



CITY OF DEL REY OAKS

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May 3, 2013

AGENDA
REGULAR DEL REY OAKS PLANNING COMMISSION MEETING
WEDNESDAY, MAY 8, 2013 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, March 13, 2013

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 2013

6. NEW BUSINESS:

A.	Owner's Name:	AT&T, LW Rugg
	Applicant's Name:	Same as above
	File Number:	ARC#13-07
	Site Location:	161 Calle Del Oaks
	Planning Area:	APN: 012-601-016
	Environmental Status:	Categorically Exempt

Project Description:

Requesting Architectural Review to install an outdoor prefabricated, metal “shipping” container for recycling materials for weather protection and a cardboard baler/compactor. Container color to match adjacent AT&T buildings.

This item, if approved, will replace the previously approved item(at the same site location) from the March 13, 2013, Regular Planning Commission Meeting. The project was never started and the company decided to change the type of storage.

7. ANNOUNCEMENTS/COMMENTS BY PLANNING COMMISSIONERS
8. NEXT MEETING: Wednesday, June 12, 2013 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, MARCH 13, 2013 AT 6:00 P.M. CHARLIE BENSON MEMORIAL HALL

Present: Commissioner Green, Hayworth, Weir, Thayer, Lucido, and Chairman Jaksha
Absent: None
Also Present: City Manager Dawson, City Attorney Callihan and Deputy City Clerk Minami

CONSENT AGENDA:

The Commission considered **ITEM 3.A.**, Planning Commission Meeting Minutes, February 2013.

*Motion by Commissioner Lucido to approve, seconded by Commissioner Thayer
There were no public comments received
Motion passed 7-0*

PUBLIC COMMENT:

None

BUILDING REPORT:

The Commission accepted **ITEM 5.A.**, Building Activity Report, February 2013

NEW BUSINESS:

- A. Owner's Name:** Anton Prange & Buddy Bloxham
Applicant's Name: Same as above
File Number: Lot Line Adjustment
Site Location: 1067 & 1073 Paloma Rd
Planning Area: APN: 012-553-013&012-533-014
Environmental Status: Categorically Exempt
Project Description: Requesting lot line adjustment approval to adjust common lot line between lot #1 and lot #2 to match existing fence between the two single family dwellings.

*Chairman Jaksha steps down as he owns a home within 500 feet of the project and
Commissioner Lucido steps down as he represents the applicants.*

Frank Lucido, Surveyor for the applicant: Explains the background. The wall was built between the two homes in the early 1960's. According to the Assessor's Parcel Map they tried to adjust the lot line in 1962 because it's on one of the drawings, but yet it wasn't recorded.

Commissioner Larson: How did this come up?

Frank Lucido: The Prange's are ready to sell and the Bloxham's knew this was an issue when they bought their home several years ago. This will be settled for the future.

Commissioner Thayer: Likes the staff report by City Attorney.

Commissioner Hayworth: Straight forward.

Vice Chair Weir: Set backs?

Frank Lucido: Conforms to set backs.

Dan Dawson, City Manager: Points out that the stairway on drawing is on City property and will need a covenant agreement. The residents will have to apply for it in the future.

Frank Lucido: Asks about the memo that was given to other Commissioners and would like a copy of it, as to learn more about the process.

Chris Callihan, City Attorney: Not able to give a copy of memo, but would be glad to speak with him about it.

Commissioner Larson: Future expansion would be affected with this lot line adjustment.

Commissioner Green: As long as both parties agree.

Vice Chair Weir: We can't impose conditions based on memo from City Attorney.

Commissioner Hayworth: Asks Dan if the stairway should be dealt with as part of this item?

Dan Dawson, City Manager: Separate issue.

PUBLIC COMMENT:

None

Motion by Commissioner Thayer to approve the lot line adjustment for 1067 & 1073 Paloma Road, as presented, seconded by Commissioner Larson.

There were no public comments received

Motion passed 5-0

Chairman Jaksha and Commissioner Lucido return to dais.

B.	Owner's Name:	Katrina Nawrocki,
	Applicant's Name:	Same
	File Number:	ARC#13-05 & CUP #13-02
	Site Location:	Sign at Hwy 218 & Rosita Rd.
	Planning Area:	APN: 012-551-005
	Environmental Status:	Categorically Exempt
	Project Description:	Requesting Architectural Review and Conditional Use Permit to install additional signage to the already existing Del Rey Oaks sign at the corner of Hwy 218 and Rosita Rd. Previously, this sign was used to advertise the Golf Driving Range, but was modified to remove "Golf Driving Range" and leave "Del Rey Oaks".

