

ATTACHMENT I



MINUTES OF THE STUDY SESSION OF
THE CITY COUNCIL AND PLANNING COMMISSION
OF THE CITY OF LOS ALTOS,
5:00 P.M., TUESDAY, JANUARY 11, 2022,
HELD VIA TELECONFERENCE

MEETING CALLED TO ORDER

At 5:00 p.m., Mayor Enander called the meeting to order.

ESTABLISH QUORUM

PRESENT: Council Members Fligor, Lee Eng, Weinberg, Vice Mayor Meadows, and Mayor Enander

ABSENT: Planning Commissioners Ahi, Mensinger, Roche, Steinle, Vice Chairperson Doran
Planning Commissioner Marek and Planning Chairperson Bodner

PUBLIC COMMENTS ON AGENDA ITEM

Mayor Enander reordered the agenda to hear Public Comments following the project presentation

DISCUSSION ITEM

1. **330 Distel Circle Project Pre-Application Submittal:** Review the submitted material and provide preliminary feedback to the applicant to address before submitting the formal development application. (R. Hayagreev)

Planning Consultant Hayagreev provided project information to the Council and introduced the development team of Welton Jordan of EAH Housing, Lily Ciammaichella of KTGy and Bruce Jett of Jett Landscaping. Each presented information on the proposed development and answered questions from the Council and Planning Commissioners.

PUBLIC COMMENTS ON AGENDA ITEM

The following individuals provided public comment: County Supervisor Simitian, Salim, Anne Paulson, David Law, Jeanine Valadez, Roberta Phillips, Elaine Haight, Pierre Beddard, Jon Baer, Lois Bear Kelsey, Susan Russell representing the League of Women Voters, Ellen D., Scott Spielman and Donna Poulos

Councilmembers and Commissioners discussed various details of the design and offered several suggestions relative to the design, exterior color, bike storage access, potential green elements and garage and parking access for the applicants to consider.

ADJOURNMENT

Mayor Enander adjourned the meeting at 6:29 p.m.



Anita Enander, MAYOR



Andrea M. Chelemengos, MMC, CITY CLERK

Expanding the range of opportunities for all by developing, managing and promoting quality affordable housing and diverse communities.



Distel Circle Apartments

PC/CC Study Session Responses – Planning Application

February 28, 2022

Project:	90-Unit Multifamily Affordable Housing Community
Location:	330 Distel Circle, Los Altos (APN# 170-04-051)
Current Landowner:	Midpen Regional Open Space District
Applicant/Developer:	EAH Housing

On January 11, 2022 the Los Altos Planning Commission and City Council held a Joint Study Session to review the proposed development for 330 Distel Circle. During the Study Session members of the City Council, the Planning Commission and the public made comments. The following is our response to the questions and comments we heard.

Comment: Bike access only accessible in garage?

Response: Bicycle room has been relocated along Distel Circle with access from the lobby.

Comment: Reduction in building height? Reduce the plate heights of any levels?

Response: Per density bonus law, we are permitted 78ft. We are proposing 64ft typically. We have reviewed with our manufacturers- modular and mechanized parking and have found the following:

- For Level 1: Ground level is 16 ft floor to floor to accommodate for the 2 level mechanized parking system, MEP, and floor/ceiling assembly.
- For Levels 2-5: This housing product type- multifamily residential- has nominal 9ft ceilings which also allows for 8ft in areas that are drop down for mechanical, electrical, and plumbing. In addition, as we are designing for modular units, the typical floor to floor height is 11ft which equates to a 9ft ceiling. Anything less than this dimension would have a significant financial impact as factories are set up for 9ft ceilings.
- For Parapet height: To account for roof drainage and guardrail we are accounting for 5ft. This would be to the highest point and accounts for variation in the roof parapet height.

Comment: The objective standards state that the courtyard should be open to the front.

Response: We are requesting a concession. Our massing is focused towards Distel and further from the single-family homes to provide more privacy for these neighbors. The courtyard would get Western sunlight and a more protected courtyard for the residents.

Comment: Look at massing and individuality on façade with more accents.

Response: Design has been revised to break up the building to have 5 primary bay elements of varying widths instead of 4 with the same width. Secondary façade elements between these blue-grey bays have been accentuated with warm composite panel, larger windows, and made white to break down the scale of the building.

Comment: How are trash and loading addressed?

Response: Designated loading area in front of building proposed for trash and loading. Trash containers will be moved by building staff using an electric pallet jack to the proposed staging area on Distel Circle. Only one container will be staged 4x per week for servicing by the hauler, once serviced staff will move containers back into the trash collection room.

Comment: Consider moving the vehicular driveway to the other side of the building

Response: We have reviewed moving the driveway entry and entering the building where Distel begins to turn is a difficult turning maneuver.

Comment: Provide more landscape along Distel

Response: Distel frontage revised to show additional green landscaping. See Landscape plans.