



# CITY OF DEL REY OAKS

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

July 2, 2015

## AGENDA

### REGULAR DEL REY OAKS PLANNING COMMISSION MEETING WEDNESDAY, JULY 8, 2015 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, June 2015

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: Building Activity Report, June 2015
6. NEW BUSINESS:

**Applicant's Name:** Jess Mason  
**Owner's Name:** Same  
**File Number:** ARC# 15-03  
**Site Location:** 66 Work Ave  
**Planning Area:** APN# 012-493-017  
**Environmental Status:** Categorically Exempt  
**Project Description:** Requesting Architectural Review to replace existing sunroom, at the rear of the single family dwelling, due to termite and dry rot damage. Materials and colors to match existing.

**Applicant's Name:** Giovanna "Jo" Berry  
**Owner's Name:** Maria Favaloro  
**File Number:** ARC# 15-04  
**Site Location:** 58 Work Ave.  
**Planning Area:** APN# 012-493-015  
**Environmental Status:** Categorically Exempt  
**Project Description:** Requesting Architectural Review to construct a new 400 sq. ft. addition consisting of a new bedroom and full bath at the rear of the single family dwelling. Materials and colors to match existing.

7. **ANNOUNCEMENTS/COMMENTS BY PLANNING COMMISSIONERS**
8. **NEXT MEETING: Wednesday, August 12, 2015 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, JUNE 10, 2015 AT 6:00 P.M. CHARLIE BENSON MEMORIAL HALL**

**Present:** Commissioner Goetzelt, Jaksha, Hayworth, Green and Chairman Gaglioti

**Absent:** Commissioner Hayworth, Vice Chair Weir

**Also Present:** City Manager Dawson, City Attorney Trujillo and Deputy City Clerk Carvalho

Pledge of Allegiance: Led by Chairman Gaglioti

**CONSENT AGENDA:**

The Commission considered ITEM 3.A., Planning Commission Meeting Minutes, April 8, 2015

***Motion by Commissioner Jaksha to approve, seconded by Commissioner Green***

***Public Comment: No comments***

***Vote: Motion passed 5-0***

**PUBLIC COMMENT:**

**Mayor Edelen:** Thanked the Commissioners for their service. He let them know that they will usually not see the Council at a Planning Commission meeting because they are the appeal board for any decisions made by the Planning Commission and they don't want to have any conflict should that happen. Again, thanked the commission for their service and volunteering their time.

**BUILDING REPORT:**

The Commission considered ITEM 6.A., Building Activity Report, April/May 2015

Chairman Gaglioti: Inquired on the garden center status

City Manager Dawson: Stated they planned to open by mid month.

***Motion to accept the building activity report by Commissioner Goetzelt, seconded by Commissioner Green***

***Public Comment: No comments***

***Vote: Motion passed 5-0***

The Commission postponed **ITEM 6.A.** :

**Project Name:** Doug and Terry Burton  
**File Number:** ARC #15-02  
**Site Location:** 1048 Paloma Drive  
**Planning Area:** APN #012-532-023  
**Environmental Status:** Categorically Exempt  
**Project Description:** Requesting Architectural Review to add 179 sq

ft. to upper level and 336 Sq ft to lower level (which includes reconfiguring the garage space) and changing the exterior of the single family dwelling to stucco. Materials and colors to match existing.

A quorum was not present. Commissioners Jaksha and Hayworth had to step down due to residential proximity to the applicant's address and Commissioner Weir was ill and could not attend the meeting therefore only 3 of 7 commissioners were present creating a minority. The item was adjourned to a special meeting to be held on Wednesday, June 17, 2015 at 6 p.m.

**ANNOUNCEMENTS/COMMENTS:**

**Commissioner Jaksha:** Announced he would not be at the July meeting and announced the garage sale is coming up at the end of July with a pancake breakfast beforehand. The date of the sale is Saturday, July 25, 2015.

There were no further comments or announcements.

**NEXT MEETING:** Adjourned meeting, Wednesday, June 17, 2015 at 6:00 p.m. and set the next regular meeting for Wednesday, July 8, 2014 at 6:00 p.m.