Applicant is requesting to utilize the remaining portion of sign and current location. Upon design approval, this item will be heard at the next City Council Meeting.

Katrina Nawrocki, Applicant: Preschool is hidden by the church. Proposes to utilize the City sign that was previously used for the golf driving range, and to add her business information or to add another sign with the business information.

Commissioner Green: Will the new sign be in the original location?

Commissioner Hayworth: City property?

Dan Dawson, City Manager: The new proposed sign is on the Cal Trans easement, explains Chief Langford's memo.

Commissioner Lucido: Two sets of orange flagging, two signs?

Katrina Nawrocki: No, asked to give two options and would rather utilize the old golf driving sign and location.

Commissioner Green: Size of sign?

Katrina Nawrocki: It will be slightly smaller than existing sign.

Commissioner Larson: Odd that golf driving range sign was in that spot for so long. If approved, would be setting precedent even if it was "grandfathered in". No signage is best.

Commissioner Thayer: Gateway to the City, agrees with Commissioner Larson.

Commissioner Lucido: Wants to be business friendly, but sign is against the sign ordinance.

Commissioner Weir: Is a sign needed to find where to drop children off?

Commissioner Hayworth: Reads a part of sign ordinance regarding signs on public streets or easements. Wishes there was another way around it.

Commissioner Green: Arrow?

Chairman Jaksha: Cal Trans easement or City?

Commissioner Hayworth: Asks City Attorney if he mis-read the sign ordinance?

Chris Callihan, City Attorney: No, you are correct. It is a challenge to approve.

Chairman Jaksha: Wants all signs pulled out, because monument signs say it all.

Dan Dawson, City Manager: Church sign on the other side of Rosita Rd.

Commissioner Lucido: Directed back to staff?

Dan Dawson, City Manager: Unique situation, the original sign was "grandfathered".

Chris Callihan, City Attorney: Agrees with City Manager. To deny the application and it would have to be appealed to the City Council.

Motion by Commissioner Lucido to deny ARC #13-05 & CUP #13-02, as presented, seconded by Commissioner Larson.

There were no public comments received

Motion passed 7-0

- C. **Owner’s Name:** AT&T, LW Rugg
 Applicant’s Name: Salas O’Brien Engineers
 File Number: ARC#13-02
 Site Location: 161 Calle Del Oaks
 Planning Area: APN: 012-601-016
 Environmental Status: Categorically Exempt
 Project Description: Requesting Architectural Review to
 construct a metal building that will cover all of the
 recyclable waste and cardboard baler compactor.
 AT&T has a companywide mandate to install canopies at
 sites that generate recyclable waste.

This item was on the February agenda, but wasn’t flagged in time to be heard.

Dan O’Brien, Applicant: Hands a picture to Commissioners of what it will look like.
Commissioner Lucido: Within property lines? Needs clarification on commercial set backs, what is a canopy and does it fit in the muni code?
Commissioner Hayworth: Any industrial issues?
Commissioner Weir: Environmentally friendly.
Commissioner Larson: Self storage followed the code and AT&T should also.
Commissioner Thayer: Has an issue with it, AT&T didn’t put a lot of thought into it.
Chairman Jaksha: No problem with it.
Commissioner Green: How big is the baler?
Dan O’Brien: 6 or 8 feet tall under canopy.
Chairman Jaksha: Materials are cookie cut for the company. It could go to City Council for approval, but it conforms with the Muni code.

Motion by Commissioner Weir to approve ARC #13-02, with the following conditions: verify set back and the roof color must match surrounding buildings, seconded by Commissioner Green.

There were no public comments received

Motion passed 5-2 (Commissioner Thayer & Commissioner Lucido)

- D. **Owner’s Name:** Iraj Rezai
 Applicant’s Name: Same as above
 File Number: ARC #13-06
 Site Location: 1060 & 1064 Via Verde
 Planning Area: APN: 012-531-015&017
 Environmental Status: Categorically Exempt

Project Description: Requesting Architectural Review to build a fence with flag stone planters City property, upon design approval this project will be heard at the next City Council meeting for a covenant agreement with the City.

Chairman Jaksha, Commission Hayworth and Commissioner Lucido step down they own homes within 500 feet of the project.

Peggy, representative for applicant: Feels there was a mis-communication about the work in the front of house. Trying to make it right, gave several addresses that have built fence to the curb.

Commissioner Thayer: Red curb in front of house is an issue, why is it there and how do Police conduct traffic stops. If the fence is allowed it will impede emergency vehicles. Issue with fence next to utility pole.

