



CITY OF DEL REY OAKS

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

June 2, 2011

AGENDA

REGULAR DEL REY OAKS PLANNING COMMISSION MEETING
WEDNESDAY, JUNE 8, 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, May 11, 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, May 2011
6. NEW BUSINESS:
 - A. **Project Name:** Anthony Zavitsanos/Anna Jones
File Number: VAR 11-01
Site Location: 65 Work Ave
Planning Area: APN#012-429-027
Environmental Status: Categorically Exempt
Project Description: Requesting a variance to allow a 5' 9" rear yard setback to construct an approved 439 square foot bedroom and second bathroom addition. Materials and colors to match existing residence.

7. ANNOUNCEMENTS/COMMENTS BY PLANNING COMMISSIONERS
8. NEXT MEETING: Wednesday, July 13, 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, MAY 11, 2011 AT 6:00 P.M. CHARLIE
BENSON MEMORIAL HALL**

Present: Commissioner Larson, Thayer, Jaksha, Lucido and Vice Chair Weir

Absent: Commissioner Hayworth and Chairman Clarke

Also Present: Deputy City Clerk Minami and City Attorney Callihan

PLEDGE OF ALLEGIANCE: Lead by Vice Chair Weir

CONSENT AGENDA:

The Commission considered **ITEM 4.A.**, Planning Commission Meeting Minutes, April 13, 2011.

Motion by Commissioner Jaksha to approve, seconded by Commissioner Thayer

There were no comments received

Motion passed 5-0

PUBLIC COMMENT:

None

REPORTS:

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

There were no public comments received.

Commissioner Jaksha asked if 1067 Rosita's permit required them to put down something in the additional parking area, because dirt is there now.

Deputy City Clerk Minami: Will find out.

NEW BUSINESS:

The Commission considered **ITEM 6.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.

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

Commissioner Lucido stepped down because of owning property within 500 feet of purposed project.

Commissioner Thayer: It is encroaching on rear yard setback, shouldn't that trigger a variance. The addition can't be seen from Work Ave and there are no neighbors here in opposition.

Commissioner Jaksha: A setback is a setback. Did the lot coverage "Building Requirements" have any connection to the rear setbacks? Does one supersede the other? Can Frank Lucido speak on this subject, even though he stepped down?

City Attorney Callihan: He can answer questions regarding the Building Requirements since he created it with the Ad Hoc committee.

Commissioner Lucido: The Floor Area Ratio calculation on the Building Requirements, does not supersede the need for a variance when it comes to set back encroachments.

Deputy City Clerk Minami: Understands why applicant came to the conclusion that one requirement supersedes the other, feels that staff needs a refresher course from Commissioner Lucido regarding the Floor Area Ratio vs. the variance rules, etc.

Commissioner Lucido: Would be glad to review it with staff, they will have to set something up.

Vice Chair Weir: Variance needed, or not? The door from the addition to the garage is questionable, is there "egress" issues.

Deputy City Clerk Minami: Egress issue will be dealt with during Plan Check process.

City Attorney Callihan: Variance is needed, the Commission may take action tonight and the applicant must come back for variance approval.

Commissioner Jaksha: Can't approve the way it is, without variance findings being met. Explains to the applicant, the three findings which will be on the variance application.

Anthony Zavitsanos, applicant: Explains why he designed it the way he did, as not to interfere with the porch and windows and keep with what is existing.

Commissioner Thayer: Doesn't see any reason why the commission can't approve it and the applicant can come back with the variance application.

Vice Chair Weir: It would have to be approved contingent on the variance findings.

Public Comment:

Frank Lucido, 2 Saucito: Likes it, takes pride in this neighborhood and thinks this project is a good one.

There were no other comments received.

Motion by Commissioner Thayer to approve item #6.A: Anthony Zavitsanos/Anna Jones, ARC #11-03, 65 Work Ave, APN#012-429-027, contingent on the variance findings that are to be heard at the next Planning Commission Meeting, item #6.A.

Environmental Status is Categorically Exempt, seconded by Commissioner Larson.

There were no other comments received

Motion passed 5-0

Commissioner Lucido returned to dais.

OLD BUSINESS: None

ANNOUNCEMENTS/COMMENTS:

Commissioner Lucido: Watching and listening to the item being heard, he was proud of the Commission, the suggestions were helpful.

Deputy City Clerk Minami: Will the four eligible Commissioners be able to attend the June 8th meeting, if applicant comes in with variance application to be heard at that meeting?

