



CITY OF DEL REY OAKS

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

August 4, 2011

AGENDA

REGULAR DEL REY OAKS PLANNING COMMISSION MEETING
WEDNESDAY, AUGUST 10, 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, July 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, July 2011
6. NEW BUSINESS:
 - A. **Project Name:** Scott Hudson/Susan Phillips
File Number: ARC 11-05
Site Location: 983 Portola Drive
Planning Area: APN#012-491-001
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to construct a 12'x12' sunroom addition to back of single family dwelling and to add fencing to create a side yard on south east corner of property. Materials and colors to match existing residence.

7. ANNOUNCEMENTS/COMMENTS BY PLANNING COMMISSIONERS
8. NEXT MEETING: Wednesday, September 14 , 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, JULY 13, 2011 AT 6:00 P.M. CHARLIE BENSON MEMORIAL HALL

Present: Commissioner Jaksha, Weir, Hayworth, Thayer and Chairman Clarke
(Commissioner Larson, 6:12 p.m.)

Absent: Commissioner Lucido

Also Present: Deputy City Clerk Minami and City Manager Dan Dawson

PLEDGE OF ALLEGIANCE: Lead by Chairman Clarke

CONSENT AGENDA:

The Commission considered **ITEM 4.A.**, Planning Commission Meeting Minutes, June 8, 2011.

*Motion by Commissioner Jaksha to approve, seconded by Commissioner Weir
There were no comments received*

Motion passed 5-0

PUBLIC COMMENT:

None

REPORTS:

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

There were no public comments received.

NEW BUSINESS:

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

Project Name: Anna Jones

File Number: VAR #11-01/ARC #11-04

Site Location: 65 Work Ave

Planning Area: APN#012-429-027

Environmental Status: Categorically Exempt

Project Description: Requesting a variance to allow a 13' rear yard setback to construct a 310 sq. ft. bedroom and second bathroom addition and requesting Architectural review to construct a 263' bedroom and second bathroom addition. Materials and colors to match existing residence.

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

Commissioner Hayworth owns property within 500 feet of the project site and steps down from dais.

Anna Jones, Applicant: Adjusted the design. One design is for a variance and one is within setbacks and doesn't need a variance. Asks for clarification from the May meeting. The design was approved but not the variance (?).

City Manager Dawson: Explains that the look of the project was approved, gave examples of color and materials. Jumping ahead, this meeting is for redesign application.

Chairman Clarke: For ease of reference, the design which needs a variance will be referred to "A" and the other design will be referred to "B".

The commission will review "A" first (VAR 11-01) and then move on the "B" (ARC 11-04).

Commissioner Larson joins meeting: 6:12 p.m.

Commissioner Thayer and Chairman Clarke: Informed Commissioner Larson of what was covered during the first part of the meeting.

Commissioner Weir: Clarifies that the variance request is for 3' into setback, the language was confusing.

Public Comment:

Suzanne Wallin, 1025 Via Verde: Doesn't understand why this is coming back for a redesign. Good design and is behind this applicant. Asks the commission to look at the whole situation, and not just the variance rules.

Kathy Smith: 1017 Via Verde: Curious why this was denied at the last meeting.

Chairman Clarke: The commission doesn't make comments right now, but will answer her question at the appropriate time.

Commissioner Weir: The findings, still, have not been met. It is still less into set back, but the issue is still the same. And now there is another option.

Commissioner Jaksha: Hardship on land was not met and still hasn't been met, have to look at other options.

Commissioner Thayer: Applicant is tenacious and doesn't want to build into her yard. Disagree with Commissioners Weir and Jaksha in reference to not granting the variance tonight.

Commissioner Larson: Agrees about the variance findings not being met tonight. It's the commission's job not to change the law, but to apply it. Options are ahead of us, but option "A" is more practical for the future.

Anna Jones, Applicant: If she builds on the opposite side of house, it will break into the new redwood deck and new concrete. And will block a tremendous amount of natural light.

Chairman Clarke: It's clearly laid out in the municipal code regarding variance.

Commissioner Jaksha: Unfair to bend the rules for one and not another. Apologized to applicant for comments from last month's meeting regarding her addition will someday be a rental unit.

There were no other comments received.

Motion by Commissioner Jaksha to deny item #6.A: Anna Jones, VAR #11-01, 65 Work Ave, APN#012-429-027, based on findings do not meet the requirements of variance request, seconded by Commissioner Weir.

