

MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, DECEMBER 15, 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: 148 202 6495 or via the web at <https://tinyurl.com/479f6fct>). 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 or Planning@losaltosca.gov. Emails received prior to the meeting will be included in the public record.

ESTABLISH QUORUM

PRESENT: Chair Bishop, and Commissioners Harding, Kirik and Ma
ABSENT: Vice-Chair Blockhus
STAFF: Senior Planner Gallegos and Associate Planner Liu

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 17, 2021.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Kirik, the Commission approved the minutes of the regular meeting of November 17, 2021 as written.

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

AYES: Bishop, Harding, Kirik and Ma

NOES: None

ABSENT: Blockhus

DISCUSSION

2. SC21-0009 – Burhan Baba – 166 Lyell Street

Design Review for a new two-story house with a basement. The project includes a 1,847 square-foot at the first story and 1,313 square feet at the second story with a 1,424 square-foot basement. An 880 square-foot detached accessory dwelling unit was approved under a previous accessory dwelling unit permit in 2020, and it 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 WAS CONTINUED FROM THE OCTOBER 20, 2021 DRC MEETING.***

No ex parte communications reported.

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

SC21-0009 subject to the listed findings and conditions and advised the Commission that the lightwell is located in the exterior side yard setback.

Senior Planner Gallegos answered questions from Commissioners Kirik, Harding, and Ma.

The property owners Manju and Navneet Aron provided a presentation and project background.

Project architect Rob Dowling with LIVIO gave a presentation of the project and provided details.

The property owners and project architect answered questions from Commissioner Kirik, Harding, Ma, and Chair Bishop.

Public Comment

Resident Guarav Jain of 516 Panchita Way gave his support for the project design and environmental sustainability.

Resident Brendan Sheperd of 445 Gabilan Street gave her support for the project and additional privacy screening.

Resident Jui Maru gave her support for the project and design.

Chair Bishop closed the public comment period for Commissioner discussion.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission continued design review application SC21-0009 subject to the following direction:

- Reduce the first story plate height to nine feet and eight feet, six inches at the second story;
- Update the floor plan and site plan to show how the light well reconfiguration will affect the project;
- Study the side and corner side to give some articulation to the two-story wall;
- Wants to know of any impacts on neighboring trees due to the depth of the basement; and
- Wants to see a shoring plan due to distance of the basement setback.

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

AYES: Bishop, Harding, Kirik and Ma

NOES: None

ABSENT: Blockhus

3. SC21-0015 – Allen Nikitin Architect Inc. – 1438 Fremont Avenue

Design review for a second story addition to an existing two-story house. The project includes a 713 square-foot addition at the first story and an 348 square-foot addition at the second story. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

No ex parte communication reported.

Senior Planner Gallegos presented the staff report recommending approval of design review application SC21-0015 subject to the listed findings and conditions and answered a question from Commissioners Harding regarding responsibility for the public right of way.

The project applicant and architect Allen Nikitin provided a project presentation and answered a question from Commissioner Ma regarding the flat roof and height.

Public Comment

None.

Chair Bishop closed the public comment period for Commissioner discussion.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Ma, the Commission approved design review application SC21-0015 subject to the staff report findings and conditions.

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

AYES: Bishop, Harding, Kirik and Ma

NOES: None

ABSENT: Blockhus

4. SC21-0030 – Franci Kun – 1730 Holt Avenue

Design review for a new two-story residence. The project includes 2,391.14 square feet at the first story and 1,198.87 square feet at the second story. The project includes an 842.57 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: Liu*

No ex parte communication reported except Commissioner Ma asking the owner to go into the back yard.

Associate Planner Liu presented the staff report recommending approval of design review application SC21-0030 subject to the listed findings and conditions.

The Commissioners had no questions for staff.

The project applicant/designer Francis Kun provided a project presentation.

The Commissioners had no questions for the applicant/designer

Public Comment

None.

Chair Bishop closed the public comment period for Commissioner discussion.

Action: Upon a motion by Commissioner Ma, seconded by Commissioner Harding, the Commission approved design review application SC21-0030 subject to the staff report findings and conditions and the following additional condition:

- Lower the second story plate height to eight feet, six inches.

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

AYES: Bishop, Harding, Kirik and Ma

NOES: None

ABSENT: Blockhus

COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Kirik asked staff to include the conflict-of-interest section in all reports.

Commissioner Harding reported concern about ADU service connections and SB 9 constraints.

Chair Bishop said they would like to see the handout on SB 9 that was approved by City Council.

Associate Planner Liu said the SB 9 handout approved by City Council is waiting for signature and posting by the City Clerk.

Councilmember Enander thanked the DRC subcommittee members and staff for the work on the SB 9 objective standards, provided a status and summary of some of the SB 9 objective standard regulations adopted by City Council, stated that the new liaison will be Vice-Mayor, Sally Meadows and thanked the commissioners for their contributions to design in the City.

POTENTIAL FUTURE AGENDA ITEMS

Senior Planner Gallegos asked the Commissioners whether we would have a quorum for the next meeting on January 5, 2022 DRC meeting. The DRC members confirmed they were available.

ADJOURNMENT

Chair Bishop adjourned the meeting at 9:01 PM.

Sean Gallegos
Senior Planner