**6: 37 p.m.** Meeting Adjourned

Approved:

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Date:

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**ADJOURNED MONTHLY MEETING DEL REY OAKS PLANNING COMMISSION WEDNESDAY, JUNE 17, 2015 AT 6:00 P.M. CHARLIE BENSON MEMORIAL HALL**

**Present:** Commissioner Jaksha, Hayworth, Green, Vice Chair Weir and Chairman Gaglioti

**Absent:** Commissioner Goetzelt

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

**Pledge of Allegiance:** Led by Chairman Gaglioti

**CONSENT AGENDA:**

None

**PUBLIC COMMENT:**

None

**BUILDING REPORT:**

None

**OLD BUSINESS:**

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

**Project Name:** Doug and Terry Burton

**File Number:** ARC #15-02

**Site Location:** 1048 Paloma Drive

**Planning Area:** APN #012-532-023

**Environmental Status:** Categorically Exempt

**Project Description:** Requesting Architectural Review to add 179 sq.

ft. to upper level and 336 Sq ft to lower level (which includes reconfiguring the garage space) and changing the exterior of the single family dwelling to stucco. Materials and colors to match existing.

*Commissioner Jaksha steps down, due to close proximity to proposed project.*

**Gregory Carey, Applicant:** Hands out samples of colors and materials. It's a real improvement for the resident. Lower garage is hard for resident. Upper deck looking west better for the neighbors that have had issues in the past about view.

**Commissioner Green:** Are the decks different heights? Is there glass between new and old deck?

**Gregory Carey, Applicant:** No, the decks are at the same level. It's called parapet construction to create an apron look.

**Vice Chair Weir:** So the height won't change?

**Gregory Carey, Applicant:** No, it will have a gable roof on front and rear to extend the line.

**Commissioner Hayworth:** Any neighbor comments?

**Gregory Carey, Applicant:** Nothing, even when flagging was put up.

**Chairman Gaglioti:** Looks great and much more contemporary.

**Gregory Carey, Applicant:** Cottage ranch style. Full length patio with brick and stucco. Water credits are good, complies with Ordinance 98. Thanks contractor Kelly Howell for all of the help and great ideas.

*Motion by Vice Chair Weir to approve ARC #15-02 & seconded by Commissioner Hayworth.*

*No public comment was received.*

*Motion passed 4-0*

**Vice Chair Weir:** Explains the 20 day appeal period.

**Commissioner Jaksha** returned to the dais.

**Gregory Carey and Kelly Howell, Applicants:** Thanked the commission for making time to come back and hear item, the resident really appreciates it!

**ANNOUNCEMENTS/COMMENTS:**

None

**NEXT MEETING:** Regular meeting for Wednesday, July 8, 2015 at 6:00 p.m.

**6: 20 p.m.** Meeting Adjourned

Approved:

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Date:

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**CITY OF DEL REY OAKS  
BUILDING ACTIVITY REPORT  
JUNE 2015**

PERMIT#	DATE	ADDRESS	NAME	PROJECT DESCRIPTION	TYPE	STATUS	LAST INSP.
B-13-35	10/18/13	908 Via Verde	Budrick/Sharp Const.	Foundation work	R-1	Extension	3/30/2015
B-14-32	08/20/14	5 Boronda Way	Strouse/Owner Builder	Addition	R-1	Current	4/15/2015
B-14-36	10/24/14	2999 Mtry/Salinas	Tollner/Top Notch Const.	Kitchen & Office Remodel	C-1	Extension	2/27/2015
B-14-37	11/17/14	811 Arlington	Ballesteri/Solar City	Solar Panels	R-1	Current	4/8/2015
B-15-02	01/06/15	1084 Paloma	Carlson/Burkleo Roofing	Re-Roof	R-1	Current	1/6/2015
B-15-04	01/23/15	811 Altura	Frye/SafeStepTubs	Replace tub/walk-in tub	R-1	Current	2/13/2015
B-15-06	02/13/15	899 Rosita	Del Rey Oaks Garden Ctr.	Site Improvements	C-1	Current	5/1/2015
B-15-08	02/19/15	815 CDR	Safeway/KW Const.	Interior work	C-1	Current	2/19/2015
B-15-11	03/17/15	160 Calle Del Oaks	Anderson/Williams Roofing	Re-Roof	C-1	Final	5/18/2015
B-15-13	04/10/15	1 Setter Place	Yeo/Terry Seeders Const.	Interior work	R-1	Current	6/2/2015
B-15-14	04/14/15	1048 Paloma	Burton/Kelly Howell Const.	Water damage repairs	R-1	Current	5/18/2015
B-15-15	04/22/15	650 CDR	City Hall/Winkleblack Const.	Grant for ADA remodel	C-1	Current	6/18/2015
B-15-16	04/22/15	815 CDR	Safeway/Tilton Construction	Interior work	C-1	Current	4/22/2015
B-15-17	05/04/15	908 Via Verde	Budrick/Ted Kelly Const.	Deck replacement	R-1	Current	5/4/2015
B-15-18	05/05/15	12 Robertson	Kerr/Solex	Solar Panels	R-1	Final	5/25/2015
B-15-19	05/14/15	1062 Portola	Woodbury/THD At Home	Retrofit vinyl windows	R-1	Current	5/14/2015
B-15-20	05/18/15	1007 Portola	Donaldson/Owner-Builder	Addition and remodel	R-1	Current	5/18/2015

