



CITY OF DEL REY OAKS

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August 6, 2015

AGENDA

REGULAR DEL REY OAKS PLANNING COMMISSION MEETING WEDNESDAY, AUGUST 12, 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, July 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, July 2015

6. NEW BUSINESS: None

7. OLD BUSINESS:

Applicant's Name: Giovanna "Jo" Berry
Owner's Name: Maria Favalaro
File Number: ARC# 15-04
Site Location: 58 Work Ave.
Planning Area: APN# 012-493-015
Environmental Status: Categorically Exempt
Project Description: Requesting approval of exterior color scheme of addition, which is a recommendation from the July 8, 2015 Planning Commission meeting.

8. ANNOUNCEMENTS/COMMENTS BY PLANNING COMMISSIONERS
9. NEXT MEETING: Wednesday, September 9, 2015 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 8, 2015 AT 6:00 P.M. CHARLIE BENSON MEMORIAL HALL

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

Absent: None

Also Present: City Attorney Trujillo and Deputy City Clerk Minami

PLEDGE OF ALLEGIANCE: Led by Chairman Gaglioti

CONSENT AGENDA:

The Commission considered **ITEM 3.A.**, Planning Commission Meeting Minutes, June 10 and June 17, 2015.

Motion by Commissioner Jaksha to approve, seconded by Commissioner Hayworth.

No comments

6-0

PUBLIC COMMENT:

None

BUILDING REPORT:

The Commission accepted **ITEM 5.A.**, Building Activity Report, June 2015

Commissioner Jaksha: Asks about the Garden Center.

Deputy City Clerk Minami: They will open tomorrow.

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.

Commissioner’s Hayworth and Green step down from dais.

Jess Martin, Applicant: Replacing sunroom and redoing part of interior, Dry rot is very bad and costly repair. Built in 1950. New will match the rest of house. Will have electricity, but no water or closet, so it isn’t a bedroom.

Commissioner Weir: Termites?

Jess Martin, Applicant: Some.

Commissioner Goetzelt: Roofing material?

Jess Martin, Applicant: Same as the house.

Commissioner Jaksha: Owner-Builder?

Jess Martin, Applicant: Yes.

Motion by Commissioner Weir to approve ARC #15-03 as presented seconded by Commissioner Goetzelt.

Commissioner Green comes back to dais.

No public comment was received.

Motion passed 4-0

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.

Commissioner Hayworth continues to stay away from dais.

Steve Foster, Designer for Applicant: 400 square foot addition, when the product is finished it will be a 3 bedroom, 2 bathroom and bonus room that will serve as a home office. The retaining wall will be engineered to be reinforced. The proposed project will end up to be very similar to the addition at 54 Work Ave. Owner is considering changing the color but if not, the addition will match existing. Property was surveyed in May and project is within setbacks.

Commissioner Weir: What about the “purple shed” in the back yard?

City Attorney Trujillo: The shed wasn't publicly noticed and can't be decided on tonight, only the addition.

Chairman Gaglioti: What precautions will be used for shared retaining wall?

Steve Foster: Structural engineer and it is 20 feet from the house.

Chairman Gaglioti: Shoring with neighbors?

Steve Foster: No, just Jo's property.

Deputy City Clerk Minami: All of this will be discovered during plan check.

Commissioner Goetzelt: Doesn't see the retaining walls?

Commissioner Jaksha: There are 3 walls and are holding up property and the resident is responsible.

Steve Foster: Points out sheet on plans where the fence and retaining walls are between the properties. Concrete sidewalk and 5 foot cinderblock.

Chairman Gaglioti: Concerned about neighbor's property when this happens.

Steve Foster: The relationship between the 2 walls is vague. Will be shored up prior to demo. The word harmonious is subjective, drove around and noticed lots of different color schemes in the city: mint green, terra-cotta are just a few examples. . The pictures make the house look more pink than purple.

Jo Berry, Applicant: Thinking of a green/greyish color scheme but perfectly fine painting it all purple.

Chairman Gaglioti: The group should come up with a definition of harmonious.

Public Comment:

Mary, resident of 54 Work Ave: Referenced her letter. Appreciates the effort to make the neighborhood nice. Jo has been a very good neighbor. Doesn't want a battle. Live peacefully. Lots of concerns: once the addition is done they would lose the view they have learned to love, setbacks within code, a lower roof line would be helpful, all they would see is a purple house out of their east facing windows. Jo asked about shed before she did it, but didn't realize it would be as big as it is, be on a foundation and purple. Loves living in Del Rey Oaks and thanks the Commission.

Jo Berry: Not on a foundation and talked to all neighbors beforehand.

Public Comment closed.

Commissioner Weir: Can't talk about shed, how to handle?

Deputy City Clerk Minami: In a perfect world, applicant would have received information before installing a shed from staff.

Commissioner Jaksha: Straight forward. Site has been surveyed, that's good. Many folks have sheds, but we can't talk about this one. Addition looks like the regular house. The addition is similar to 54 Work and that one is 200 feet bigger. Different work hours might be helpful.

