



CITY OF DEL REY OAKS

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

April 8, 2016

AGENDA
REGULAR DEL REY OAKS PLANNING COMMISSION MEETING
WEDNESDAY, APRIL 13, 2016 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, March 2016
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, March 2016
6. **OLD BUSINESS:** None

7. NEW BUSINESS:

- A. Applicant’s Name:** Jeanne C. Byrne, FAIA, Architect
Owner’s Name: Miles and Cina Sornesen
File Number: ARC #16-04
Site Location: 20 Quendale Ave
Planning Area: APN# 012-502-006
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to add a new entryway to the front and master bedroom/bath to the rear of the single family dwelling. Request also includes a new addition to the rear of garage. All colors and materials to match existing.

- B. Existing General Plan review and discussion lead by Denise Duffy**

8. ANNOUNCEMENTS/COMMENTS BY PLANNING COMMISSIONERS

9. NEXT MEETING: Wednesday, May 11, 2016 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.

**CITY OF DEL REY OAKS PLANNING COMMISSION REGULAR MEETING
CONVENED AT 6:00 P.M. ON WEDNESDAY, MARCH 9, 2016 IN THE
CHARLES BENSON MEMORIAL HALL, CITY HALL**

Present: Commissioner Green, Commissioner Cecilio, Commissioner Jaksha, Commissioner Hayworth and Vice Chair Weir

Absent: Chairman Gaglioti and Commissioner Donaldson (at 6:00p.m.)

Also present: City Manager Dawson, City Attorney Trujillo and Deputy City Clerk Minami

Meeting came to order at 6:00 p.m. and roll call was taken.

PLEDGE OF ALLEGIANCE:

Commissioner Donaldson came in at 6:03pm

PUBLIC COMMENT:

Jim Clark, Via Verde: Shows a picture of a house on Angelus that has been remodel recently and says the color they picked is a bright "orange" and is too bright for the neighborhood. From his house his view is this house and it looks like a resort in Cabo San Lucas. Not just the house is the orange by all of the fences and retaining walls. Not a fan of government over seeing what happens to citizen and neighborhood, but in these case he wants the city to find out what color was approved during the remodel and when this was approved, what was the wording of approval. Offers to help resident repaint it.

Mayor Edelen: Presents the Planning Commission with awards. The Inuksuk symbolizes co-operation and balance. Thanks them all for their service, they don't make any money, no squabbles like other cities. Very professional, thanks them again. Wanted to present them last year but has been traveling. Dan came up with the idea of the statues.

City Manager Dawson: The Inuksuk symbolizes co-operation and balance. The Inuksuk statues are in the image of humans, and unselfishness.

Mayor Edelen passes statues out and shakes the hands of the Commissioners.

Commissioner Donaldson: Thank you, feels great about being part of the Commission.

Chairman Gaglioti came in at 6:10pm

Joanne Davidson, Angelus: The "orange" house is god awful and you can see it from space! To bright and it's disruptive to the neighborhood.

Vice Chair Weir: We will look into it.

Commissioner Green: What's the address?

Vice Chair Weir: It doesn't say on the picture.

CONSENT AGENDA:

Commissioner Green: Asked to pulled item 3.B. to discuss: Has been to the two Planning Commissioner academies, and a symposium at CSUMB all about planning. Keeps hearing the same thing. "Think regionally when thinking locally". The last big changes were at the turn of the century. Now there are talking about electronic cars and superhighways. Have to think about smart growth, the needs and wants of the younger generation, ask yourself what they want. Walkable, bike able neighborhoods with smaller affordable housing. This kind of development will keep the young "Great" addresses with complete streets and refers to websites of the handout she passed out. General Jim Moore is NOT an example of a "great" address. People don't feel safe to walk or bike. This kind of development will keep the young people here. There is an Economic hub with CSUMB and we need to take advantage of it. Asks the Commissioners to look at SB275, to learn about the 2008 Sustainable Communities and Climate Protection Act.

City Manager Dawson: Thanks Commissioner Green. Will ask Denise Duffy to come and review the general plan and answer questions at the April 13th meeting.

