

**MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW  
COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY,  
APRIL 3, 2019 BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL,  
ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

**ESTABLISH QUORUM**

ALL PRESENT: Chair Harding, Vice-Chair Kirik, Commissioners Glew, Bishop and Ma  
STAFF: Planning Services Manager Dahl and Senior Planner Golden

**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 March 20, 2019.

Action: Upon a motion by Commissioner Bishop, seconded by Commissioner Ma, the Commission approved the minutes from the March 20, 2019 regular meeting as amended.

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

AYES: Harding, Kirik, Glew, Bishop and Ma

NOES: None

**DISCUSSION**

**2. 18-SC-10 – Daryl Fazekas – 1160 Eureka Avenue**

Design review for a new two-story house. The proposed project will include a new house with 2,836 square feet at the first story and 1,315 square feet at the second story. This project was continued from the December 19, 2018 DRC meeting. *Project Planner: Gallegos*

Planning Services Manager Dahl presented the staff report for Associate Planner Gallegos, recommending approval of design review application 18-SC-10 subject to the listed findings and conditions.

Project architect Daryl Fazekas presented the project and noted the project revisions made to address the Commission's direction.

Public Comment

Resident and neighbor Rick Sage requested additional details about the evergreen screening along the right side property line, but otherwise expressed support for the project.

Action: Upon a motion by Vice-Chair Kirik, seconded by Commissioner Bishop, the Commission approved design review application 18-SC-10 per the staff report findings and conditions, with the following change:

- Modify condition #2 to provide an updated landscape plan to show evergreen screening species location along the right side property line.

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

AYES: Harding, Kirik, Glew, Bishop and Ma

NOES: None

Commissioner Ma recused himself for item #3 due to a financial interest in the project since he is the architect.

### **3. 18-SC-04 – Michael Ma – 446 S. Clark Avenue**

Design review application for a new two-story house. The project includes 2,092 square feet at the first story and 971 square feet at the second story. *Project Planner: Golden*

Senior Planner Golden presented the staff report, recommending approval of design review application 18-SC-04 subject to the listed findings and conditions.

Property owner Kevin Ren presented the project and arborist Kevin Kielty spoke about the trees on site, noting the reasons to support removal of the large redwood on the site and how the project could be managed to minimize impacts to the adjacent redwood trees on the property at 553 San Luis Avenue.

#### Public Comment

Neighbor John Mitchell expressed support for the project but noted concern about the removal of the large redwood tree.

Neighbor John Stuart, 553 San Luis Avenue, expressed concern about potential impacts to the redwoods on his property and the removal of the large redwood tree on the project site, noting that the construction activities will damage their redwood trees and that the house should be moved further away to avoid cutting any roots.

Resident and Benvenue neighbor Jill Woodford expressed concerns about impacts to the redwood tree, noting that the project should utilize a pier and grade beam foundation to minimize the root impacts, should add more landscaping along both street frontages and should protect the oak trees adjacent to South Clark.

Action: Upon a motion by Vice-Chair Kirik, seconded by Commissioner Glew, the Commission continued design review application 18-SC-04 with the following direction:

- Provide a larger setback to the redwood trees at 553 San Luis Avenue to ensure their preservation and revise the landscaping/hardscape within the tree protection zone.

The motion was approved (4-0) by the following vote:

AYES: Harding, Kirik, Glew, and Bishop

NOES: None

RECUSED: Ma

Commissioner Ma rejoined the meeting for the rest of the agenda items.

### **4. 18-SC-27 – William Ogle – 351 Lunada Court**

Design review for a new two-story house with a basement. The proposed project will include a new house with 2,469 square feet at the first story and 1,412 square feet at the second story. *Project Planner: Gallegos*

Planning Services Manager Dahl presented the staff report for Associate Planner Gallegos, recommending approval of design review application 18-SC-27 subject to the listed findings and conditions.

Project architect William Ogle, landscape designer Arusha Raheem and property owner James Laudon presented the project.

Public Comment

None.

Action: Upon a motion by Commissioner Bishop, seconded by Commissioner Ma, the Commission approved design review application 18-SC-27 per the staff report findings and conditions, with the following additional condition:

- Ensure adequate evergreen screening is planted along the rear property line.

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

AYES: Harding, Kirik, Glew, Bishop and Ma

NOES: None

ABSENT: None

**5. 18-SC-29 – Kyle Chan Architect Inc. – 163 Del Monte Avenue**

Design review for a new two-story house. The proposed project will include 1,236 square feet at the first story and 820 square feet at the second story. *Project Planner: Lewis*

Planning Services Manager Dahl presented the staff report for Assistant Planner Lewis, recommending approval of design review application 18-SC-29 subject to the listed findings and conditions.

Project architect Kyle Chan and project landscape designer Amy Mears presented the project, noting that all side facing second story windows had obscured glass.

Public Comment

Neighbor Daniel Green expressed concern about the project, noting that he was not contacted in advance of the meeting, that the neighborhood is predominantly one-story, that the new house could result in shade and privacy impacts and that an air conditioning unit in the side yard could result in noise impacts.

Neighbor Robert Burdick expressed general support for the project design but noted that exterior lights should be shrouded to minimize off-site glare.

Action: Upon a motion by Vice-Chair Kirik, seconded by Commissioner Bishop, the Commission continued design review application 18-SC-29 with the following direction:

- Address the roofline impacts;
- Reduce the number of gables (simplify); and
- Consider alternative evergreen screening tree along the driveway.

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

AYES: Harding, Kirik, Glew, Bishop and Ma

NOES: None

ABSENT: None

## **COMMISSIONERS' REPORTS AND COMMENTS**

None.

## **POTENTIAL FUTURE AGENDA ITEMS**

None.

## **ADJOURNMENT**

Chair Harding adjourned the meeting at 9:15 PM.

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Zachary Dahl, AICP  
Planning Services Manager