

**MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW COMMISSION OF
THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, NOVEMBER 20, 2019
BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO
ROAD, LOS ALTOS, CALIFORNIA**

ESTABLISH QUORUM

PRESENT: Chair Kirik, Commissioners Harding and Ma
ABSENT: Vice-Chair Bishop and Commissioners Glew
STAFF: Community Development Director Biggs, Associate Planner Gallegos and
Assistant Planner Hassan

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, 2019.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Ma, the Commission approved the minutes from the November 6, 2019 regular meeting as written.

The motion was approved (3-0) by the following vote:

AYES: Kirik, Harding and Ma

NOES: None

ABSENT: Bishop and Glew

DISCUSSION

2. SC19-0017 – Mayura Garg – 510 Benvenue Avenue

Design review for a new two-story house with a basement. The project includes 1,783 square feet on the first story, 1,079 square feet on the second story, and a 1,545 square-foot basement. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report recommending approval of design review application SC19-0017 subject to the listed findings and conditions.

Project architect Galina Novick presented the project and gave the applicant presentation noting that the concept was for a three-generation home that was designed to minimize the need for air conditioning.

Property owner Mayura Garg participated and answered questions.

Public Comment

Resident Jill Woodford stated concerns over the balconies and said to remove the east side balcony and reduce the rear balcony; add a street tree in the front right of the lot; install 20-foot tall evergreen screening; and relocate the dry well outside the root zone of the neighboring trees.

Resident Viji Jagannathan stated concern with bulk and the balcony; said no other house is built at this height; the two houses on either side were developed with the old guidelines; and the balcony overhang is too large.

Resident Tami Vazquez said it would be three-generations in a 1,600 square-foot home; is concerned with the project impacts on privacy; the balcony is deeper than the four-foot recommendation; and reduce the size of the balcony to four feet with a 10-foot width.

Resident Lalgudi Kannan stated privacy concerns from the balcony; that the trellis is not permanent; concern with the bulk of the balcony; and the encroachment of the dry well on their trees root zone.

Resident Amy Papaciak said that the balconies are invasive and excessive, and she tried to provide feedback.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Ma, the Commission continued design review application SC19-0017 with the following direction:

- Applicant should evaluate a side and rear planter;
- Reduce the size of the balconies to lessen the impact on the side and rear neighbor;
- Evaluate the bulk and mass of the structure – the rear depth is six to seven feet overall and should bring it more in keeping with other structures in the immediate neighborhood; and
- Look at the symmetry of the second level at the front elevation.

The motion was approved (3-0) by the following vote:

AYES: Kirik, Harding and Ma

NOES: None

ABSENT: Bishop and Glew

3. SC19-0019 – Pearl Renaker/Tektive Design – 67 Lyell Street, Lot #1

Design review for a new two-story house with a basement. The project includes a new house with 1,729 square feet at the first story and 896 square feet at the second story. *Project Planner: Hassan*

4. SC19-0020 – Pearl Renaker/Tektive Design – 67 Lyell Street, Lot #2

Design review for a new two-story house with a basement. The project includes a new house with 1,715 square feet at the first story and 910 square feet at the second story. *Project Planner: Hassan*

Assistant Planner Hassan presented the staff report recommending approval of design review applications SC19-0019 and SC19-0020 subject to the listed findings and conditions.

Project architect Pearl Renaker presented the project stating she tried to develop a set of designs that are responsive to the neighborhood and spoke to the landscape architect to get feedback.

Public Comment

Resident Tom Barreira stated he lives in a two-story building himself; it's nice to see renderings side by side; is generally supportive, but noted the amount of activity on Lyell Street; asked if there can be an attempt made to save the existing fruit trees; questioned the cedar shake roof proposed; worried about existing drainage situation on site, clarified there are some sections of Lyell Street with a sidewalk; and a sidewalk would be great in the right-of-way between the edge of pavement and the property line.

Resident Abby Ahrens gave her support for the project; stated that she is experienced in custom house construction and very few small houses are newly constructed in Los Altos and that the community will benefit from their construction; drainage is a problem and they should try to achieve paving to eliminate the gravel; with no sidewalk; and asked for approval.

Resident Gregg An Herrern stated that this is a diverse neighborhood and gave her support for the designs.

Action: Upon a motion by Commissioner Ma, seconded by Commissioner Harding, the Commission approved design review applications SC19-0019 and SC19-0020 subject to the listed findings and conditions.

The motion was approved (3-0) by the following vote:

AYES: Kirik, Harding and Ma

NOES: None

ABSENT: Bishop and Glew

COMMISSIONERS' REPORTS AND COMMENTS

Chair Kirik and Commissioners Ma and Harding stated that they would be at both meetings in December.

POTENTIAL FUTURE AGENDA ITEMS

Staff provided an overview of upcoming projects on the Commission's meeting agendas.

ADJOURNMENT

Chair Kirik adjourned the meeting at 9:05 PM.

Jon Biggs
Community Development Director