**STAFF REPORT**

**City of Del Rey Oaks**

**Office of the City Clerk**

**DATE:** July 8, 2015  
**TO:** Planning Commission  
**FROM:** Karen Minami - Deputy City Clerk  
**RE:** Agenda Item 6.A.- 66 Work Ave

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**Applicant's Name:** Jess Mason  
**Owner's Name:** Same  
**File Number:** ARC# 15-03  
**Site Location:** **66 Work Ave**  
**Planning Area:** APN# 012-493-017  
**Environmental Status:** Categorically Exempt  
**Project Description:** Requesting Architectural Review to replace existing sunroom, at the rear of the single family dwelling, due to termite and dry rot damage.  
Materials and colors to match existing.

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

***Commissioner Green and Commissioner Hayworth will need to step down, they own homes within 500 feet of the project.***



CITY OF DEL REY OAKS

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

Variance:
 Yes
 No

Architectural Review Type:
 Residential
 Commercial

Applicants Name: Jess Mason

Owner's Name: Jess Mason

Project Address: 66 Work Ave, Del Rey Oaks, CA 93940

Telephone#: 831-394-6218 APN #: j 012493017

Lot #: 17 Block: 9 Subdivision: DEL REY WOODS #3

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.

Replace existing sunroom due to termite and dry rot damage.

The new room will have the same footprint as the replaced room. New room will have the same exterior siding as currently exists which is also the same as the siding on the remainder of the residence. The current room has electrical service. The new room will also have electrical service. There is no water service in the current room or the replacement room.

Check here if additional materials are attached.

JESS MASON
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

\*\*\*\*\*

APPLICATION # ARC-15-03 DATE: 6/16/15

FEE \$200.00 CASH/CHECK/CC # 4221 RECEIVED BY: [Signature]

DATE SCHEDULED FOR CONSIDERATION Wednesday, July 8, 2015

APPROVED DENIED

@ 6pm

**STAFF REPORT**

**City of Del Rey Oaks**

**Office of the City Clerk**

**DATE:** July 8, 2015  
**TO:** Planning Commission  
**FROM:** Karen Minami - Deputy City Clerk  
**RE:** Agenda Item 6.B.- 58 Work Ave

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**Applicant's Name:** Giovanna "Jo" Berry  
**Owner's Name:** Maria Favaloro  
**File Number:** ARC# 15-04  
**Site Location:** **58 Work Ave**  
**Planning Area:** APN# 012-493-015  
**Environmental Status:** Categorically Exempt  
**Project Description:** Requesting Architectural Review to construct a new 400 sq. ft. addition consisting of a new bedroom and full bath at the rear of the single family dwelling. Materials and colors to match existing.

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

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



CITY OF DEL REY OAKS

Use Permit:  Conditional  Minor  Home Occupational  Signage  Auxillary Building
Choose all that Apply
Variance:  Yes  No

Architectural Review Type:  Residential  Commercial

RECEIVED JUN 24 2015 CITY OF DEL REY OAKS CITY CLERK

Applicants Name: Giovanna "Jo" Berry

Owner's Name: Maria Favaloro

Project Address: 58 Work Ave Del Rey Oaks CA

Telephone#: 831 595-4594 APN #: j 012493015000 93940

Lot #: 15 Block: Subdivision: Del Rey Woods #3

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.

Construction of a new 400 Sq ft addition consisting of a new bedroom and full bath.
Refurbish existing bathroom
convert existing bedroom to office / bonus room
Construction of new decking
Demolition / Recycling of old decking, benches handrail and CMU retaining walls
Construction of new retaining wall system
Removal and replacement of aging fencing as needed

Check here if additional materials are attached.

Jo Berry Applicant's Signature
Maria Favaloro Owner

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

APPLICATION # ARC 15-04 DATE: 6/24/15

FEE 200.00 CASH/CHECK/CC # 868 RECEIVED BY: dMimomi

DATE SCHEDULED FOR CONSIDERATION July 8, 2015, Weds.

APPROVED DENIED