



# CITY OF DEL REY OAKS

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

August 8, 2013

## AGENDA

REGULAR DEL REY OAKS PLANNING COMMISSION MEETING  
WEDNESDAY, AUGUST 14, 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, July 10, 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, July 2013
6. OLD BUSINESS: *Discussion Item*
  - A. Review the recommendations of the July 23<sup>rd</sup> Livestock Ad Hoc Committee Meeting.
7. NEW BUSINESS:
  - A. 

<b>Owner's Name:</b>	Barbara Anderson
<b>Applicant's Name:</b>	Same as above
<b>File Number:</b>	ARC#13-08
<b>Site Location:</b>	1036 Paloma Road

**Planning Area:** APN: 012-532-026  
**Environmental Status:** Categorically Exempt  
**Project Description:** Requesting Architectural Review to construct deck at the south-east side of single family dwelling. Replace 6'x4' window with a 6'x6'8" french door leading to proposed deck. To add a new 3'x2' window at the north-west side of the house and to install an automatic gate at driveway to match the existing fence along Paloma Road. Colors and materials to match existing.

8. ANNOUNCEMENTS/COMMENTS BY PLANNING COMMISSIONERS
9. NEXT MEETING: Wednesday, September 11, 2013 at 6:00 P.M.
10. 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 10, 2013 AT 6:00 P.M. CHARLIE BENSON MEMORIAL HALL**

**Present:** Commissioner Green, Weir, Thayer, Gaglioti, and Chairman Jaksha

**Absent:** Commissioner Hayworth and Commissioner Lucido

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

**Chairman Jaksha:** Welcome to new Planning Commissioner Gaglioti.

**CONSENT AGENDA:**

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

*Motion by Commissioner Weir to approve, seconded by Commissioner Gaglioti*

*There were no public comments received*

*Motion passed 5-0*

**PUBLIC COMMENT:**

None

**BUILDING REPORT:**

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

**Chairman Jaksha:** Is Tarpy's in our jurisdiction because it's on the building permit?

**Deputy City Clerk Minami:** Yes.

**NEW BUSINESS:**

- A. Review Chapter 17.36.010 of The Del Rey Oaks Municipal Code, "the keeping of livestock within the City limits of Del Rey Oaks".

**PUBLIC COMMENT:**

**Andy Clarke of 926 Angelus Way:** His children can't have bunnies for 4H and thanks the City for taking action and looking further into the ordinance.

**Dan Wood of 988 Rosita Road:** Supports the idea of being able to have livestock, and wants children to be able to raise livestock.

**Steve Harris of 1028 Portola Drive:** Doesn't think it's a good idea, hasn't had good experience with livestock. Is concerned with mice, rats, smell, and damage. Would like to see more regulation if the ordinance is revised and allows more residents to have livestock.

**Commissioner Green:** Appreciates comments and likes having different opinions. Chickens are a huge responsibility. Lots daily up keep and commitment. Definitely, the City shouldn't allow roosters.

**Commissioner Weir:** The ordinance needs to be updated, and peacocks should be band! When children were small, their rabbits were killed by raccoons. In favor of changing the ordinance so residents can have livestock. Other city ordinances are more precise and ours should be change to be more precise.

**City Manger Dawson:** The way he reads it, the ordinance says that anyone can have chickens no matter how close.

**Commissioner Thayer:** Coops need to be constructed correctly. And if the setback regulation is too strict it will eliminate more people because of the size of the lot. Agrees, no roosters and no slaughtering of chickens allowed.

**Commissioner Gaglioti:** Reviews his notes, that were given to the Commission.

#### Urban Chicken Farming

##### Advantages:

- Better tasting, natural, possibly organic, eggs of known origin (estimated at 1 egg/chicken/day)
- Contributes to sustainability and reduction of green house gas emission by eliminating transportation impacts
- More humane and healthier treatment of the animals than industrial egg production
- Possibly cheaper - hard to compare with limited, unverified data
- Better tasting, natural, possibly organic, meat of known origin (raises the issue urban butchering)
- Learning/teaching opportunity for families
- Reduces effects of Nature Deficit Disorder / general stress reduction is a common testimonial
- Natural fertilizer - multiplicative technology (IPAT Equation, or  $I = P * A * T$ ; Impact, Population, Affluence, Technology)
- Natural pest control

##### Concerns:

- Hygiene and vector for avian borne diseases
- Increased predation
- Nuisance; visual, noise and odor
- Urban breeding farms and home businesses

##### Best Practices:

- Three birds are manageable for beginners - 6'10' confined area given as example for 7 birds (chicken run - approx 9 sq ft/bird)
- Coops should be a minimum of 3 cu ft - 4 cu ft given as example for 7 birds.
- Coops need to be rain-tight, draft free, well ventilated (top), provide perching, nesting box (1/3 birds), easy to clean, have doors

Recommended Permit conditions

Setback from neighbors or a waiver from neighbors - eliminate the 30' residence buffer  
Adequate space for birds; Coop, run and feed storage  
(flock limit of some number of birds regardless - 7-10 possibly)

**Commissioner Green:** That is too many chickens.

Rooster restriction

Some hygiene standard. Not enforced but grounds to revoke if permit complaints arise

Coop and run specifics

Reduce the permit requirement to an administrative OTC, this will hold the resident responsible.

