



CITY OF DEL REY OAKS

650 CANYON DEL REY RD. • DEL REY OAKS, CALIFORNIA 93940
PHONE (831) 394-8511 • FAX (831) 394-6421

May 6, 2011

AGENDA

REGULAR DEL REY OAKS PLANNING COMMISSION MEETING
WEDNESDAY, MAY 11, 2011 AT 6:00 P.M.
CHARLIE BENSON MEMORIAL HALL, CITY HALL

1. ROLL CALL
2. PLEDGE OF ALLEGIANCE
3. CONSENT AGENDA:
 - A. Planning Commission Meeting Minutes, April 13, 2011
4. PUBLIC COMMENTS:

Anyone wishing to address the Commission on matters not appearing on the Agenda may do so now. The public may comment on any other matter listed on the Agenda at the time the matter is being considered by the Commission. *There will be a time limit of not more than three minutes for each speaker. No action will be taken by the Commission on matters brought up under this item and all comments will be referred to staff.*
5. REPORTS:
 - A. Building Activity Report, April 2011
6. NEW BUSINESS:
 - A. **Project Name:** Anthony Zavitsanos/Anna Jones
File Number: ARC #11-03
Site Location: 65 Work Ave
Planning Area: APN#012-429-027
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to add 439 square feet bedroom and second bathroom to the rear of the existing single family dwelling. Materials and colors to match existing residence.

7. ANNOUNCEMENTS/COMMENTS BY PLANNING COMMISSIONERS
8. NEXT MEETING: Wednesday, June 8, 2011 at 6:00 P.M.
9. ADJOURNMENT

All enclosures and materials regarding this agenda are available for public review at Del Rey Oaks City Hall. Information distributed to the Planning Commission at the meeting becomes part of the public Record. A copy of written material, pictures, etc. should be provided to the Secretary for this purpose.

REGULAR MONTHLY MEETING DEL REY OAKS PLANNING COMMISSION WEDNESDAY, APRIL 13, 2011 AT 6:00 P.M. CHARLIE BENSON MEMORIAL HALL

Present: Commissioner Thayer, Jaksha, Lucido, Hayworth and Chairman Clarke

Absent: Commissioner Weir and Larson

Also Present: Deputy City Clerk Minami and City Manager Dawson

PLEDGE OF ALLEGIANCE: Lead by Chairman Clarke

CONSENT AGENDA:

The Commission considered **ITEM 4.A.**, Planning Commission Meeting Minutes, February 9, 2011.

Motion by Commissioner Thayer to approve, seconded by Commissioner Lucido

There were no comments received

Motion passed 5-0

PUBLIC COMMENT:

None

REPORTS:

The Commission considered **ITEM 5.A.** Building Activity Report, March 2011
Report was accepted.

There were no public comments received.

Commissioner Jaksha: Does the driveway approach on the corner of Paloma have a permit? Is it complete, a pile of dirt in the front of house.

Deputy City Clerk Minami: They most likely have an encroachment permit, and will get back to the Commission on the status.

NEW BUSINESS:

The Commission considered **ITEM 6.A.**,

Project Name: Boris Jacobowsky/David and Anne Canright

File Number: ARC #11-02

Site Location: 830 Altura

Planning Area: APN#012-561-27

Environmental Status: Categorically Exempt

Project Description: Requesting Architectural Review to add 728 square feet to main floor level of existing single family dwelling and a 179 square foot loft above main floor addition. Total of 907 square feet for addition. Materials and colors to match existing residence.

Recommended Action: Analyze provided material, make appropriate findings and give direction to staff.

Chairman Clarke stepped down because of owning property within 500 feet of proposed project.

Deputy City Clerk Minami: In the absence of Vice Chair Weir, the four remaining Commissioners must come to an agreement to appoint a Chairman for this item. Commissioners Thayer, Lucido and Hayworth all agree that Commissioner Jaksha should serve as Appointed Chair for this item. Commissioner Jaksha agreed.

Boris Jacobowsky, applicant: Explains the design. The old siding will be removed, and the new type of materials on color board will be used. (Deputy City Clerk Minami handed the small board, to the Commission.)

Public Comment:

Andy Clarke, 926 Angelus Way: It will be a nice addition to the neighborhood.

There were no comments received

Commissioner Lucido: Knows that the project team is great, and really likes the project.

Commissioner Hayworth: The line “colors and materials to match existing” should be deleted because of the siding will be removed and new color scheme. Really likes the project.

Deputy City Clerk Minami: Will make changes.

Commissioner Thayer: Likes it.