Motion to approve: *Commissioner Jaksha*

Second: *Commissioner Cecilio*

Public Comment: *None*

Vote: *Approved 7-0*

REPORTS:

Accepted

OLD BUSINESS: None

NEW BUSINESS:

Applicant's Name: Jeff & Jayme Cecilio

Owner's Name: Same

File Number: ARC #16-02

Site Location: 74 Carlton Drive

Environmental Status: Categorically Exempt

Project Description: Requesting Architectural Review to add 480 sq. ft. family room, 40 sq. ft. pantry and a detached 576 sq. ft. garage to existing single family dwelling. All colors and material to match existing.

Commissioner Cecilio steps down to present his project.

Jeff Cecilio, Applicant: Explains the project and the need for a big house and garage.

Commissioner Donaldson: Will the garage be higher, seems like it when looking at the flagging.

Jeff Cecilio, Applicant: No, it will be the same height. Put the netting up himself, and it wasn't perfect. Apologized to the Commission.

Commissioner Hayworth: Have you talked to neighbors? Will any trees be removed?

Jeff Cecilio, Applicant: Absolutely no trees will be touched and the neighbors really like it, several came over once the netting was up.

Commissioner Green: Dig out the hill, for retaining wall, removing juniper?

Jeff Cecilio, Applicant: Has to remove the juniper.

City Manager Dawson: Suggests making the space between garage and fence wider. Daughters will be teen agers soon.

All Commissioners thinks it's a great project and it will look good.

Commissioner Donaldson: Clarifies the retaining wall on the plans for Commissioner Green.

Motion to approve: *Commissioner Hayworth*

Second: *Commissioner Green*

Public Comment: *None*

Vote: *6-0*

Commissioner Cecilio comes back to dais.

Applicant's Name: Del Rey Oaks Garden Center-Mitsugu Mori

Owner's Name: City of Del Rey Oaks

File Number: ARC #16-03/CUP #16-04

Site Location: Corners of : Canyon Del Rey Rd/Rosita Rd
and Angelus Way/Rosita Rd

Environmental Status: Categorically Exempt

Project Description: Requesting Architectural Review and Conditional Use/Sign Permit for three directional signs to advertise business located at 899 Rosita Rd. Location of purposed signs will be the corner of Angelus Way and Rosita Road. All colors and materials to match existing signage in the same vicinity.

Commissioner Jaksha steps down from dais.

Mr. Mori, Applicant: Opened in July. Struggling but slowly picking up business. Receives calls every day that customer can't locate business. They go all the way up Rosita Rd. Materials and colors are the same as existing signs. Wants to build the best garden center around. Trying to carry more items: pots, patio furniture, sample gardens to give ideas and help. Down the road wants to beautify the whole area by the church and along the road, right now it's just dead weeds.

Commissioner Hayworth: Glad the business is there and wants it to do well, the sign is on city land, has he gotten a permit? Did the sign for the preschool get denied and went to City Council?

City Manager Dawson: He is applying with you tonight for a Conditional Use Permit. The City Council made a compromise about the preschool sign and now we are doing the same thing with The Garden Center signs. They have to look like they have been there a long time. He has worked with us trying to make compromise in size, design and location. He absolutely needs signs with arrows. We gave him approval for business, we recommend approving the signs. Did we set a precedent, yes we did. I don't think we need more signs up there, after this.

City Attorney Trujillo: Since the signs are on City park land, they aren't prohibited. Great latitude with this application. Since it's a Conditional Use Permit, the Commission can make conditions on the permit. Reads sign ordinance regarding highway signs.

Mr. Mori, Applicant: Explains that signs will be behind the preschool sign in the shape of a "V". Same size, not too big but shaped so traffic going both ways will be able to see it and know where the business is located.

Commissioner Donaldson: Makes sense that he needs them but in the future, nothing more because he doesn't want to get cluttered. Thinks the preschool sign interferes with his two signs, and people won't see them, consider a different location.

City Manager Dawson: He changed his design to meet our needs.

Mr. Mori, Applicant: Doesn't want flashy big sign. No other choice but to put them in that location and can't go in front of preschool sign. The netting makes it look like it isn't lined up, the final product will be placed in a "V" shape so people going in both directions will be able to see.

Commissioner Hayworth: Technically it looks like four signs, not three. Asks about the original application wording.

