



## DESIGN REVIEW COMMISSION MEETING MINUTES

7:00 PM - Wednesday, September 7, 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 Bishop, Harding and Kirik  
STAFF: Interim Planning Services Manager Golden and Senior 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 August 17, 2022.

Action: Upon a motion by Commissioner Harding, seconded by Commissioner Kirik, the Commission approved the minutes of the regular meeting of August 17, 2022 as written.

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

AYES: Blockhus, Ma, Bishop, Harding, and Kirik

NOES: None

### PUBLIC HEARING

2. **V22-0002 and DR22-0098– Danielle DiVittorio – 725 University Avenue**  
Variance request for a front setback of 2.75 feet where a minimum setback of 25 feet is required for a 63 square-foot addition to an accessory structure (garage) at a historic resource property. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

### STAFF PRESENTATION

Senior Planner Gallegos presented the staff report recommending approval of variance and design review applications V22-0002 and DR22-0098 subject to the listed findings and conditions and answered a question from Commissioner Kirik and Chair Blockhus.

### APPLICANT PRESENTATION

Project designer Danielle DiVittorio presented the project and answered questions from Commissioners Bishop and Kirik, and Vice-Chair Ma.

#### PUBLIC COMMENT

None.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Chair Blockhus, seconded by Commissioner Harding, the Commission approved variance and design review applications V22-0002 and DR22-0098 per the staff report findings and conditions.

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

AYES: Blockhus, Ma, Bishop, Harding, and Kirik

NOES: None

#### **DISCUSSION**

##### **3. SC22-0005 - Mike Vierhus - 1180 St. Charles Ct**

This project includes adding 53 square feet of living space to the first story and a new 562 square-foot second story. The project will convert 459 square feet of the first story and the second story addition to create a 1,021 square-foot accessory dwelling unit (ADU). This project is categorically exempt from environmental review under Section 15301 of the California Environmental Quality Act. *Project Planner: S. Golden*

#### STAFF PRESENTATION

Interim Planning Services Manager Golden presented the staff report recommending approval of design review application SC22-0005 subject to the listed findings and conditions and answered a daylight plane clarification question from Vice-Chair Ma.

#### APPLICANT PRESENTATION

Property owner John Yu provided comments about the use of the ADU for his daughter to take care of him and his wife.

Daughter Theresa Yu commented on her parents living at the property for a long time and the need to take care of them so they can reside on the property as long as possible.

Project applicant/architect Mike Vierhus spoke on the project, clarified the plate heights on the second story, and egress windows. He then answered a question from Commissioner Kirik about an ADU access door to the main house.

#### PUBLIC COMMENT

None.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Commissioner Harding, seconded by Vice-Chair Ma, the Commission approved design review application SC22-0005 subject to the listed findings and conditions.

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

AYES: Blockhus, Ma, Bishop, Harding, and Kirik

NOES: None

**4. SC22-0007 – Hao Qiao – 1405 Highland View Court**

Design Review for a 638 square-foot first story addition, second story window changes and a balcony. This project is categorically exempt from environmental review under Section 15303 of the California Environmental Quality Act. *Project Planner: Gallegos*

**STAFF PRESENTATION**

Senior Planner Gallegos presented the staff report recommending approval of design review application SC22-0007 subject to the listed findings and conditions and answered a question from Chair Blockhus.

**APPLICANT PRESENTATION**

Project applicant/property owner Hao Qiao presented the project and answered questions from Chair Blockhus.

Project architect/designer Jenny Sun introduced herself and answered questions from Vice-Chair Ma.

**PUBLIC COMMENT**

Neighbor Don Metzger provided public comment.

Chair Blockhus closed the public comment period.

Commissioner discussion then proceeded.

Action: Upon a motion by Vice-Chair Ma, seconded by Commissioner Harding, the Commission approved design review application SC22-0007 subject to the listed findings and conditions.

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

AYES: Blockhus, Ma, Bishop, Harding, and Kirik

NOES: None

**COMMISSIONERS' REPORTS AND COMMENTS**

Commissioner Kirik reported that several people did not show up to the interviews to become a new Design Review Commissioner.

**POTENTIAL FUTURE AGENDA ITEMS**

Senior Planner Gallegos went over the upcoming tentative meeting agendas and noted that the in-person meetings in the Council Chambers would not be till December, per the City Clerk.

**ADJOURNMENT**

Chair Blockhus adjourned the meeting at 8:54 PM.

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Sean Gallegos  
Senior Planner