Commissioner Jaksha: Will the fireplace and roof line be an issue?

Deputy City Clerk Minami: If it is, it will be brought up at Plan Check phase.

Commissioner Lucido: During construction on his own house, it was an issue. Double check with Plan Check, so not to have the same issue.

Motion by Commissioner Thayer to approve item #6.A: Boris Jacoubowsky/David and Anne Canright, ARC #11-02, 830 Altura Place, APN#012-561-27, Environmental Status is Categorically Exempt, with the deletion of the line “Materials and colors to match existing residence”, seconded by Commissioner Hayworth.

There were no other comments received

Motion passed 5-0

Chairman Clarke returned to dais.

OLD BUSINESS: None

ANNOUNCEMENTS/COMMENTS:

City Manager Dawson: What did the Commission think of the presentation on the Building Codes at the February meeting?

The Commission all stated that it was great information.

NEXT MEETING: Wednesday, May 11, 2011 at 6:00 p.m.

6:20 p.m. Meeting Adjourned

Approved:

CITY OF DEL REY OAKS
 BUILDING ACTIVITY REPORT
 APRIL
 2011

PERMIT#	DATE	ADDRESS	NAME	PROJECT DESCRIPTION	TYPE	STATUS	LAST INSP.
B-08-35	12/11/08	942 Angelus Way	Morgan/Owner-Builder	New Garage	R-1	Extension 1/3/11	N/A
B-10-29	09/16/10	1035 Portola	Crusan/Owner-Builder	Addition	R-1	Current	11/24/2010
B-10-32	10/11/10	820 Avalon	Bailey/Owner-Builder	Addition	R-1	Current	12/14/2010
B-10-34	11/24/10	7 Voe Place	Munoz/Owner-Builder	R&R Kitchen and Bath	R-1	Current	12/15/2010
B-11-06	03/22/11	947 Paloma	Maxon/Serrano Develop.	Addition	R-1	Current	4/28/2011
B-11-09	03/28/11	465 CDR	Stone Creek Kit/Hare Co.	Tenant Improvement	C	Current	4/28/2011

STAFF REPORT

City of Del Rey Oaks

Office of the City Clerk

DATE: May 11, 2011
TO: Planning Commission
FROM: Karen Minami - Deputy City Clerk
RE: Agenda Item 6.A.- 65 Work Ave

Project Name: Anthony Zavitsanos/Anna Jones
File Number: ARC11-03
Site Location: 65 Work Ave
Planning Area: APN# 012-429-027
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to add 439 square foot bedroom and second bathroom to the rear of existing single family dwelling. Materials and colors to match existing residence.
Recommended Action: Analyze provided material, make appropriate findings and give direction to staff.

CONFLICT OF INTEREST: Chairman's Lucido and Hayworth own property, within 500 feet of the project site and should step down during the consideration of this item.



RECEIVED

APR 26 2011

DEL REY OAKS CITY CLERK

CITY OF DEL REY OAKS

APPLICATION FOR:

USE PERMIT VARIANCE ARCHITECTURAL REVIEW
 Conditional Residential
 Aux. Housing Commercial
 Signage
 H.O.U.P.
 Minor

APPLICANT'S NAME Anthony Zavitianos (831) 373-9971
 OWNER'S NAME Ms. Anna Jones
 PROJECT ADDRESS 65 Work Ave.
 TELEPHONE# (831) 324-4777 APN # 012-429-027
 LOT# 41 BLOCK # 5 SUBDIVISION Del Rey Woods

INSTRUCTIONS:

- Briefly, using as much detail as possible, describe the nature of your permit request.
- For variance request, also include in writing A, B & C of section 17.44.020., along with a detailed plot plan.

Add 439 s.f. Bedroom and second Bathroom to existing 1,025 s.f. House. Remove concrete patio and pathways to accomodate new foundation. Add second bathroom as provided in ordinance 98. Relocate existing laundry and utility sink.

Check here if additional materials are attached.

Anthony Zavitianos

Applicant's Signature

I HAVE RECEIVED A COPY OF THE CITY'S FLAGGING/NETTING POLICY AND UNDERSTAND THE REQUIREMENTS THAT MUST BE MET

-FOR OFFICE USE ONLY-

APPLICATION # ARC.11-03 DATE 4/26/11 Chk. 3323
 FEE \$ 100.⁰⁰ CASH/CHECK # 3323 RECEIVED BY [Signature]
 DATE SCHEDULED FOR CONSIDERATION 5/11/11 @ 6:00 pm
 APPROVED _____ DENIED _____