

MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, FEBRUARY 16, 2022, 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: 144 694 7740 or via the web at <https://tinyurl.com/2p98w594>). 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 Blockhus, Vice-Chair Ma and Commissioners Bishop, Harding, and Kirik

STAFF: Interim Planning Services Manager Golden, Senior Planner Gallegos, and Associate Planner Healy

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 February 2, 2022.

Action: Upon a motion by Commissioner Harding, seconded by Vice-Chair Ma, the Commission approved the minutes of the regular meeting of February 2, 2022 as written.

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

AYES: Blockhus, Bishop Harding, Kirik, and Ma

NOES: None

DISCUSSION

2. SC21-0055 – Bahi Oreizy – 875 Highlands Circle

Design review for a one-story 308 square foot addition, second story window changes, and exterior improvements to an existing two-story house. . The project is recommended to be categorically exempt from environmental review pursuant to Section 15332 (Class 32), Infill Exemption of the California Environmental Quality Act (CEQA) Guidelines. *Project Planner: Healy*

Associate Planner Healy presented the staff report recommending approval of design review application SC21-0055 subject to the listed findings and conditions and answered a question from Chair Blockhus.

Project applicant/architect Bahi Oreizy provided a project presentation and answered questions from Commissioner Kirik and Chair Blockhus.

Property owner Naresh Gopalani answered Chair Blockhus' question about any neighbor concerns regarding the landscaping.

Public Comment

None.

Chair Blockhus closed the public comment period for Commissioner discussion.

Action: Upon a motion by Vice-Chair Ma, seconded by Commissioner Harding, the Commission approved design review application SC21-0055 subject to the staff report findings and conditions, and with the following change:

- Remove condition No. 3.

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

AYES: Blockhus, Bishop Harding, Kirik, and Ma

NOES: None

3. SC20-0007 – Kendra Rosenberg – 48 Pasa Robles Avenue

Design review for a 715.1 square-foot second-story addition to an existing one-story house. The project is recommended to be categorically exempt from environmental review pursuant to Section 15332 (Class 32), Infill Exemption of the California Environmental Quality Act (CEQA) Guidelines.

Project Planner: Gallegos

Senior Planner Gallegos presented the staff report recommending approval of design review application SC20-0007 subject to the listed findings and conditions and answered a question from Commissioner Kirik.

Project applicant/architect Kendra Rosenberg provided a project presentation and answered Commissioner Kirik's previous questions.

The property owners J. Davis and H. Aki spoke to the project.

Project applicant/architect Kendra Rosenberg answered questions from Vice-Chair Ma.

Public Comment

Neighbor Steven Daniels of 34 Pasa Robles Avenue spoke in favor of the project.

Chair Blockhus closed the public comment period for Commissioner discussion.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission approved design review application SC20-0007 subject to the staff report findings and conditions, and with the following additional condition:

- The applicant shall eliminate the side facing window in the stairwell; and
- Raise the plate height from the landing to at least eight to nine feet to allow a minimum window of two feet by two feet facing the rear and front properties.

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

AYES: Blockhus, Bishop Harding, Kirik, and Ma

NOES: None

4. SC21-0014 - Burhan Baba – 283 Sunkist Lane

Design review for a new 4,030 square foot two-story single-family residence with 2,259 square feet on the first story and 1,771 square feet on the second story. A 796 square-foot attached accessory dwelling unit (ADU) at the first story is also proposed. The project is recommended to be

categorically exempt from environmental review pursuant to Section 15332 (Class 32), Infill
Exemption of the California Environmental Quality Act (CEQA) Guidelines. *Project Planner: Golden*

Interim Planning Services Manager Golden presented the staff report recommending approval of design review application SC21-0014 subject to the listed findings and conditions and answered a question from Commissioner Kirik and Chair Blockhus.

Project architect Navneet Aron with LIVIO presented the project.

The property owners Brian Kim and Grace Chan introduced themselves and gave project background and asked for their support.

The project architect Navneet Aron answered questions from Vice-Chair Ma, Commissioners Bishop and Kirik and Chair Blockhus.

Interim Planning Services Manager Golden clarified that he had been in talks with the applicant about changes, but he had not seen the revised plans being presented tonight.