Commissioners Larson, Thayer, Jaksha and Weir will be at the meeting in June.

Commissioners Hayworth and Lucido will have to step down and Chairman Clarke will not be attending.

NEXT MEETING: Wednesday, June 8, 2011 at 6:00 p.m.

6:45 p.m. Meeting Adjourned

Approved:

CITY OF DEL REY OAKS
 BUILDING ACTIVITY REPORT
 MAY
 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	Expired	11/24/2010
B-10-32	10/11/10	820 Avalon	Bailey/Owner-Builder	Addition	R-1	Current	12/14/2010
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	Finished	5/31/2011
B-11-11	05/11/11	3 Hillwill	Manabe/KelCon, Inc	Kitchen Remodel	R-1	Current	5/11/2011

DATE: June 8, 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: VAR#11-01
Site Location: 65 Work Ave
Planning Area: APN# 012-429-027
Environmental Status: Categorically Exempt
Project Description: Requesting a Variance to allow a 5' 9" rear yard setback to construct an approved 439 square foot bedroom and second bathroom. 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

MAY 20 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 373-7973
 OWNER'S NAME Ms. Anna Jones
 PROJECT ADDRESS 65 Work Ave.
 TELEPHONE# 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.

Variance request to allow a 5'-9" rear yard setback to construct a 439 s.f. bedroom and bathroom addition to existing 1,025 s.f. house.
 See owner's request attached.

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 # VAF 11-01 DATE 5/20/11
 FEE \$ 700.⁰⁰ CASH/CHECK # 3338 RECEIVED BY: Amirami
 DATE SCHEDULED FOR CONSIDERATION June 8, 2011 @ 6:00 pm
 APPROVED _____ DENIED _____

VARIANCES

For variance requests, include in writing A, B & C of section 17.44.020, along with application and detailed plot plan.

- A. That there are exceptional or extraordinary circumstances or conditions applying to the land, building or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings and/or uses in the same district;

Evidence: Attached three plan and narrative responses (A. 1, 2), (B), (C)

- B. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner;

Evidence: _____

- C. That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood or the property of the applicant and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to the property or improvements in said neighborhood.

Evidence: _____

RECEIVED

MAY 20 2011

DEL REY OAKS
CITY CLERK

May 20, 2011

Dear Del Rey Oaks Planning Commission,

I respectfully submit a request for a variance on my property at 65 Work Avenue.

I am asking to add a bedroom and bathroom to the existing house.
All materials will match the house.

The required documents are attached.

Reason for the addition:

I find it necessary to have my elderly parents, Danny & Lena Campo;
(my father is 90, my mother is 83) move in with me, so I can care for them.
My parent's house and my house are currently too small for all of us to
live in together. We especially need a second bathroom.

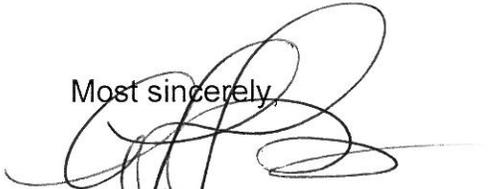
Regarding the Design:

After careful consideration of the following, I am submitting the attached design.

- accommodating existing building requirements,
- privacy for both neighbors and myself, with minimal impact on my neighbors
- best use of land in regards to the location of the addition; weather orientation and views
- creating the optimum living environment both inside and out
- and considering the most cost effective design that would accomplish our goals

Thank you so for your time and consideration. It is greatly appreciated.