Peggy, representative for applicant: No room in the front for any kind of yard without taking the fence to the curb.

Karen Minami, Deputy City Clerk: The fence next to the utility pole will be dealt with during plan check process.

PUBLIC COMMENT:

Bill Phillips of 10 Los Encinos: Likes the idea, looks great and would hate to see good deeds punished. In 25 years he has never once noticed a vehicle stop in front of the house. The red curbs were earlier politics. Ten years ago, a car flipped over and maybe if the fence, trees and flowers were there it might slow the flow of traffic down. It's the entrance of the City on that street and it will be visually appealing. Various houses throughout the City have walls and fences to the curb.

Commissioner Thayer: Where will people walk if the fence is there?

Bill Phillips: In the street, there aren't sidewalks in the City. People let dogs go to the bathroom on that property now.

PUBLIC COMMENT CLOSED.

Commissioner Thayer: Has a problem with this fence, and how it was put up without permission, other issues are code enforcement.

Peggy: This wasn't done "over a weekend"!

Iraj Rezai: Wants to make all happy. Would they rather see just column and no fence? Safety issues with small yard and no side walk.

Chris Callihan, City Attorney: Focus on the Commissions role of design review and it's the Council's role to deal with the covenant agreement.

Commissioner Green: Doesn't like the fence on the street, hopes for sidewalks in the future.

Commissioner Larson: Fence is a good idea, doesn't like it on the curb. Clarification needed.

Commissioner Thayer: Wonderful fence design, off set design is nice.

Motion by Commissioner Thayer to approve ARC #13-06, design only, the City Council will make final decision on the placement and if a covenant agreement will be granted seconded by Commissioner Green.

There were no public comments received

Motion passed 3-1 (Commissioner Larson)

Chairman Jaksha, Commissioner Lucido, Commissioner Hayworth return to dais.

OLD BUSINESS: None

ANNOUNCEMENTS/COMMENTS:

Commissioner Hayworth: Welcome Alice!

Commissioner Lucido: Conflict of interest, leave the room or not?

Chris Callihan: Financial gain is the issue, and that is why you leave the room. Proximity is fine to sit in the audience.

Commissioner Larson: Welcome Alice! Waiting for another proposal for the old golf driving range, financial reality is a must.

Chairman Jaksha: DROCAG update, 60th Birthday celebration for the City coming up in September, they are asking for volunteers to help.

NEXT MEETING: Wednesday, April 13, 13 at 6:00 p.m.

7:50p.m. Meeting Adjourned

Approved:

DATE: May 8, 2013
TO: Planning Commission
FROM: Karen Minami - Deputy City Clerk
RE: Agenda Item 6.A.- 161 Calle Del Oaks

Project Name: Salas O'Brien Engineers, for AT&T facility
File Number: ARC#13-07
Site Location: 161 Calle Del Oaks
Planning Area: APN# 012-601-016
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to install an outdoor prefabricated, metal "shipping" container for recycling materials for weather protection and a cardboard baler/compactor. Container color to match adjacent AT&T buildings.
This item, if approved, will replace the previously approved item(at the same site location) from the March 13, 2013, Regular Planning Commission Meeting. The project was never started and the company decided to change the type of storage.

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



RECEIVED
APR 11 2013
CITY OF DEL REY OAKS
CITY CLERK

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APPLICATION FOR:

USE PERMIT VARIANCE ARCHITECTURAL REVIEW

Conditional Residential
 Aux. Housing Commercial
 Signage
 H.O.U.P.
 Minor

APPLICANT'S NAME Daniel O'Brien, Salas O'Brien Engineers

OWNER'S NAME AT&T, LW Rugg (925)549-1369

PROJECT ADDRESS 161 Calle Del Oaks

TELEPHONE# 408-899-3100 APN # 012-601-016-000

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.

New Container: install outdoor prefabricated, metal shipping container for recycling materials weather protection. Project also includes a cardboard compactor. Container color to match adjacent ATT buildings; provide fencing screening slats behind new work

Currently site generated material (paper, cardboard, plastic, metal (used wire, equipment frames, etc) are exposed to the weather.

Check here if additional materials are attached.

Applicant's Signature

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

-FOR OFFICE USE ONLY-

APPLICATION # ARC 13-07 DATE 4/11/13

FEE \$ 600.00 CASH/CHECK # 22250 RECEIVED BY Mirami

DATE SCHEDULED FOR CONSIDERATION 1 MAY 8, 2013 @ 6:00pm

APPROVED _____ DENIED _____