

REGULAR MONTHLY MEETING DEL REY OAKS PLANNING
COMMISSION WEDNESDAY, JANUARY 14, 2009 AT 7:00 P.M.
CHARLIE BENSON MEMORIAL HALL

Present: Commissioner Thayer, Clarke, Zuccaro, Hayworth, Weir, Lucido and
Chairman Jaksha

Absent: None

Also Present: Assistant City Attorney Buchert and Assistant Deputy City Clerk
Minami

CONSENT AGENDA:

Motion by Commissioner Hayworth to approve:

December 10, 2008 Regular Planning Commission Minutes

Seconded by Commissioner Zuccaro

No public comment was received

Motion passed 7-0

PUBLIC COMMENT: None

BUILDING REPORT: Accepted

Chairman Jaksha: Old flagging is still up at 47 Los Encinos.

Assistant Deputy City Clerk Minami: Will call the owner of the property.

NEW BUSINESS:

The Commission considered **Item 5.A.** Saber Construction Group, Inc., ARC #08-14/VAR #08-04, 49 Work Ave, APN #012-492-031. Requesting Architectural Review and Variance to add a 265 sq. ft. master bedroom suite and a 573 sq. ft. garage to an existing 1343 sq. ft. single family residence, totaling 2181 sq. ft. The garage addition will go into existing setback by 3 ft.

Commissioner Lucido stepped down from dais and left chamber, he is employed by the company that did the site survey for project.

Mr. Kamasz, of Saber Construction: Asks if the Commission has any questions.

Commissioner Thayer: Front elevation is different in drawings, and why is garage door 12 foot high. What type of vehicle will be parked in the garage?

Mr. Kamasz: Trailer that is on top of a truck. In 1957 the garage was converted to living space.

Commissioner Weir: Is it a single car and an R.V.? Why such a wide opening?

PUBLIC COMMENT:

Manny Ezurra of 45 Work Ave.: Shows pictures of the netting outline of project, as seen from all of the bedroom windows of their home. Very concerned about the size, not a

typical garage. Very close to their home, and it will cut out any sunlight to the bedroom windows.

Elizabeth Tilly of 1036 Portola Dr.: Reads letter from her husband Cosimo Tilly, explaining why they don't want to have this project be approved the way it is designed, letter states: too high, blocks any view, and looks out of place in the neighborhood.

Assistant Deputy City Clerk Minami: Takes the letter into record.

Mr. Kamasz: No other option, applicant needs height and width.

Commissioner Zuccaro: Looks like a fire station, not in scale with the house and the neighborhood.

Commissioner Weir: How big is the door?

Mr. Kamasz: 12'x12'. Applicants have looked for R.V. Storage and can't find anything.

Commissioner Clarke: Did you consider digging in and building an underground garage?

Mr. Kamasz: Yes, but it is very expensive and not within the budget.

Commissioner Clarke: The slope looks different on the garage than the house.

Mr. Kamasz: No, it matches the house.

Commissioner Thayer: Doesn't have a problem with the width, but has a problem with the height. No other home in the city has anything like this. Can't endorse this project. Wants the brick facing to match the front.

Commissioner Weir: Are there any spots available in Del Rey Oaks?

Assistant Deputy City Clerk: Right now, there is a waiting list, but the applicant is not on the list.

Commissioner Weir: What are the findings?

Assistant City Attorney Buchert: There isn't any hardship on the land, the commission has to focus on the topographical factors. The house already has two non-conforming setbacks. Doesn't see evidence of exceptional circumstances for a variance and can't recommend approval of variance.

Commissioner Hayworth: How many other cars do they have?

Mr. Kamasz: One Chevy Tahoe.

Chairman Jaksha: Doesn't see a problem with the property in the back, but really is concerned about the side view. Wants to make everyone happy, but can't.

Mr. Kamasz: They can explore possibilities for a flat roof and not as high.

Chairman Jaksha: Doesn't qualify for a variance.

Assistant City Attorney Buchert: Suggests some options.

Mr. Kamasz: There is no other option for the garage to go.

Manny Ezcurra, 45 Work Ave: Not only the height, but the length is almost 18 feet longer than most garages.

Chairman Jaksha: Consider the owner, neighbors and the contractor get together and go over options.

Commissioner Weir: The first requirement needs to be met. The fact that the house doesn't have a garage puts it at odds with other homes in the neighborhood.

Chairman Jaksha: What do you think Mr. Buchert?

Assistant City Attorney Buchert: Here to advise, not vote.

Commissioner Thayer: Both neighbors have problems with this abnormally high design. Applicant is at the mercy of the work that has been done over 50 years ago. The garage door will look more like a commercial door, in a residential neighbor.

Commissioner Zuccaro: Agrees with Commissioner Thayer and thinks applicant should go back to the drawing board.

Motion by Commissioner Zuccaro to carry over Item 5.A., ARC# 08-14/VAR#08-04, for redesign and review, seconded by Commissioner Clarke.

No further public comment was received.

Motion passed 6-0

OLD BUSINESS:

Consider and provide direction to staff regarding amendments to the Zoning Ordinance relating to Lot Coverage and Site Assessment.

Assistant City Attorney Buchert: Read Staff report on review of zoning ordinance is not written in stone, reason for this meeting is to look at wording and go from there.

Explains timeline and what will happen next.

Commissioner Lucido: Likes the rewording on the Site Assessment. The three feet has been changed to one foot, within the setback.

Chairman Jaksha: Thought it was three feet, which is it. Wants to vote for one or three feet.

Commissioner Weir: Excuses herself, needs to leave meeting and go home. Really likes all of the changes, will control variances.

Commissioner Weir left chambers.

Commissioner Thayer: Likes the one foot within setback.

Commissioner Clarke: 80% of the homes in Del Rey Oaks are an average of 6,000 square feet, so one foot within set back is fine. Thinks it should be three feet.

Commissioner Hayworth: Three feet is what the Ad Hoc committee came up with and we approved, likes the three feet.

Commissioner Zuccaro: Wants to keep the three feet within setback.

Commissioner Lucido: Agrees

Assistant City Attorney Buchert: Will change it back to the three feet.

Commissioner Clarke: Can the flagging removal time line be added to the wording.

Assistant City Attorney Buchert: Not possible because of the appeal period, and the time and money to take down and then put the flagging back up if needed.

Commissioner Clarke: Points out typo's in the Zoning Code

Assistant City Attorney Buchert: Made notes on the changes, thanked the Commission

Commissioner Zuccaro: Wants to limit the amount of accessory buildings

Commissioner Clarke: Asks if 10% of lot width will still work for everyone.

All Commissioners agreed that 10% of lot width should remain the same

All Commissioners liked everything

Assistant City Attorney Buchert: Revisions will be shown in yellow for the next time, then comments will be collected and then it will go to the City Council.

At the February meeting the Commission will review the Resolution of Intention to amend the zoning ordinance.

At the March meeting the Commission will actually vote on it as an action item. Then it will go to the City Council for final approval.

ANNOUNCEMENTS/COMMENTS:

None

8:45 P.M. – Meeting Adjourned

NEXT REGULAR MEETING: Wednesday, February 11, 2009 at 7:00 P.M.

Approved