**Chairman Jaksha:** Talked to Jeff Cecilio and Susan Ragsdale-Cronin about some recommendations. Three chicken limit, get permission from neighbors, variance should be required if more than 3 chickens, not sure about ducks. Likes the idea of admin permit, rather than a use permit. Remembers many years ago, giving permission to resident on Portola for 10 rabbits. Recommends an Ad Hoc committee.

**Commissioner Weir:** Do we need one?

**Chairman Jaksha:** Asks City Manager Dawson if there is an Ad Hoc Committee, can Jeff or Susan be on it.

**City Manager Dawson:** Yes. Be very careful not to make something out of nothing, it's been on the books for 60 years. It seems that the ordinance doesn't state chickens specifically.

**Dan Wood, Resident:** It would be as if you had a barking dog or a messy yard, the police department would handle it as a nuisance violation.

**Andy Clarke, Resident:** Understands the ordinance to prohibit him from having livestock because of the size of his lot.

**Chairman Jaksha:** Clarification is needed and neighbors should agree. Ad Hoc committee should be Commissioner Gaglioti, Commissioner Green and Susan Ragsdale-Cronin.

All Commissioners agreed to the Ad Hoc Committee nomination. When should it be turned in for the next meeting?

**City Manager Dawson:** One week before, because the City Attorney needs to look it over.

**Commissioner Weir:** Thanks Commissioner Gaglioti and Green.

**ANNOUNCEMENTS/COMMENTS:**

**Chairman Jaksha:** DROCAG Garage Sale is July 20<sup>th</sup>.

**NEXT MEETING:** Wednesday, August 14, 2013 at 6:00 p.m.

6:45p.m. Meeting Adjourned

Approved:

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**CITY OF DEL REY OAKS  
BUILDING ACTIVITY REPORT  
July 2013**

PERMIT#	DATE	ADDRESS	NAME	PROJECT DESCRIPTION	TYPE	STATUS	LAST INSP.
B-12-16	04/23/12	1064 Via Verde	Rezai/Wilson's Plumbing	New furnace	R-1	Current	4/26/2013
B-12-19	05/10/12	1064 Via Verde	Rezai/Owner-Builder	Add windows	R-1	Current	4/26/2013
B-12-20	05/17/12	1064 Via Verde	Rezai/Burkleo Roofing	Re-Roof to garage & remodel	R-1	Current	4/26/2013
B-12-35	09/26/12	110 Carlton	Flores/Owner Builder	Remodel interior	R-1	Current	9/26/2012
B-12-40	11/06/12	833 Portola Drive	PG&E/Diversified Comm.	Cell tower extension	C-1	Current	11/1/2012
B-12-43	12/12/12	110 Carlton	Flores/Owner- Builder	New window and patio	R-1	Current	2/3/2013
B-13-01	02/22/13	1024 Portola	Milam/Owner-Builder	Kitchen Remodel	R-1	Current	5/5/2013
B-13-03	02/01/13	1060 Rosita Rd	Heimer/Lang's Roofing	Re-Roof	R-1	Current	4/16/2013
B-13-05	02/25/13	27 Quendale	Gorman Realty/KR Construction	R&R Bathroom	R-1	Current	3/7/2013
B-13-09	04/05/13	541 Pheasant Ridge	Minkirgasonra/Polmex	Kitchen Remodel	R-1	Current	4/5/2013
B-13-11	04/16/13	112 Quail Run Ct	Soulis/Jon Cochran	Kitchen Remodel	R-1	Current	4/16/2013
B-13-12	04/19/13	830 Rosita Rd	O'Neill/Owner-Builder	New Window	R-1	Current	6/15/2013
B-13-14	05/03/13	908 Rosita Rd	Gordon/J.Matt McNickle	Foundation work	R-1	Current	5/3/2013
B-13-15	05/08/13	960 Portola	Pfau/Salinas Vly Roofing	Re-roof	R-1	Current	5/8/2013
B-13-21	06/21/13	161 Calle Del Oaks	AT&T/Roebbelen Const.	New container/building	C-1	Current	7/16/2013
B-13-22	06/26/13	908 Via Verde	Burbrick/Sharp Const.	New panel, toilet and RR retaining wall	R-1	Current	7/13/2013
B-13-24	06/18/13	911 Angelus Way	Coburn/Green Stone Const.	Restroom Remodel	R-1	Current	7/12/2013
B-13-25	07/08/13	425 Canyon Del Rey	7-Eleven/Powerhouse Const.	Lighting upgrade	R-1	Current	7/8/2013
B-13-26	07/22/13	5 Alta Circle	Kaplan/John Chatters	R&R Kitchen	R-1	Current	7/22/2013

