

**MINUTES OF A REGULAR MEETING OF THE DESIGN REVIEW COMMISSION OF THE CITY OF LOS ALTOS, HELD ON WEDNESDAY, AUGUST 1, 2018 BEGINNING AT 7:00 P.M. AT LOS ALTOS CITY HALL, ONE NORTH SAN ANTONIO ROAD, LOS ALTOS, CALIFORNIA**

**ESTABLISH QUORUM**

PRESENT: Chair Harding, Vice-Chair Kirik, Commissioners Bishop and Ma  
ABSENT: Commissioner Glew  
STAFF: Planning Services Manager Dahl and Associate Planner Gallegos

**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 June 20, 2018.
2. **18-SC-20 – Kyle Mortz – 1889 Grant Park Lane**  
Design review for a minor second-story addition (32 square feet) to enclose an existing balcony on the rear elevation. No changes are proposed to the front elevation. *Project Planner: Gallegos*

Action: Upon a motion by Vice-Chair Kirik, seconded by Commissioner Bishop, the Commission approved the Consent Calendar. The motion was approved (4-0) by the following vote:

AYES: Chair Harding, Vice-Chair Kirik, Commissioners Bishop and Ma

NOES: None

ABSENT: Commissioner Glew

**DISCUSSION**

3. **17-SC-33 – Mary Maydan/Maydan Architects – 745 Campbell Avenue**  
Design review for a new two-story house. The proposed project will include 2,255 square feet at the first story and 1,302 square feet at the second story with a 1,048 square-foot basement. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report, recommending denial of design review application 17-SC-33 per the listed negative findings.

Jennifer Dal with project architect Mary Mayden presented the project, noting that there are many modern houses in the City and vicinity; the design elements are not excessively bulky; the house scale and plate heights have been lowered; the existing trees will screen the massing; they are willing to plant mature evergreen screening along the side and rear; the side balconies were eliminated and the rear balcony was reduced to a four-foot depth.

Property owner Attila Bodis spoke, noting that he had done extensive outreach with the neighborhood, outlined the basis for the project's design style and requested that at least one second story balcony be allowed with the project.

#### Public Comment

Neighbor Ken Altera spoke in opposition to the project stating that it doesn't comply with the Design Guidelines, that the balcony impacts his privacy, and the style isn't compatible with the neighborhood.

Neighbor Joyce Altera spoke in opposition to the project stating that the house will block light and reduce the perception of open space area, and the large second story windows will impact her privacy.

Neighbor Sanjay Mavinkurve spoke in support of the project stating that the architectural style was appropriate for the neighborhood.

Neighbor S. M. Lieu spoke in support of the project, noting that there was good neighbor outreach and that the design complies with the City's code.

Neighbor Bill Wagner spoke in support of the project, noting that is part of the neighborhood's evolution.

Action: Upon a motion by Vice-Chair Kirik, seconded by Commissioner Ma, the Commission continued design review application 17-SC-33, with the following direction:

- Revise the second story design to address color and composition; and
- Eliminate the rear facing second story balcony and consider relocating to the left side of the house.

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

AYES: Chair Harding, Vice-Chair Kirik, Commissioners Bishop and Ma

NOES: None

ABSENT: Commissioner Glew

#### **4. 18-SC-13 – Dave and Duanni Hurd – 615 Casita Way**

Design review for a new two-story house. The project includes 3,055 square feet on the first story and 955 square feet on the second story. *Project Planner: Dahl*

Planning Services Manager Dahl presented the staff report, recommending approval of design review application 18-SC-13 subject to the listed findings and conditions.

Property owner Dave Hurd presented the project, noting that a fire destroyed the home and forced the need to rebuild, the house meets all Code requirements, reducing the balcony to four feet is too shallow to meet their needs, and there are many existing large trees on the side and rear of the property to provide privacy screening.

Project architect Paul Nii presented, noting that the proposed wall plate heights were not out of scale and appropriate for the design.

#### Public Comment

Neighbor Gary Goldman spoke in support of the project

Action: Upon a motion by Commissioner Ma, seconded by Commissioner Bishop, the Commission approved design review application 18-SC-13 per the staff report findings and conditions, with the following condition modifications:

- Lower the first story plate height to 9.5 feet and the second story wall plate height to 8.5 feet;
- Reduce the balcony depth to six feet; and
- Reduce the floor area to meet the floor area ratio requirement.

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

AYES: Chair Harding, Vice-Chair Kirik, Commissioners Bishop and Ma

NOES: None

ABSENT: Commissioner Glew

**5. 18-SC-15 – Julie Benintendi – 566 Lincoln Avenue**

Design review for a new two-story house. The proposed project will include 1,900 square feet at the first story and 756 square feet at the second story with an 1,890 square-foot basement. *Project Planner: Gallegos*

Associate Planner Gallegos presented the staff report, recommending approval of design review application 18-SC-15 subject to the listed findings and conditions.

Project designer Julie Benintendi presented the project.

Public Comment

None.

Action: Upon a motion by Vice-Chair Kirik, seconded by Commissioner Ma, the Commission approved design review application 18-SC-15, per the staff report findings and conditions.

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

AYES: Chair Harding, Vice-Chair Kirik, Commissioners Bishop and Ma

NOES: None

ABSENT: Commissioners Glew

**COMMISSIONERS' REPORTS AND COMMENTS**

The Commission requested that proposed balconies be shown on site plans to better understand potential views and privacy impacts.

**POTENTIAL FUTURE AGENDA ITEMS**

The Commission requested a future agenda item to review the City's onsite parking requirements for single-family projects.

**ADJOURNMENT**

Chair Harding adjourned the meeting at 9:26 PM.

---

Zachary Dahl, AICP  
Planning Services Manager