Applicant really loves the color purple, but changing the color would be great.

Commissioner Green: Disagrees, this project destroys the view and now they will see a wall. Completely changes the neighbor's property. Reads from pages 5 and 7 of the General Plan

refers to remodels in the city should be visually compatible with the neighborhood. Wants the roof line dropped so it's not so obtrusive to the neighbors view.

Commissioner Jaksha: Would it help to make good neighbors to try a flat roof? Asks that applicant come back with colors for approval. Weigh the applicant and the neighbor's right

Steve Foster: Would be very expensive to lower roof line. And how much would it have to be lowered before it helps the quality of life of the neighbor. A low profile roof or split level would mean back to the drawing board and would clash with the aesthetics, wants to blend well with existing home. A flat roof wouldn't work with the existing house. Then neighbor would be looking at the top of roof.

Jo Berry: Asked if Commissioner Green went on deck of 54 Work Ave?

Commissioner Green: Yes and the neighbor really wants this to work and really likes you. (Jo)

Deputy City Clerk Minami: Asks Chairman Gaglioti not to have cross talking, it makes it difficult to take minutes.

Chairman Gaglioti: Reminds all. No view shed corridor in the city zoning.

Commissioner Weir: In the past the commission hasn't made considerations because of view. Can't use view as a reason to deny, with no view shed ordinance.

City Attorney Trujillo: No natural right to a view. Resident has the right to use her property and the neighbor has a right to voice an opinion. The city doesn't have it in the zoning code. The General Plan is for the community, not meant for an individual. Any other decision on color needs to come back at another meeting.

Commissioner Green: Doesn't agree. It's destroying the quality of life for the neighbors.

Jo Berry: Had the intention to paint the entire project. Didn't want issues when she originally painted the house purple and asked all of the neighbors.

Mary, 54 Work Ave.: Told her not to make it "bright" and to make it lighter.

Jo Berry: Doesn't agree, not how she remembers the conversation.

Commissioner Goetzelt: The description says "colors to match existing". We are saying that the color of the house is inharmonious with the neighborhood.

Chairman Gaglioti: For time sake, is there a way to find harmony tonight, neighbors to come to an agreement on color tonight so it doesn't have to be heard again.

Jo Berry: Is the color of the house an issue to all of the Commissioners?

Chairman Gaglioti: Aesthetics is a role of this Commission. Since there was a complaint, it must be addressed. And if neighbor isn't happy with ruling, they may appeal the decision to the City Council. Or ask for a color scheme to come back.

City Attorney Trujillo: Go forward to vote on the building alone and treat color separately. Separate it out, to meet with the property owner and find a compromise.

Mary, 54 Work Ave.: Building requirements states that a topographical study is required.

Chairman Gaglioti: Site assessment and flagging only, so the planning commission can view the project. And it could be required for a variance application.

Motion by Commissioner Jaksha to approve ARC #15-04 with the condition that at a later date, the applicant come back with a color scheme for the addition, seconded by Commissioner Goetzelt.

Chairman Gaglioti: Directs staff to investigate shed and house colors.

City Attorney Trujillo: Will speak with applicant after meeting.

No further public comment was received.

Motion passed 4-1 (Commissioner Green abstained)

City Attorney Trujillo: Abstained vote is an automatic “yes” vote.

ANNOUNCEMENTS/COMMENTS:

Commissioner Jaksha: City wide garage sale on July 25th.

Commissioner Goetzelt: The Oaks residents can be down at the church.

Chairman Gaglioti: MBAM public meeting was very productive, good discussion after the pitch forks were put away. Main issues are traffic and parking. They have a good neighbor policy and members of the club must follow it. Security team will be enforcing more. And there will be another meeting in 3 months. Possible parking lot purchase in the future. Applauds the dispensary for everything.

Commissioner Goetzelt: What is the status of 826 Portola Drive’s wall.

City Attorney Trujillo: Legal matter, and can’t discuss it.

NEXT MEETING: Wednesday, August 12, 2015 at 6:00 p.m.

7:10 p.m. Meeting Adjourned

Approved: _____

**CITY OF DEL REY OAKS
BUILDING ACTIVITY REPORT
JULY 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-14-36	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-15-06	02/13/15	899 Rosita	Del Rey Oaks Garden Ctr.	Site Improvements	C-1	OK to Occ	7/1/2015
B-15-08	02/19/15	815 CDR	Safeway/KW Const.	Interior work	C-1	Current	2/19/2015
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	Final	6/30/2015
B-15-16	04/22/15	815 CDR	Safeway/Tilton Construction	Interior work	C-1	Current	8/5/2015
B-15-17	05/04/15	908 Via Verde	Budrick/Ted Kelly Const.	Deck replacement	R-1	Current	5/4/2015
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	7/31/2015
B-15-21	07/15/15	924 Portola	Miller/Bruno-Owner-Builder	Addition and remodel	R-1	Current	8/8/2015
B-15-22	07/23/15	817 Portola	Baumann/Owner-Builder	Re-Roof	R-1	Current	7/23/2015
B-15-23	07/24/15	815 CDR	Safeway/KW Const.	Tenant improvement	C-1	Current	8/5/2015
B-15-24	07/27/15	900 Paloma	Baker/Positive Results	Re-Roof	R-1	Current	7/27/2015