Most sincerely,

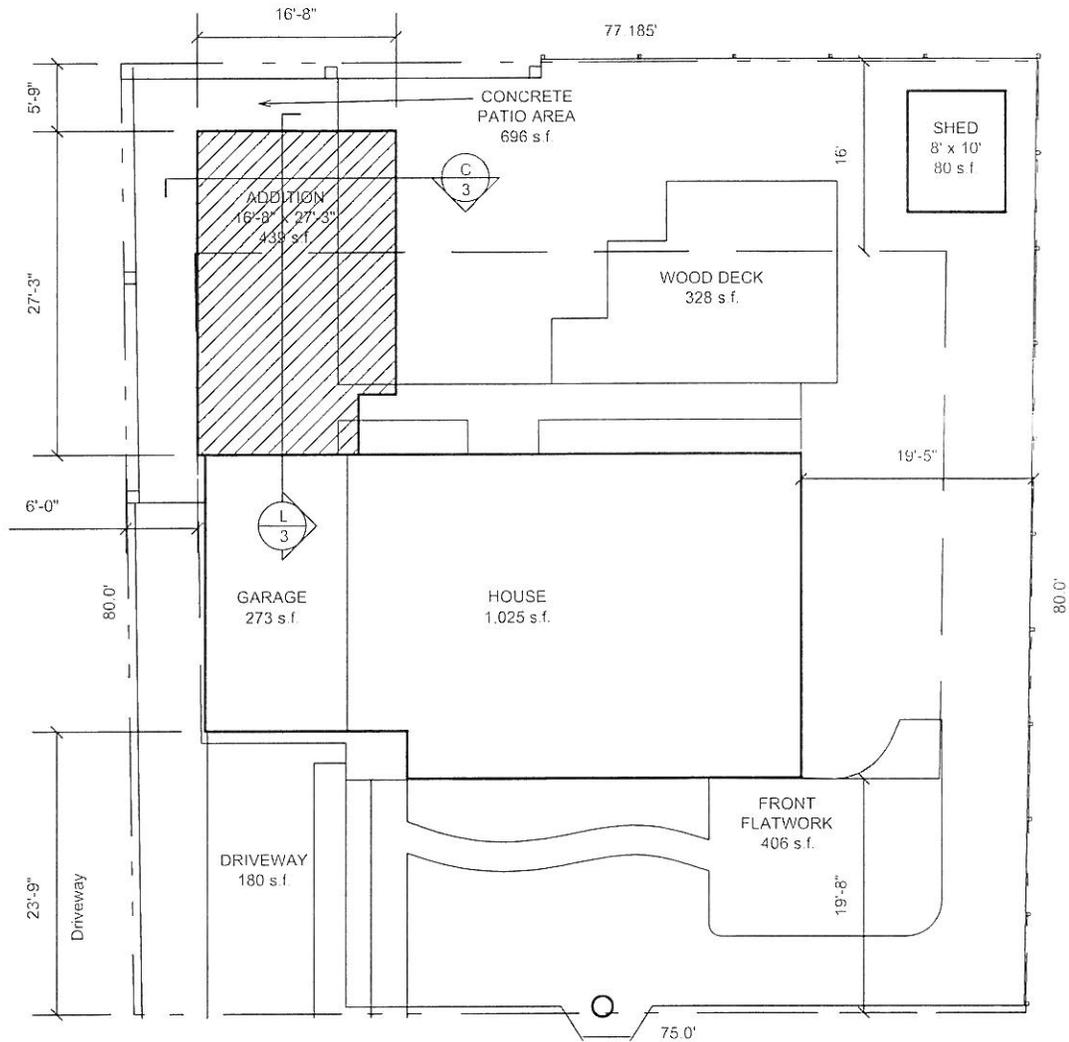


Anna Jones
65 Work Avenue
Del Rey Oaks

May 19, 2011

Variance request to allow 5'-9" rear yard setback at 65 Work Street, Del Rey Oaks, CA. Applicant: Ms. Anna Jones.

- A. The proposed location best allows the property owner to maximize allowable coverage and floor area requirements, and maintain existing site, sun, and weather orientation. Other plan orientations will compromise maximizing allowable coverage, floor area ratios, and program considerations. This plan minimizes if not eliminates alterations to the existing house, and allow the property owner economic and comfort benefits that the other alternatives do not.
1. Turning the proposed plan 90 degrees to fit within the rear setback will block natural sunlight into existing kitchen, living room, bathroom, and, or bedroom, and will require access to the backyard through the new bedroom. This plan will completely segregate uses.
 2. Relocating the proposed plan to the east side reduce the plan by 124 s.f. to 11'-6" in width, from 16'-8". May present privacy issues with down hill neighbor. Circulation from new to existing will be difficult without encroaching on existing useful bedroom space. Second bedroom will loose east window and may not comply with minimum natural light and ventilation requirements. Side yard setback will reduce program to unworkable size.
- B. Granting the application a variance is necessary for the property owner to provide health care to her parents, while preserving personal and family life styles and enjoyment of substantial property rights.
- C. The proposed rear yard setback of 5'-9" will allow safe emergency egress, and will not adversely affect the health or safety of persons residing or working in the neighborhood or the property of the applicant.



Project Description

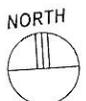
Add new bedroom and full bath. Maintain existing garage to provide required, covered off-street parking area. Existing House 1,298 s.f., 3rd Bedroom 439 s.f.: 1,737 (proposed building footprint), which is less than 2,400 s.f. (allowable floor area) and is acceptable. Floor Area Ratio: is also 1,737 s.f., which is less than 2,700 s.f. (allowable) and is also within the acceptable limits.

