

## MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, NOVEMBER 3, 2021, BEGINNING AT 7:00 P.M. HELD VIA VIDEO/TELECONFERENCE PER EXECUTIVE ORDER N-29-20

Please Note: Per California Executive Order N-29-20, the Commissions will meet via teleconference only. Members of the Public may call (650) 242-4929 to participate in the conference call (Meeting ID: 144 036 0004 or via the web at <https://tinyurl.com/bm5s9fsx>). Members of the Public may only comment during times allotted for public comments. Public testimony will be taken at the direction of the Commission Chair and members of the public may only comment during times allotted for public comments. Members of the public are also encouraged to submit written testimony prior to the meeting at [DesignReviewCommission@losaltosca.gov](mailto:DesignReviewCommission@losaltosca.gov) or [Planning@losaltosca.gov](mailto:Planning@losaltosca.gov). Emails received prior to the meeting will be included in the public record.

### ESTABLISH QUORUM

PRESENT: Chair Bishop, Vice-Chair Blockhus, Commissioners Kirik and Ma  
ABSENT: Commissioner Harding  
STAFF: Planning Services Manager Persicone, Senior Planner Golden, Associate Planner Gallegos and Deputy City Attorney Ramakrishnan

### PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

Resident Hetal Pandya commented the October 6, 2021 DRC meeting minutes and the need for a correction because neighbor Gretchen Swall's spoke in support of the project, not in opposition.

### ITEMS FOR CONSIDERATION/ACTION

#### CONSENT CALENDAR

1. **Design Review Commission Minutes**

Approve minutes of the regular meetings of October 6, 2021 and October 20, 2021.

Action: Upon a motion by Commissioner Ma, seconded by Vice-Chair Blockhus, the Commission approved the minutes of the regular meetings of October 6, 2021 and October 20, 2021 subject to staff's verification of the above mentioned correction to the October 6<sup>th</sup> meeting minutes.

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

AYES: Bishop, Blockhus, Kirik and Ma

NOES: None

ABSENT: Harding

#### DISCUSSION

2. **SC21-0026 - Safaei Design Group - 120 Coronado Avenue**

Design Review for a new two-story house. The project includes a 2,553 square-foot at the first story and 1,400 square feet at the second story with a 2,413 square-foot basement . The project includes an 800 square-foot detached accessory dwelling unit, which is not part of the design review application. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report recommending approval of design review application

SC21-0026 subject to the listed findings and conditions. He noted late correspondence received from two of the neighbors and made him available to answer Commissioner questions.

Commissioner Kirik stated he had ex parte communication with both the neighbors that provided the late correspondence noted by Associate Planner Gallegos.

Vice-Chair Blockhus said he had an ex parte conversation with the property owner's son who opened the gate for him.

Commissioner Ma said he had an ex parte conversation with the property owner's son who also opened the gate for him and showed him around the yard.

Commissioner Kirik further stated that the property owner's son opened for the gate for him as well.

Associate Planner Gallegos answered questions from Commissioner Kirik, Vice-Chair Blockhus, and Commissioner Ma.

The project designer Salar Safaei provided a project presentation and made himself available to answer any questions.

The property owner Jerry Kwok provided some project background, spoke to neighbor communications and made himself available to answer Commissioner questions.

The project designer answered questions from Commissioners Kirik and Ma and Chair Bishop about the design, trees on the property and plate heights.

The property owner answered questions from Commissioner Kirik regarding the property next door at 108 Coronado Avenue.

#### Public Comment

Neighbor Upendra Chinta at 119 Coronado Avenue stated his concerns with the project due to height, bulk, and trees.

Neighbor Steve Katz spoke about his communication with the property owner and stated his concerns about the project including the fence and adjoining garage that will be torn down.

Neighbor Ellen Katz stated her concerns with the project regarding the location of the pool equipment and ADU air conditioner.

Neighbor to the rear of the project site, Kathleen Bendler, commented on concerns regarding the location of the ADU and pool pump, tree removal and landscaping, and the second story balcony due of privacy.

Chair Bishop closed the public comment period and opened it up for staff to answer some of the public comment questions.

Associate Planner Gallegos answered the air conditioner question about location and compliance with the noise ordinance, pool equipment setbacks and compliance with the noise ordinance with the requirement for an enclosed structure around the equipment, the removal of the Pine tree, and the location of the ADU.

Chair Bishop provided the opportunity for the applicant or owner to provide a rebuttal or answer neighbor questions.

The project designer Salar Safaei answered neighbor questions about the bulk of the dormers, tree removal, ADU, air conditioner and pool equipment location and setback and noise compliance

Property owner Jerry Kwok spoke to the rear neighbor's concerns and said he would work with her on solutions.

Chair Bishop closed the public comment period for Commissioner discussion.

Action: Upon a motion by Commissioner Kirik, seconded by Vice-Chair Blockhus, the Commission continued design review application SC21-0026 subject to the following direction:

- Reduce the plate height to eight feet at the second story and nine feet at the first story;
- Revise the window fenestration to reduce muttons and simplify to be more consistent with a modern farmhouse;
- Simplify the rooflines in terms of roof pitch;
- Change the front entry roof to be consistent with adjacent rooflines;
- Preserve trees Nos. 2 and 4 in the front yard;
- Arborist to make recommendations of implication of excavation to tree No. 1 at the rear yard grading and how it will affect screening;
- Make a condition of approval for a written agreement to split costs of the fence, preserve the health of the vegetation, and other issues;
- The landscape and garage structure will be impacted by grade changes and the same issue for the neighbor to the rear;
- Move the house back from the 25-foot setback to be more consistent with adjacent properties, preferably 35 feet as a good mitigation along Coronado Avenue; and
- Bring the plans for 108 Coronado Avenue forward to see how it relates to this house and review both projects at the same time.

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

AYES: Bishop, Blockhus, Kirik and Ma

NOES: None

ABSENT: Harding

**3. SC21-0020 - Chad Nguyen - 800 S. El Monte Avenue**

Design Review for a two-story addition to an existing 3,157 square-foot two-story house. The project includes a 552 square-foot addition at the first story and 48 square feet addition at the second story. The project includes an 330 square-foot detached accessory dwelling unit, which is not part of the design review application. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos THIS ITEM HAS BEEN CONTINUED TO THE DECEMBER 1, 2021 DRC MEETING.*

**4. SB 8 and SB 9 Implementation and Formation of an Ad Hoc Committee**

*Project Manager: Persicone*

Deputy City Attorney Ramakrishnan provided a presentation on SB 8 and SB 9 to the Design Review Commission and answered Commissioner questions.

The Commission discussed SB 8 and SB 9 with the City Attorney and formed an Implementation Subcommittee with Commissioners Ma and Kirik. They will meet with staff and the City Attorney next week to provide objective standards for single-family residential properties.

**COMMISSIONERS' REPORTS AND COMMENTS**

None.

## **POTENTIAL FUTURE AGENDA ITEMS**

Planning Services Manager Persicone went over the upcoming agenda items.

## **ADJOURNMENT**

Chair Bishop adjourned the meeting at 9:40 PM.

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Guido Persicone, AICP  
Planning Services Manager