



DESIGN REVIEW COMMISSION MEETING MINUTES

7:00 PM - Wednesday, August 03, 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, Commissioners Bishop, Harding and Kirik

ABSENT: Vice-Chair Ma

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

CONSENT CALENDAR

1. **Design Review Commission Minutes**

Approve minutes of the regular meeting of July 6, 2022.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Kirik, the Commission approved the minutes of the regular meeting of July 6, 2022 as written.

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

AYES: Blockhus, Bishop, Harding, and Kirik

NOES: None

ABSENT: Ma

PUBLIC HEARING

2. **SC21-0051, V22-0001 & ADU21-0090 – Khurram Iqbal – 899 Madonna Way**

Variance to encroach into the daylight plane for the R1-10 Zoning district and Design Review for a 4,023 square-foot new two-story house. The project includes a 2,528 square-foot addition at the first story and a 1,495 square-foot addition at the second story. The project also includes an 849 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 15301 of the California Environmental Quality Act. *Project Planner: Gallegos* THIS ITEM WAS CONTINUED FROM THE JUNE 15, 2022 DRC MEETING

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of variance and design review applications V22-0001 and SC21-0051 subject to the listed findings and conditions and answered questions from Commissioners Harding and Kirk.

APPLICANT PRESENTATION

Project applicant Khurram Iqbal provided a project presentation and answered questions from Commissioner Kirik.

PUBLIC COMMENT

None.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission approved variance and design review applications V22-0001 and SC21-0051 subject to the listed findings and conditions.

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

AYES: Blockhus, Bishop, Harding, and Kirik

NOES: None

ABSENT: Ma

DISCUSSION ITEMS**3. 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. This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act. Project Manager: Golden THIS ITEM WAS CONTINUED FROM THE FEBRUARY 16, 2022 DRC MEETING.

STAFF PRESENTATION

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

APPLICANT PRESENTATION

Property owner Bhargav Natarajan briefly spoke to the project and made himself available for questions.

PUBLIC COMMENT

None.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Bishop, the Commission approved design review application SC21-0024 subject to the staff report findings and conditions.

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

AYES: Blockhus, Bishop, Harding, and Kirik

NOES: None

ABSENT: Ma

4. SC22-0002 – Walter Chapman – 632 Leaf Court

Design review for a new 3,878 square-foot two-story single-family residence. The project includes 3,171 square feet on the first story and 707 square feet on the second story. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos* THIS ITEM WAS CONTINUED FROM THE JUNE 15, 2022 DRC MEETING.

STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of design review application SC22-0002 subject to the listed findings and conditions and answered questions from Commissioner Kirik and Chair Blockhus.

APPLICANT PRESENTATION

Project applicant/designer Walter Chapman presented the project and answered questions from Chair Blockhus and Commissioner Kirik.

PUBLIC COMMENT

Neighbors Mark Bechstead, Amy Lynch, and Lyssa and Kevin Vanderbeek provided public comment.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Chair Blockhus gave the applicant the opportunity for a 5-minute rebuttal.

Project applicant/designer Walter Chapman and property owners Fernando and Patricia Mujica provided a rebuttal regarding the trees.

Commissioner discussion then continued.

Action: Upon a motion by Commissioner Harding, the Commission continued design review application SC22-0002 with the following direction:

- Both arborist reports to be delivered in person to the Commission and managing arborist for the project to be present at the next meeting.

The property owners stated they are concerned with the integrity to get this moved to the next meeting.

Commissioner Harding withdrew his motion.

Action: Upon a motion by Commissioner Kirik, seconded by Commissioner Harding, the Commission approved design review application SC22-0002 per the staff report findings and conditions, with the following additional conditions:

- Both arborists shall review the grading and drainage plans that will be updated by the arborist to remove the infiltration device and drainage line out of the critical root zone;

- Both arborists shall provide a report of the driveway section, paver, base and compaction to make sure it is in compliance to preserve the heritage oak;
- One of the arborists shall work with staff for an on-site monitoring program during construction; and
- A review of the tree health shall be done within three years post occupancy within the rights of the City.

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

AYES: Blockhus, Bishop, Harding, and Kirik

NOES: None

ABSENT: Ma

5. SC22-0013 – Steve Schwanke – 658 Spargur Drive

Design Review for a new two-story house. The project consists of 2,803.5 square feet at the first story and 1,289.7 square feet at the second story with a 2391.8 square-foot basement. This project is categorically exempt from further 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 SC22-0013 subject to the listed findings and conditions.

APPLICANT PRESENTATION

Property owners Pawan and Smita Deshpande gave a presentation.

Project architect Steve Schwanke answered a landscaping question from Commissioner Kirik.

PUBLIC COMMENT

Kathleen Armstrong, Dave Beggs, Jing Liu, Yvonne Yang and Min Liu provided public comment.

The applicant provided a response to the public comment provided.

Chair Blockhus 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 SC22-0013 subject to the listed findings and conditions.

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

AYES: Blockhus, Bishop, Harding, and Kirik

NOES: None

ABSENT: Ma

COMMISSIONERS' REPORTS AND COMMENTS

None.

POTENTIAL FUTURE AGENDA ITEMS

Senior Planner Gallegos went over the upcoming tentative meeting agendas.

ADJOURNMENT

Chair Blockhus adjourned the meeting at 10:37 PM.

Sean Gallegos
Senior Planner