Public Comment

Neighbor Christopher and Kristen Kolstad of 270 Sunkist Lane stated project concerns regarding the ADU being counted in the square footage for the home, the volume of the house, and making sure the residence is in keeping with the feeling of the neighborhood.

Neighbor Dawn and David Edgren of 277 N. Avalon Drive stated project concerns regarding loss of views, the monolithic aesthetic of the building, and landscape screening.

Diane Marie Foerester, who's parents live at 290 N. Avalon Drive stated project concerns with the bulk, the size of the house, and that it will block sunlight in their backyard.

Neighbor Sarosh and Nilufer Vesuna of 300 N. Avalon Drive stated project concerns about the bulk of the home, privacy impacts, and landscape screening that would affect sunlight and usage of their backyard.

Neighbor Ken Sims of 301 N. Avalone Drive stated project concerns with the size of the house and the second story being almost the same size of the first story.

Neighbor Steven Drenker of 265 N. Avalon Drive stated project concerns with articulation, the relocation of the master suite to the rear, and the bulk and massing of the proposed house.

Kirsten Hellman, daughter-in-law of Jeanne and Paul Foerester at 290 N. Avalon Drive, stated project concerns regarding articulation, addressing bulk by stepping the second story back from the first story, and shading to the rear yards of neighbors along North Avalon Drive.

Neighbors Jon and Kim Gavanan of 288 N. Avalon Drive stated project concerns regarding bulk, the privacy impacts from the balcony, landscaping, the ADU, and that the project architect presented different plans to the Commission.

Chair Blockhus closed the public comment period.

Project applicant Burhan Baba provided a five-minute rebuttal discussing the ways he has addressed neighbor concerns and revised the plans. The landscape architect discussed landscaping concerns and how they can be addressed. Property owner Grace Chan commented on the house color and her willingness to change it.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission continued design review application SC21-0014 per the spirit of the discussion and the following direction:

- Relook at the Residential Design Guidelines to be in compliance and best integrate a two-story design into a predominantly single-story neighborhood; and
- Work with staff to revise the plans and address the neighbors' and Commission's concerns.

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

AYES: Blockhus, Bishop Harding, Kirik, and Ma

NOES: None

5. **SC21-0024 - Shweta Singh - 1260 Payne Drive**

Design review for a first story remodel and new second story addition. This project includes adding 248 square feet of living space and a new 454 square-foot attached garage at the first story and a new 1,015 square-foot second story. . The project is recommended to be categorically exempt from environmental review pursuant to Section 15332 (Class 32), Infill Exemption of the California Environmental Quality Act (CEQA) Guidelines. *Project Planner: Golden*

Interim Planning Services Manager Golden presented the staff report recommending approval of design review application SC21-0024 subject to the listed findings and conditions.

Project applicant/architect Shweta Singh and property owner Bhargav Natarajan presented the project.

The project architect and property owner answered questions from Vice-Chair Ma, and Commissioner Bishop and Kirik.

Public Comment

None.

Chair Blockhus 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 SC21-0024 subject to the following direction:

- Update inconsistent plans that show the front entry details going forward and being widened;
- Show the roof material to be specified to show a multi-toned or textured roof tile that is not monochromatic;
- Specify the door style and finish; and
- Clarify any window or louver vent details.

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

AYES: Blockhus, Bishop Harding, Kirik, and Ma

NOES: None

COMMISSIONERS' REPORTS AND COMMENTS

Commissioner Harding noted the project at 41 Marvin Avenue has been submitted as the City's first SB 9 project. Project planner Gallegos confirmed that it is our first SB 9 project, and it has been deemed incomplete at this time. He also noted that a project at 108 Coronado Avenue has been submitted as an SB 9 project.

Vice-Chair Ma commented on the difficulty he had accessing the project site at 48 Pasa Robles Avenue.

Chair Blockhus reported on difficulties he has run into as well regarding project site access.

POTENTIAL FUTURE AGENDA ITEMS

Interim Planning Services Manager Golden went over the upcoming agenda items.

ADJOURNMENT

Chair Blockhus adjourned the meeting at 10:43 PM.

Sean Gallegos
Senior Planner

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