Mr. Mori, Applicant: No, just two on Canyon Del Rey and one on Rosita. They aren't double sided.

Pat Lintell, Rosita Rd: Really likes the nursery despite what she is going to say. Lives at 860 Rosita, the reason she has to speak here is because she is a member of City Council and will have to recuse herself when it comes to City Council. Assumes the Commissioners have read the Sign ordinance chapter regarding abatement of signs on public right of way, etc. states no signs are allowed on public property. Section regarding signs that need planning commission approval and the character of the neighborhood and the de-valuing of the neighborhood, also reads section regarding the natural beauty of Hwy 218. Doesn't see the need for the signs, lots of traffic coming and going to the business. Commercialization of a residential neighbor isn't good. Change the character of the neighborhood. Especially while the City is working on the acquisition of 218. Three signs is too much. The plan doesn't state what the Rosita sign will be made out of, will it be

like the others? Setting a precedent by allowing these signs on public property, what stops the home based businesses from putting signs up to advertise their businesses. Opposed to the signs, time for the City to enforce the ordinances! Why does the City have ordinances if all someone has to do is apply for a variance? It time for the city to stop commercializing our area!

Joanne Davidson, Angelus Way: Will the signs light up at night?

Mr. Mori, Applicant: No.

Commissioner Jaksha: Personally would like to see the signs moved over so when the workers need access to the manhole, the sign won't be in the way. Maybe move it up on Rosita?

Jim Clark, Angelus Way: What a pickle dealing with grand fathered in signs. Whatever is ruled today, will affect the former Fort Ord project! The City has been waiting to get a business down there and now we don't want a sign? An ordinance, is an ordinance, is an ordinance. Thinks one big sign to match monument would look better than matching the old brown signs.

Pat Lintell, Rosita Rd: People can see the business from the highway as they drive by, signs aren't needed.

City Manager Dawson: The sign ordinance is a code enforcement tool so folks don't put up signs without permission. If we didn't monitor real estate signs, garage sale signs, etc.: they would be all over the City but the Police remove those.

Pat Lintell, Rosita Rd: That's where we are headed.

City Manager Dawson: It's a way finding sign, to have folks find the business and spend the money, which we need. This business was approved and feels we should support his business.

Chairman Gaglioti: Asks Pat Lintell if she has noticed more traffic and is it folks that are looking for the business or is it contractors and delivery trucks.

Pat Lintell, Rosita Rd: I can't tell you if they are looking for the nurse. But it's mostly gigantic delivery trucks, landscaping trucks, more commercial than anything else, even on Saturday and Sundays!

Mr. Mori, Applicant: Currently they are not open on Sunday's. Wish he had a lot of business that he didn't need signs, but really needs all three signs. Seaside Garden Center for 9 years, slowly picked up after 2 years, hasn't even been open in Del Rey Oaks. Asked the City for 3 or 4 years to create a "WOW" type of business. For the whole family to enjoy! After that he will take the signs down if asked. Feels that 2ft x 3ft signs are very subtle and tasteful.

Commissioner Green: In favor of the signs, when people are driving down 218, they need to be driving and paying attention to the road, we need to support his business and grant the signs.

Commissioner Cecilio: As a small business person very impressed with Mori listening to him wanting to work with the City and changing the look of the signs to match what is there already and is very disappointed in Council Member Lintell and her negative comments. In life we make exceptions for all a lot of things. We already approved the business. The pre-school sign was approved. Why are we denying this man, when he is bringing jobs and money to the city!

Commissioner Hayworth: The sign goes against the ordinance and has a problem with it to some extent agrees with Pat Lintell. Where do we stop with the signs? Had a problem about the MBAM sign going up. Has a problem with certain signs. When the business is successful, the sign can come down. Wants the business to be successful.

Chairman Gaglioti: Can he renew in a year?

City Attorney Trujillo: Yes, typically every year.

Commissioner Hayworth: What the acceptable amount of gross sales to make him take the sign down, it's a sticky situation.

Commissioner Donaldson: The issue is that the Garden Center has been approved and as a City we should help the business succeed. It's our job! Sign exclamation could happen, but that's an enforcement issue. It just makes sense! When you stick to the rules, then we use the ordinance to enforce the rules.

Commissioner Hayworth: But since the preschool signs were denied, then we aren't following the rule.