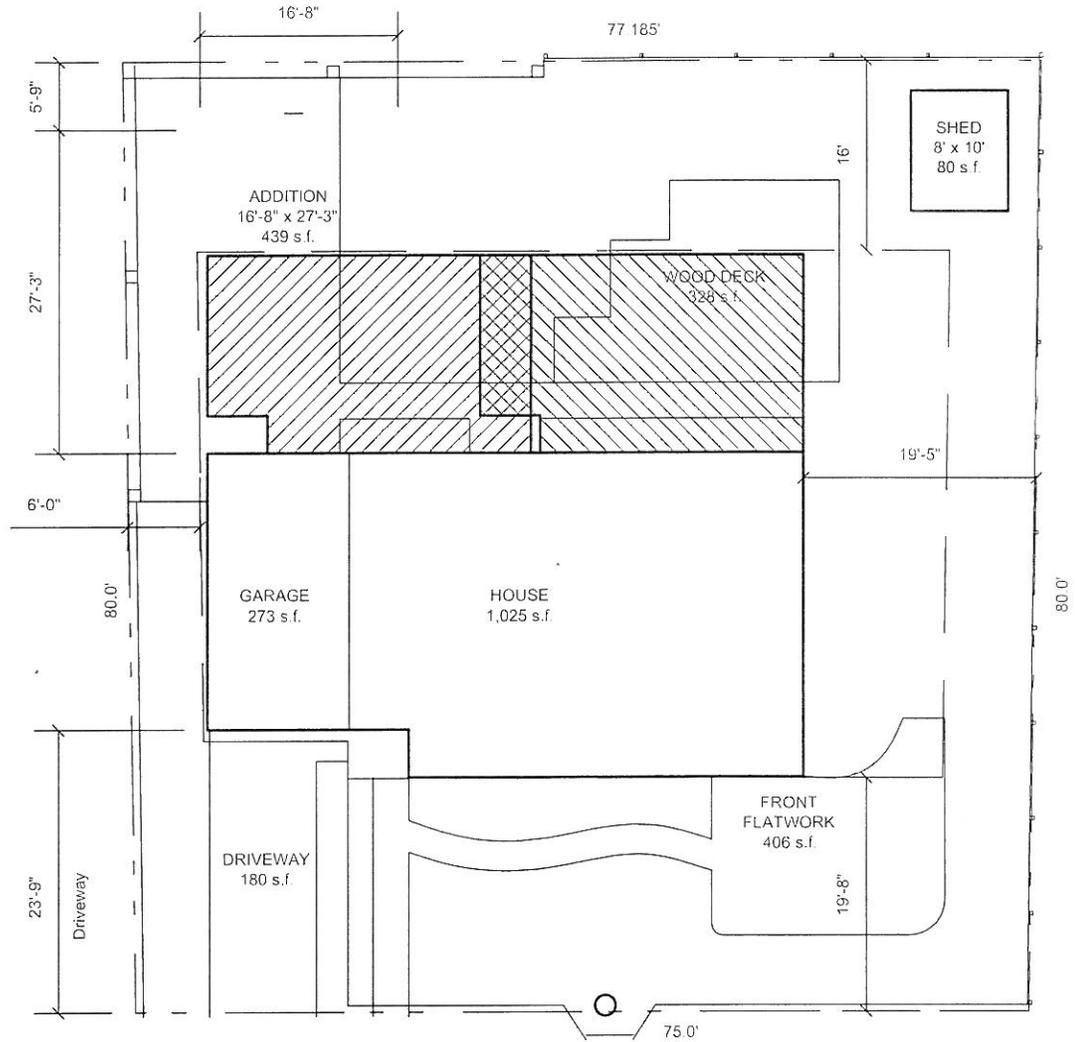


A to Z DESIGN
 346 ROBERTS AVE.
 SEASIDE, CA 93955

Anna Jones
 65 Work St.
 Del Rey Oaks, CA
 5/19/11

Proposed Site Plan
 1/16" = 1'-0"
 Sheet 1 of 3





Alt 1 Site Plan

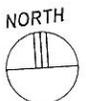
Turning the proposed plan 90 degrees to fit within the rear setback will block natural sunlight into existing kitchen, living room, bathroom, and, or bedroom, and will require access to the back yard through the new bedroom. This plan will segregate uses.

