family properties.

Resident Michelle Machado, lives on Stevens Place, expressed concerns about allowing two-stories, allowing small family daycare uses and sought clarification on if net area include easements.

Commission Discussion

The Commission discussed the project and provided the following comments:

- Commissioner Meadows:
 - Any amendments should ensure that duplex designation is maintained;
 - Example site plans that show proposed setbacks should be provided; and
 - Reducing the setbacks but limiting structures to one-story may be appropriate.
- Commissioner Bodner:
 - The proposal addresses nonconforming structures;
 - Okay with two-stories, but let the owners self-determine;
 - Design review can address privacy concerns; and
 - Exhibits demonstrating site standards would be useful.
- Commissioner Ahi:
 - Functionally an R2 zone;
 - The main issues are height and density;
 - Okay with two-story height limit, a one-story limit should be driven by property owners (self-imposed); and
 - Further evaluate floor area and coverage at 35 or 40 percent.
- Vice-Chair Lee:
 - Wants a better sense of where the neighborhood stands on the proposal;
 - Better identify character of the neighborhood and if it should be maintained; and
 - Is generally okay with the draft amendments.
- Commissioner Mosley:
 - Okay with allowing two-stories along Homestead Road; and
 - Look further at other areas of neighborhood that are appropriate for two-stories.
- Chair Samek:
 - Requiring a full neighborhood survey would be very cumbersome;
 - Amendments would not result in all properties rebuilding;
 - Set reasonable standards;
 - Concerned about allowing two-stories;

- If property owners want a two-story height limit, they should speak-up as there does not currently appear to be much demand; and
- Clarified that two-stories additions do not add density.

PUBLIC HEARING

3. 18-DL-01 – Ying-Min Li – 831 Arroyo Road

Tentative map to subdivide a property into two lots in the R1-10 Zone District. The subdivision would create a 10,029 square-foot lot and a 13,404 square-foot lot. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report recommending approval of subdivision application 18-DL-01 to the City Council, subject to the recommended findings and conditions.

Project architect, Rick Hartman, presented the project, clarifying that the exterior side yard setback will be 20 feet and that the goal is to have the house on the corner lot face Arroyo Road.

Public Comment

Resident Michael Look expressed opposition to the subdivision, noting that it would change the character of the neighborhood, but if approved, the new house should face Arroyo Road and no tall fences should be allowed along the exterior side.

Resident Emily Wu expressed opposition to the subdivision, noting that it will turn back on Arroyo Road; but if approved, the new house needs to face Arroyo Road.

Resident Therri Demas expressed opposition to the subdivision, noting that it would disrupt the character of the Arroyo Road neighborhood.

Resident Nancy Ellickson expressed opposition to the subdivision, noting that the average lot size is 18,300 square feet, the newly created lots would be too small, the subdivision would disrupt the character of the neighborhood, does not meet orderly and compatible development requirement, and not everyone in the subdivision received the public meeting notice.

Resident Susan Flesher expressed opposition to the subdivision, noting that the CC&R's require a 40-foot setback along Arroyo Road, the property owner should create an Accessory Dwelling Unit on the lot instead of doing the subdivision and that she did not receive the public meeting notice.

Resident Lauri Look expressed opposition to the subdivision, noting that the new house on the corner lot should face Arroyo Road and that she did not receive the public meeting notice.

Commission Discussion

Commissioner Meadows expressed concern about the proposed subdivision, noting that the proposal doesn't appear to achieve the General Plan's consistency requirement, it would disrupt the Arroyo Road neighborhood and requested additional lot size and setback information along Arroyo Road.

Commissioner Bodner expressed support for the proposal, noting that it is consistent with the General Plan, meets all the required findings and the new house on the corner lot should face Arroyo Road.

Commissioner Mosley expressed support for the proposal, noting that it is consistent with the lot pattern along Mountain View Avenue and that the new house on the corner lot should be compatible with Arroyo Road.

Commissioner Ahi expressed support for the proposal, noting that the subdivision follows all required site standards; understands concerns, but concerned about how a denial could be justified.

Vice-Chair Lee expressed support for the proposal, noting that the Mountain View corridor is more diverse than the other streets.

Chair Samek expressed support for the proposal, noting the project conforms with zoning and isn't seeking any variances, and there is no basis for denial.

Action: Upon motion by Commissioner Bodner, seconded by Vice-Chair Lee, the Commission recommended approval of subdivision application 18-DL-01 to the City Council, subject to the listed findings and conditions, with a friendly amendment by Commissioner Mosley to add the following additional condition:

- The new house on Parcel 2 shall be designed to face Arroyo Road and have a 25-foot setback.

The motion was approved (6-0) by the following vote:

AYES: Samek, Lee, Ahi, Bodner, Mosley and Meadows

NOES: None

ABSENT: Bressack

ABSTAIN: None

The Commission took a three-minute break.

DISCUSSION

4. Story-Pole Policy Regulations

Discussion of the Story-Pole Policy. *Project Manager: Biggs*

Community Development Director Biggs presented the staff report and materials.

Commissioner Mosley stated that she would like to see the use of pennant flags as an option.

Public Comment

Commercial property owner Mircea Voskerician provided feedback on his experience with story poles, noting that story poles for 5-6 story buildings are a risk, there are maintenance issues and asked if the Story Pole Policy is necessary given that 3D modeling can provide a very accurate representation of proposed projects.

Vice-Chair Lee noted that for tall story poles, there needs to be some kind of City sign-off approval of the support system such as there is for construction scaffolding.

Commissioner Ahi noted that the story pole policy needs a wholesale overhaul and that the orange netting should be replaced by flags.

Following the discussion, it was the consensus of the Commission to recommend to the City Council the following:

- A safe and effective modern alternative to the installation of story poles should be considered;
- That story poles be removed as soon as possible after the first public hearing on the project – with photos showing the story poles posted at the site; and
- That flagging be an acceptable alternative to the orange mesh netting.

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

None.

ADJOURNMENT

Chair Samek adjourned the meeting at 10:28 P.M.

Jon Biggs
Community Development Director