City Manager Dan Dawson: The preschool signs are pre-existing non-conforming signs and they worked with us and made them smaller and the applicant appealed the Planning Commission decision and the City Council accepted the application. The code allows for discretion. Brick and mortar businesses are very different than home based businesses but we have to support all businesses in different ways. There aren't any more businesses in that area.

Chairman Gaglioti: Boundary areas where commercial and residential come together, one is on Portola and the other is Angelus and Rosita. The impact will be traffic, growing pains with MBAM, working it out. On Rosita, there will be traffic. Controlling flow of traffic with signs. Compromise, with just a sign on Rosita and not 218? Empathize with Ms. Lintell because he lives on Portola and have traffic issues because of living near a commercial area. But it's part of where we live.

Mr. Mori, Applicant: He was going to close the Seaside store but because the bigger trucks have a hard time on the streets of Del Rey Oaks they are going to Seaside store. Wholesale and contractor customers are going to Seaside. The residential and homeowners come to the Del Rey Oaks store. The signs on 218 is very critical!

Chairman Gaglioti: Lives above 218 and looks down and the bigger thing is the bins/pits and that is all for commercial and contractors, not homeowners. Do the pits have to stay?

Mr. Mori, Applicant: No, it's homeowners too. The commercial trucks can't make it up Rosita in the morning and late afternoon, too hard. The pits hold the large amounts.

Pat Lintell, Rosita Rd: To get to a compromise like John said, can the sign be on the other side of Rosita Rd?

Chairman Gaglioti: Is that City property?

Pat Lintell, Rosita Rd.: Yes, I think it is.

City Manager Dawson: It is.

Vice Chair Weir: Commends Mori and the City Manager to find a solution to this problem. We have to support it and if we don't approve this then the Commission is betraying the business. They need a sign to find the business. Can we negotiate the sign across from Pat's Lintell's house?

Chairman Gaglioti: It has to go to City Council regardless (?)

Vice Chair Weir: The only time it goes to City Council if our decision is appealed.

Commissioner Green: Can the sign be on the other side of Rosita?

Pat Lintell, Rosita Rd, goes up at dais: They don't need a sign on 218, it's the "spur" on Rosita that is causing the confusion. They have the address, they will find it that way. You don't need a sign by stop sign, it needs to be across from the stop sign.

Motion to approve: *Commissioner Cecilio*

Motion to Amend: *Chairman Gaglioti to amend the application for the sign to be moved to the opposite side of Rosita Road.*

Second: *None*

Motion to approve: *Commissioner Cecilio, as presented.*

Second: *Commissioner Donaldson*

City Manager Dawson: Explains about an amended motion and what to do next. The amended motion was not seconded. The original motion to approve as is was seconded.

Vice Chair Weir: We didn't have a seconded on the amended motion.

Audience member and Commissioners were cross talking about the original and amended motions.

Public Comment: *None*

Vote: *6-0*

Commissioner Jaksha comes back to dais.

COMMISSIONER REPORTS:

City Manager Dawson: The City has to be careful with restricting colors, in reference of orange house. There isn't an ordinance regarding color of houses. Chief building official told Del Rey Oaks that he has been told by a City Attorney that the only time you can impose stipulation on color is on new construction and that is valid only for a year.

Chairman Gaglioti: The purpose of the commission was to regulate the color, referring to the purple house approval from last year.

Commissioner Jaksha: Thinks it's the size, not just the color.

Commissioner Cecilio: There is a house in his neighborhood that is painted the same color and it hasn't been an issue.

City Manager Dawson: If you would like, we will revisit the issue and will get the wording from the State code.

Vice Chair Weir: Yes, please.

7:30 p.m., ADJOURNED
Adjourned to next meeting date April 13, 2016 at 6 pm.

Vice Chair Weir: Will be in France and won't be available for the April 13th meeting, and thanks the Council for the gift.