**STAFF REPORT**

**City of Del Rey Oaks**

**Office of the City Clerk**

DATE: August 14, 2013  
TO: Planning Commission  
FROM: Karen Minami - Deputy City Clerk  
RE: Agenda Item 7.A.- 1036 Paloma

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**Project Name:** Barbara Anderson  
**File Number:** ARC#13-08  
**Site Location:** 1036 Paloma Rd  
**Planning Area:** APN# 012-532-026  
**Environmental Status:** Categorically Exempt  
**Project Description:** Requesting Architectural Review to construct deck at the south-east side of single family dwelling. Replace 6'x4' window with a 6'x6'-8" French door leading to proposed deck. To add a new 3'x2' window at the north-west side of the house and to install an automatic gate at driveway to match the existing fence along Paloma Road.

***Chairman Jaksha will need to step down, he owns a home within 500 feet of the project.***

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

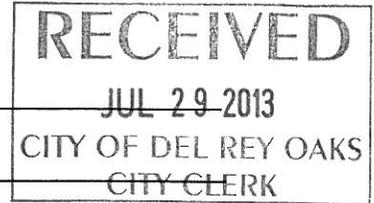


CITY OF DEL REY OAKS

Use Permit: [ ] Conditional
Choose all that Apply [ ] Minor [ ] Home Occupational [ ] Signage [ ] Auxiliary Building

Variance: [ ] Yes [ ] No

Architectural Review Type: [x] Residential [ ] Commercial



Applicants Name: Barbara Anderson

Owner's Name: Barbara Anderson

Project Address: 1036 Paloma Road, Del Rey Oaks, CA 93940

Telephone#: 831-884-5057

APN #: 012-532-026

Lot #: 26

Block: 3

Subdivision: Del Rey Terrace

INSTRUCTIONS:

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

1) Construct a wood deck of approximately 260sf at the south-east side of the house. Remove a 6' x 4' window and replace with a 6' x 6'-8" French door leading onto the deck.
2) Add a 3' x 2' window at the north-west side of the house for a new bathroom.
3) Re-paint exterior of house and garage. Color samples provided.
4) Install an automatic gate at the driveway to match the existing fence along Paloma Road.

[x] Check here if additional materials are attached.

Barbara Anderson (handwritten signature)

Applicant's Signature

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

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-FOR OFFICE USE ONLY-

APPLICATION # ARC 13-08

DATE: 7/29/13

FEE \$200.00 CASH/CHECK/CC # 2986

RECEIVED BY: K. Mirani

DATE SCHEDULED FOR CONSIDERATION August 14, 2013 @ 6:00 pm

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

TO: THE DEL REY OAKS PLANNING COMMISSION  
FROM: JOHN.GAGLIOTI, ALICE GREEN, SUSAN RAGSDALE - CRONIN  
SUBJECT: DEL REY OAKS URBAN CHICKEN FARMING  
DATE: JULY 26, 2013

## MEMORADIUM

The outcome of the July 26<sup>th</sup> subcommittee meeting was as follows:

1. The subcommittee members and resident Susan Ragsdale – Cronin believe urban chicken farming should be permitted in Del Rey Oaks residential zones. The group also feels the allowance should be easily attainable with limited regulation.
2. Recommendations
  - a. A revocable use permit will be required prior to inhabitation of chickens at the residence
    - i. The use permit will be administrative, require a nominal fee but not require review by planning or the council.
    - ii. Subcommittee members would like to explore, with City's counsel, ways to use existing provisions under DRO's zoning ordinance section 17.04.080 (Use permits – Fees – Procedures) to meet the General Use Regulation 17.36.010 section A.2 of a use permit for the keeping of chickens in R-1 zones. Again, it's Subcommittee members desire that the use permit be obtained 'over the counter.'
    - iii. Four (4) conditions will apply to the use permit
      1. A maximum of 5 hens at one residence
      2. No allowance for roosters
      3. 5 foot setback from property line or neighbor's fence. (This supersedes the 30 foot setback from any dwelling in General Use Regulation 17.36.010 section A.2)
      4. Sealed feed storage (rat and other pests proof)
  - b. The approved permit application will be returned to the resident with a packet of Best Management Practices (BMPs)
    - i. Subcommittee members will generate the initial version of the BMPs but expect it to be a living document that is easily revised without a formal approval process

ii. Examples of some of the initial BMPs are:

1. A 5' x 20' chicken run is recommended for flock of 5 hens
2. Coops should be: free standing, draft free but with ventilation and allow for a minimum of 2 sq.ft. floor space per chicken.
3. A healthy environment for chickens allows for dust bathing.
4. It is encouraged to have and keep an open dialogue with neighbors to prevent grievances escalating to formal complaints.
5. A list of websites and references will be included:

Backyardchickens.com

Thecitychicken.com

Urbanchickens.org

The Old Farmer's Almanac: [www.almanac.com](http://www.almanac.com)

Look under Home and Health, then Pets & Farm Animals, keyword: chickens