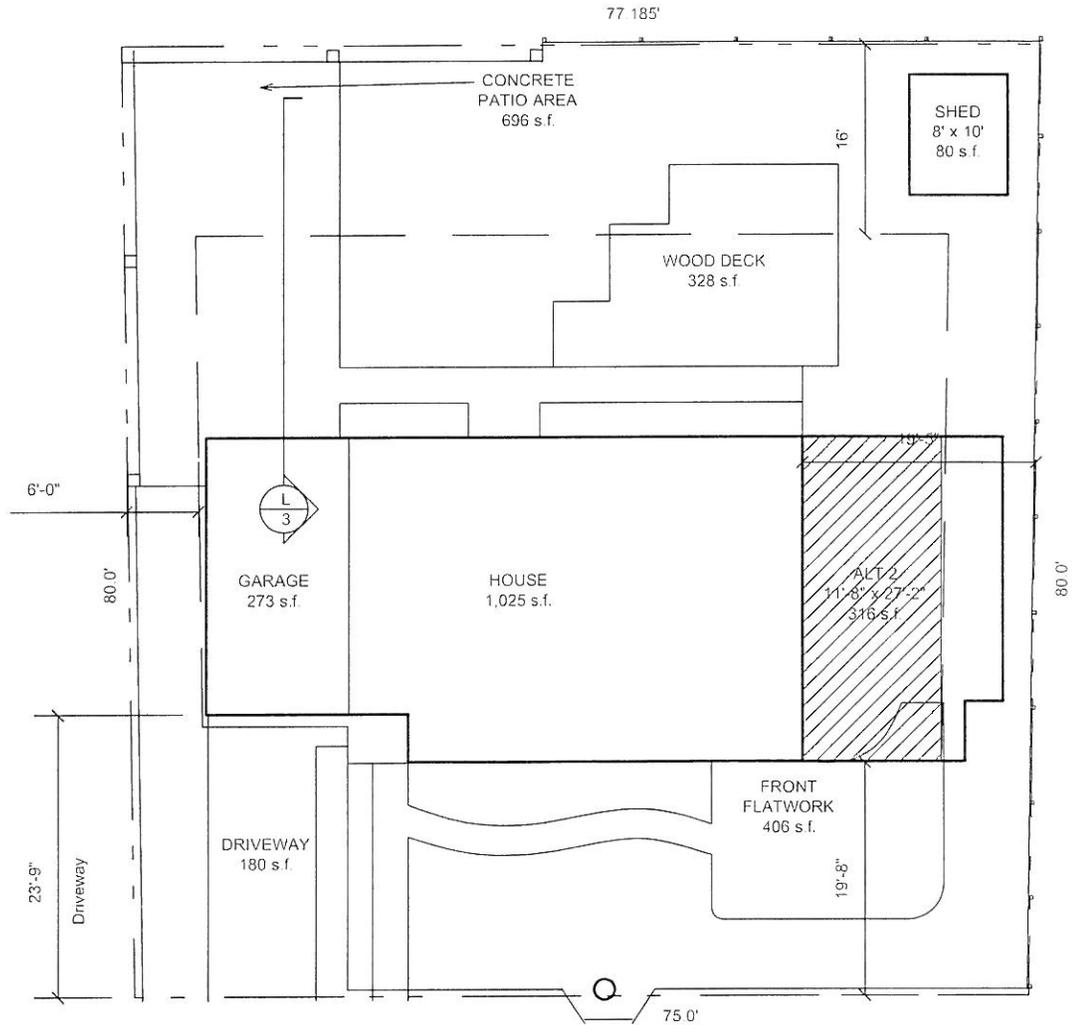


A to Z DESIGN
 346 ROBERTS AVE.
 SEASIDE, CA 93955

Anna Jones
 65 Work St.
 Del Rey Oaks, CA
 5/19/11

Alt 1 Site Plan
 1/16" = 1'-0"
 Sheet 2 of 3





Alt 2 Site Plan

Relocating the proposed plan to the east side reduces the plan by 124 s.f. to 11'-6" in width, from 16'-8". May present privacy issues to the downhill neighbors. Circulation from new to existing will be difficult without encroaching on existing useful bedroom space. Second bedroom will lose east window and may not comply to minimum natural light and ventilation requirements. Access to yard from new will be limited or eliminated.



A to Z DESIGN
346 ROBERTS AVE.
SEASIDE, CA 93955

Anna Jones
65 Work St.
Del Rey Oaks, CA
5/19/11

Alt 2 Site Plan
1/16" = 1'-0"
Sheet 3 of 3