Attest:

Date:

**CITY OF DEL REY OAKS
BUILDING ACTIVITY REPORT
March 2016**

PERMIT#	DATE	ADDRESS	NAME	PROJECT DESCRIPTION	TYPE	STATUS	LAST INSP.
B-15-16	04/22/15	815 CDR	Safeway/Tilton Construction	Interior work	C-1	Current	8/5/2015
B-15-20	05/18/15	1007 Portola	Donaldson/Owner-Builder	Addition and remodel	R-1	Current	12/21/2015
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
B-15-26	08/17/15	58 Los Encinos	Richmond/Young	Exterior Steps	R-1	Current	8/17/2015
B-15-42	10/29/15	75 Carlton	Edelen/Ross Roofing	Solar Panels	R-1	Current	10/29/2015
B-15-45	11/17/15	66 Work	Mason/Owner-Builder	Rebuild Sun Room	R-1	Current	2/18/2016
B-15-47	11/23/15	988 Rosita	Wood/Owner-Builder	Retaining Wall	R-1	Current	11/23/2015
B-15-49	12/01/15	1067 Rosita Rd	Hatch/Owner-Builder	Bathroom remodel	R-1	Current	12/1/2015
B-15-50	12/17/15	1048 Paloma	Burton/KelCon	Addition and remodel	R-1	Current	2/3/2016
B-16-01	01/05/16	21 Quendale	Pesic/Owner-Builder	Fence and Pillars	R-1	Current	1/5/2016
B-16-02	01/13/16	888 Portola	Mason/A1 Solar	Solar Panels	R-1	Current	1/13/2016
B-16-03	01/15/16	322 Pheasant Ridge	Sunwoo/Owner-Builder	New shower	R-1	Current	1/15/2016
B-16-04	01/28/16	826 Portola	Espinola/Owner-Builder	Wall and Fence	R-1	Current	1/28/2016
B-16-05	02/02/16	26 Work	Hamper/MBM Construction	New Windows	R-1	Final	2/4/2016
B-16-06	02/03/16	27 Quendale	Bridges/All Star Windows	New Windows	R-1	Current	2/3/2016
B-16-07	02/29/16	914 Angelus	Sietz/Burkleo Roofing	Re-Roof	R-1	Current	2/29/2016
B-16-08	02/29/16	66 Work Ave	Mason/Williams Roofing	Re-Roof	R-1	Current	2/29/2016
B-16-10	03/04/16	26 Los Encinos	Bennett/Solar City	Solar Panels	R-1	Current	3/4/2016
B-16-11	03/04/16	33 Carlton	Sherman/Solar City	Solar Panels	R-1	Current	3/4/2016
B-16-12	03/08/16	882 Portola	Lodge/Hernandez	Re-Roof	R-1	Final	3/17/2016
B-16-13	03/09/16	1007 Paloma	Roesner/Owner-Builder	Partial Addition	R-1	Current	3/14/2016

STAFF REPORT

City of Del Rey Oaks

Office of the City Clerk

DATE: April 13, 2016
TO: Planning Commission
FROM: Karen Minami - Deputy City Clerk
RE: Agenda Item 7.A. – 20 Quendale

Applicant's Name: Jeanne C. Byrne, FAIA, Architect
Owner's Name: Miles and Cina Sorensen
File Number: ARC #16-04
Site Location: **20 Quendale Ave**
Planning Area: APN# 012-502-006
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to add a new entryway to the front and master bedroom/bath to the rear of single family dwelling. Request also includes a new addition to the rear of garage. All colors and materials to match existing.

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



CITY OF DEL REY OAKS

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

Variance: Yes No

Architectural Review Type:

Residential Commercial

Applicants Name: Jeanne C. Byrne, FAIA, Architect

Owner's Name: Miles & Cina Sorensen

Project Address: 20 Quendale Avenue

Telephone#: 831-372-6585 (applicant) APN #: 012-502-006

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 details plot plan.

Existing single family residence to remain. Interior remodel of existing, per plans.
 New entry addition at front.
 New addition at rear of garage.
 New master bedroom / master bathroom / closet addition at rear.
 New finishes and colors to match existing.

Check here if additional materials are attached.

Jeanne C. Byrne
 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 P+S

APPLICATION # ARC-116-04 -FOR OFFICE USE ONLY- DATE: 3/4/16

FEE 200.00 CASH/CHECK/CC # 2576 RECEIVED BY: K. Carver

DATE SCHEDULED FOR CONSIDERATION Wed. April 13, 2016 @ 6pm

APPROVED _____ DENIED _____