STAFF REPORT

City of Del Rey Oaks

Office of the City Clerk

DATE: August 12, 2015
TO: Planning Commission
FROM: Karen Minami - Deputy City Clerk
RE: Agenda Item 7.A.- 58 Work Ave

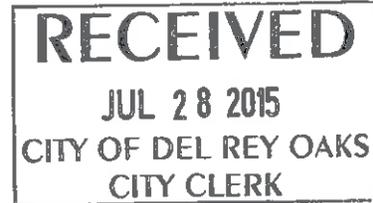
Applicant's Name: Giovanna "Jo" Berry
Owner's Name: Maria Favalaro
File Number: ARC# 15-04
Site Location: **58 Work Ave**
Planning Area: APN# 012-493-015
Environmental Status: Categorically Exempt
Project Description: Requesting approval of exterior color scheme of addition, which is a recommendation from the July 8, 2015 Planning Commission meeting.

The Applicant has indicated that whatever color scheme is chosen for the addition as a condition of approval she will paint the residence and any other physical structures on property the same color for consistency.

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.

Giovanna "Jo" Berry
58 Work Avenue
Del Rey Oaks, CA 93940
(831) 595-4594



I would like to paint the new addition to my house "Evening Shadow". I have provided a sample and a photo of what it looks like on a house.

I would like to keep the existing "teal" trim color. (Sample provided)

If it becomes more cost-efficient for me to change the color of the trim, I have chosen "Amethyst Showers" (Sample below)





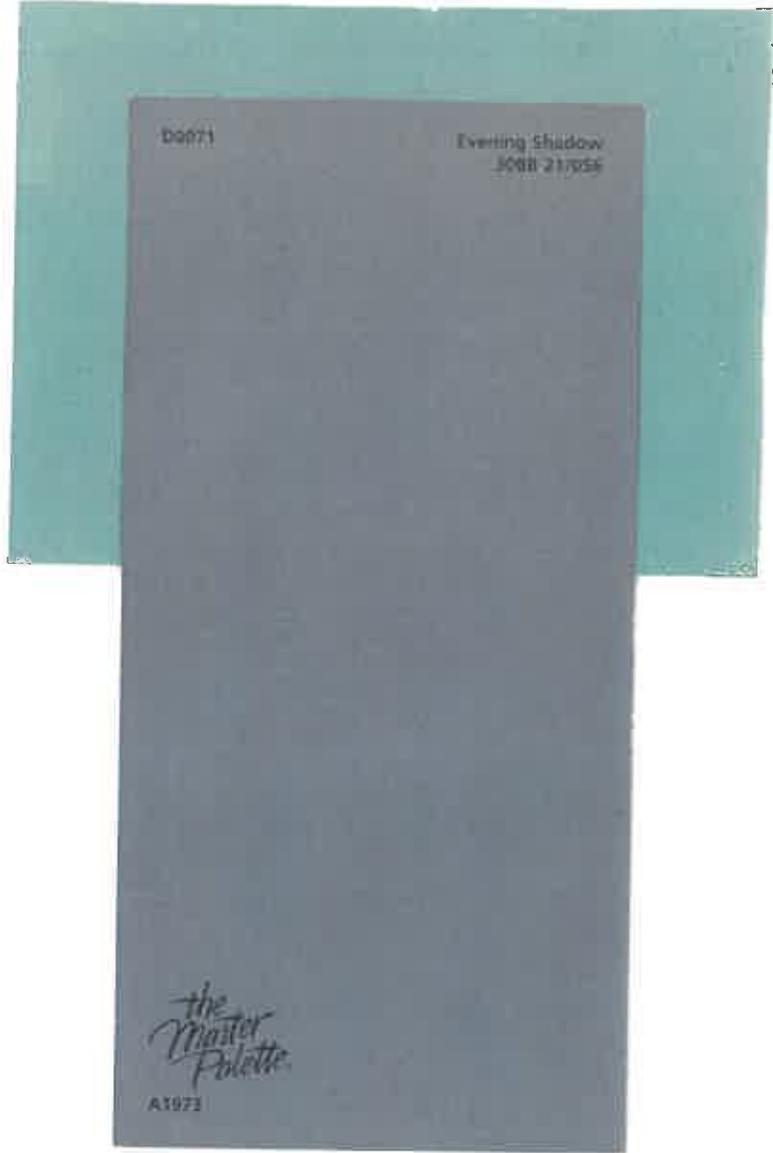
body
~~trim~~
~~door~~

Evening Shadow
~~Designer Gray~~
~~Burley Gold~~



Evening Shadow 30BB 21/056

EXISTING TRIM COLOR



PROPOSED ADDITION/HOUSE COLOR