



DESIGN REVIEW COMMISSION MEETING MINUTES

7:00 PM - Wednesday, November 2, 2022

Telephone/Video Conference Only¹

CALL MEETING TO ORDER

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

ESTABLISH QUORUM

PRESENT: Chair Harding, Vice-Chair Ma, Commissioners Blockhus and Mantica

ABSENT: Commissioner Klein

STAFF: Planning Services Manager Williams, 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 October 19, 2022.

Action: Upon a motion by Commissioner Blockhus, seconded by Vice-Chair Ma, the Commission approved the minutes of the regular meeting of October 19, 2022 as written.

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

AYES: Harding, Ma, Blockhus, and Mantica

NOES: None

PUBLIC HEARING

2. **V21-0003 & DR22-0067 – California Water Service – 10900 Beechwood Lane**

Request for a Variance for a 10-foot front yard setback, where a 25-foot setback is required in the R1-10 Zoning District and design review applications for an emergency generator in a sound attenuating accessory structure for a pre-existing community facility, an existing potable water pump station at 10900 Beechwood Lane. No other improvements are proposed for the site. The project is exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act Guidelines, as amended because it involves an existing facility of a public utility service. The project was continued from July 6, 2022 DRC meeting. *Project Planner: Gallegos*

¹ Due to technical issues, a video recording is not available for the Design Review Commission meeting of November 2, 2022.

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of variance and design review applications V21-0003 and DR22-0067 subject to the listed findings and conditions and answered questions from Commissioner Blockhus and Vice-Chair Ma.

APPLICANT PRESENTATION

California Water Service representative Cindy Bertsch presented the project and answered a question from Commissioners Blockhus.

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 variance and design review applications V21-0003 and DR22-0067 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

3. V22-0003 & SC22-0019 – John Aldrich – 562 University Avenue

Request for a Variance for an 18.3-foot-tall pergola, where a 12-foot height is permitted in the R1-10 Zoning District and design review application for a new second story deck with pergola at 562 University Avenue. The project is exempt from environmental review pursuant to Section 15301 of the California Environmental Quality Act Guidelines, as amended because it involves an addition to an existing single-family house. *Project Planner: Gallegos*

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of variance and design review applications V22-0003 and SC22-0019 subject to the listed findings and conditions and answered a question from Vice-Chair Ma regarding the spa equipment.

APPLICANT PRESENTATION

Project applicant John Aldrich presented the project.

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 variance and design review applications V22-0003 and SC22-0019 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

DISCUSSION

4. SC22-0014 – Joseph Xu – 1074 Riverside Drive

Design Review for a new two-story house. The project includes 2,005 square feet at the first story and 1,692 square feet at the second story. A 779 square foot attached accessory dwelling unit (ADU) is also proposed, but not subject to design review. 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 SC22-0014 subject to the listed findings and conditions and answered clarifying questions from Vice-Chair Ma and Commissioner Blockhus.

APPLICANT PRESENTATION

Project applicant, Joseph Xu, presented the project and answered questions from Commissioners Blockhus and Vice Chair Ma.

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 SC22-0014 subject to the listed findings and conditions, with the following change:

- Modify condition No. 5 for the applicant to work with staff and the neighboring property owners to coordinate the evergreen screening vegetation along the rear property line.

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

AYES: Harding, Ma, Blockhus and Mantica

NOES: None

COMMISSIONERS' REPORTS AND COMMENTS

POTENTIAL FUTURE AGENDA ITEMS

Senior Planner Gallegos stated that the next meeting would be on January 4, 2023 and there are two items on the agenda.

ADJOURNMENT

Chair Harding adjourned the meeting at 8:40 PM.

Sean Gallegos
Senior Planner