



DESIGN REVIEW COMMISSION MEETING MINUTES

7:00 PM - Wednesday, October 19, 2022

Telephone/Video Conference Only

CALL MEETING TO ORDER

At 7:00 p.m. Chair Blockhus called the meeting to order.

ESTABLISH QUORUM

PRESENT: Chair Blockhus, Vice-Chair Ma, Commissioners Harding, Klein and Mantica
STAFF: Interim Planning Services Manager Golden, Senior Planner Gallegos, and Associate Planner Liu

PUBLIC COMMENTS ON ITEMS NOT ON THE AGENDA

None.

ITEMS FOR CONSIDERATION/ACTION

SPECIAL ITEM

1. Election of Chair and Vice-Chair

Action: Upon a motion by Vice-Chair Ma, the Commission voted to elect Commissioner Harding as the new Chair

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

AYES: Blockhus, Harding, Ma, Mantica, and Klein

NOES: None

Chair Harding took over the virtual gavel for the rest of the meeting.

Action: Upon a motion by Commissioner Harding, the Commission voted to re-elect Vice-Chair Ma as the Vice-Chair.

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

AYES: Blockhus, Harding, Ma, Mantica, and Klein

NOES: None

CONSENT CALENDAR

2. Design Review Commission Minutes

Approve minutes of the regular meeting of September 21, 2022.

Action: Upon a motion by Vice-Chair Ma, seconded by Commissioner Blockhus, the Commission

approved the minutes of the regular meeting of September 21, 2022 as written.

The motion was approved (3-0-2) by the following vote:

AYES: Harding, Ma, and Blockhus

NOES: None

ABSTAINED: Mantica and Klein

DISCUSSION

3. SC22-0018 and ADU22-0064 – Francis Pham – 530 Valencia Drive

Design Review for a new 4,060 square-foot two-story house. The project includes 2,679 square feet at the first story and 1,381 square feet at the second story with a 2,137 square-foot basement. The project includes an 848 square-foot attached 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. This project was continued to the October 19, 2022 DRC meeting because the public notification requirements were not satisfied per the Municipal Code Section 14.76.080. *Project Planner: Gallegos*

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending continuance of design review application SC22-0018 subject to the listed findings and conditions and answered questions from Commissioner Blockhus.

APPLICANT PRESENTATION

Project applicant/architect Peter Baltay with Topos Architects presented the project and answered questions from Vice-Chair Ma, Commissioners Blockhus, Klein, Mantica, and Chair Harding.

Property owners Shobita Thomas and Esteban Kozak spoke about their project and answered a question from Vice-Chair Ma on the need for two balconies.

PUBLIC COMMENT

None.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Vice-Chair Ma, seconded by Commissioner Klein, the Commission approved design review application SC22-0018 subject to the listed findings and conditions, with the following direction to modify the design:

- The common space on the left side and front side shall be lowered to a nine-foot six-inch wall plate height, stepped back at a one-to-one proportion, and every foot of recess can increase the height by one foot;
- Reduce the rear balcony to 2 feet wide by six feet deep;
- Reduce the side balcony to be aligned with the wall at 10 feet wide by four feet deep; and
- Raise the sill height of the window in bedroom #2 to four feet six inches minimum (window 1.2).

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

AYES: Blockhus, Harding, Ma, Mantica, and Klein

NOES: None

4. SC21-0029 - Eric Keng - 5633 Arboretum Drive

Design review application for a new 5,135 square foot two-story single-family residence with 3,518 square feet on the first story and 1,617 square feet on the second story. An 848 square-foot attached accessory dwelling unit (ADU) is also proposed, but not subject to design review. A categorical exemption under Section 15303 of the California Environmental Quality Act Guidelines will be considered for this project. *Project Planner: Golden*

STAFF PRESENTATION

Interim Planning Services Manager Golden presented the staff report recommending approval of design review application SC21-0029 subject to the listed findings and conditions and answered a question from Commissioner Mantica regarding the color of the exterior.

APPLICANT PRESENTATION

Project applicant/architect Eric Keng presented the general architectural features of the proposal and answered questions from Commissioners Blockhus and Mantica, and Vice-Chair Ma.

PUBLIC COMMENT

None.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Vice-Chair Ma, seconded by Commissioner Klein, the Commission approved design review application SC21-0029 subject to the listed findings and conditions, with the following additional conditions:

- Reduce the game room one additional foot in height; and
- Incorporate the window and eave details into the plans for staff to review.

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

AYES: Harding, Ma, Blockhus, Mantica, and Klein

NOES: None

Commissioner Klein left the meeting at 9:36 PM.

5. SC22-0012 - Parthiv and Kajal Pate - 1370 Ensenada Way

Design Review for a two-story addition to an existing two-story house. The project includes 126 square-foot additions at the first story and 806 square-foot additions at the second story. An attached accessory dwelling unit of 588 square feet is also included in the project, but it is not part of the design review application. The project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act. *Project Planner: Liu*

STAFF PRESENTATION

Associate Planner Liu presented the staff report recommending approval of design review application SC22-0012 subject to the listed findings and conditions.

APPLICANT PRESENTATION

Property owners Parthiv and Kajal Pate introduced themselves to the Commission and provided some project background.

Project architect William McIntosh presented the project.

PUBLIC COMMENT

None.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Blockhus, seconded by Commissioner Mantica, the Commission approved design review application SC22-0012 subject to the listed findings and conditions.

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

AYES: Harding, Ma, Blockhus and Mantica

NOES: None

6. SC22-0006 - Matt Wiebe - 240 Alta Vista Avenue

Design Review for a new two-story house with a basement. The project includes 4,220 square feet at the first story and 1,648 square feet at the second story with a 2,437 square-foot basement. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Liu*

STAFF PRESENTATION

Associate Planner Liu presented the staff report recommending approval of design review application SC22-0006 subject to the listed findings and conditions and answered clarifying questions from Chair Harding and Commissioner Blockhus.

APPLICANT PRESENTATION

Project architect Timothy Chappelle of Arcanum Architecture, Inc. presented the project.

Property owners Karim and Alissa Faris introduced themselves to the Commission.

Landscape architect Dustin Moore introduced himself to the Commission and answered a question from Chair Harding regarding a large Oak tree in the rear yard.

PUBLIC COMMENT

None.

Chair Harding closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission approved design review application SC22-0006 subject to the listed findings and conditions.

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

AYES: Harding, Ma, Blockhus and Mantica

NOES: None

COMMISSIONERS' REPORTS AND COMMENTS

Chair Harding reported on updates received via email by the City Attorney regarding the Brown Act.

POTENTIAL FUTURE AGENDA ITEMS

Senior Planner Gallegos stated that the next meeting would be on November 2, 2022 and there are three items on the agenda.

ADJOURNMENT

Chair Harding adjourned the meeting at 10:36 PM.

Sean Gallegos
Senior Planner