There were no other comments received

Motion passed 3-2 (Commissioner Thayer and Commissioner Larson)

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

Project Name: Anna Jones

File Number: ARC #11-04

Site Location: 65 Work Ave

Planning Area: APN#012-429-027

Environmental Status: Categorically Exempt

Project Description: Requesting Architectural review to construct a 263' bedroom and second bathroom addition. Materials and colors to match existing residence.

Commissioner Weir: Appreciates the applicant coming back with an option.

Hopefully it will work for her purpose.

Anna Jones: It's doable. It will make it more difficult to turn around in a wheel chair. But doesn't want to build to the side because of light issue and new patio.

Chairman Clarke: Good alternative.

Motion by Commissioner Jaksha to approve, as submitted, item #6.A: Anna Jones, ARC 11-04, 65 Work Ave, APN#012-429-027, Environmental Status is Categorically Exempt, seconded by Commissioner Larson.

There were no other comments received

Motion passed 5-0

Commissioner Hayworth returns to the dais.

OLD BUSINESS: None

ANNOUNCEMENTS/COMMENTS:

Commissioner Jaksha: Garage Sale is July 30th.

Chairman Clarke: Won't be at August meeting.

NEXT MEETING: Wednesday, August 10, 2011 at 6:00 p.m.

6:45 p.m. Meeting Adjourned

Approved:

CITY OF DEL REY OAKS
BUILDING ACTIVITY REPORT
JULY
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-11-06	03/22/11	947 Paloma	Maxon/Serrano Develop.	Addition	R-1	Current	4/28/2011
B-11-11	05/11/11	3 Hillwill	Manabe/KelCon, Inc	Kitchen Remodel	R-1	Current	6/28/2011
B-11-14	06/09/11	46 Los Encinos	Cabanillas/Owner-Builder	Window Replacements	R-1	Current	6/9/2011
B-11-17	07/06/11	964 Paloma	Dressler/Owner-Builder	Remodel bathroom	R-1	Current	7/6/2011
B-11-18	07/13/11	7 Voe Place	Munoz/Glass Guru	Bay Window upgrade	R-1	Current	7/22/2011
B-11-19	07/18/11	451/453 CDR	Pet Specialists, Inc./Ken Young Const.	Tenant Improvement	C-1	Current	8/1/2011
B-11-20	07/28/11	3 Baxter Place	Thomas/Travis Loper	Addition	R-1	Current	7/28/2011
B-11-21	07/28/11	896 Portola	Whong/Knox Roofing	Re-Roof	R-1	Current	7/28/2011
B-11-22	07/28/11	1025 Via Verde	Wallim/Knox Roofing	Re-Roof	R-1	Current	7/28/2011

DATE: August 10, 2011
TO: Planning Commission
FROM: Karen Minami - Deputy City Clerk
RE: Agenda Item 6.A.- 983 Portola Drive

Project Name: Scott Hudson/Susan Phillips
File Number: ARC#11-05
Site Location: 983 Portola Drive
Planning Area: APN# 012-491-001
Environmental Status: Categorically Exempt
Project Description: Requesting Architect Review to construct a 12'x12' sunroom addition to back of single family dwelling and to add fencing to create a side yard on south east corner of property.
Materials and colors to match existing residence.
Recommended Action: Analyze provided material, make appropriate findings and give direction to staff.

CONFLICT OF INTEREST: Chairman Larson owns property within 500 feet of the project site and should step down during the consideration of this item.



RECEIVED

JUL 27 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

831-373-7440

APPLICANT'S NAME SCOTT HUDSON FOR LEPAGE CONSTRUCTION
 OWNER'S NAME SUSAN PHILLIPS
 PROJECT ADDRESS 983 PORTOLA ROAD
 TELEPHONE# 831-373-3132 APN # 012 491 001 000
 LOT# _____ BLOCK # _____ SUBDIVISION _____

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.

ADDITION TO BACK OF HOME OF A
 12' x 12' SUNROOM. INCLUDES REPLACING
 DOOR INTO SUNROOM AND ADDING ONE
 WINDOW INTO ROOM AS WELL. ALSO INCLUDES
 REPLACING REAR FENCE, AND ADDING
 FENCE TO CREATE SIDE YARD ON SE CORNER

Check here if additional materials are attached.

[Signature]

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-11-05 DATE 7/26/11
 FEE \$ 100.00 CASH/CHECK # 902 RECEIVED BY: [Signature]
 DATE SCHEDULED FOR CONSIDERATION Wednesday, Aug. 10th @ 6pm
 APPROVED _____ DENIED _____

Michael 595-1374