December 5, 2019

AGENDA
REGULAR DEL REY OAKS PLANNING COMMISSION MEETING
WEDNESDAY DECEMBER 11, 2019 AT 6:00 P.M.
CHARLIE BENSON MEMORIAL HALL, CITY HALL

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA:
   
   A. Adopt November 13, 2019 Planning Commission Meeting Minutes

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 November 2019

6. OLD BUSINESS: None

7. NEW BUSINESS:

   A. NOMINATION OF NEW PLANNING COMMISSION CHAIR PERSON
B. Applicant's Name: Aaron Tollefson  
Owner's Name: Manny Ezcura & Roxanne Buck  
File Number: ARC #19-08  
Site Location: 45 Work Ave  
Planning Area: APN# 012-492-032  
Environmental Status: Categorically Exempt  
Project Description: Requesting Architectural Review to add a 46 square foot covered front porch and to add stone veneer to exterior of chimney. Colors and materials to match existing.  
Recommended Action: Analyze provided material, make appropriate findings, impose conditions as appropriate, and give direction to staff.

8. ANNOUNCEMENTS/COMMENTS BY PLANNING COMMISSIONERS

9. NEXT MEETING: Wednesday, January 8, 2020 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
CONVENE AT 6:00 P.M. ON WEDNESDAY, NOVEMBER 13, 2019 IN THE
CHARLES BENSON MEMORIAL HALL, CITY HALL

Present: Commissioner Kreeger, Commissioner Hallock, Commissioner Donaldson,
Commissioner Burton, Vice Chair Hayworth and Chairman Jaksha

Absent: Commissioner Roesner

Also present: City Manager Pick and Deputy City Clerk Minami

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

PLEDGE OF ALLEGIANCE:

PUBLIC COMMENT:
City Manager Pick: Gives a Housing Element update, making great progress. There is an
environmental review period. So Karen will reach out to make sure of availability on November
25th for a Special Planning Commission meeting regarding the Housing Element if there are no
comments and the HCD letter is received. And then it will go to the November 26th City Council
Meeting. Also hands out Habitat Conservation Plan meeting flyer and informed them that it will
be noticed as a City Council meeting because at least 3 Council members will be attending.
Encourage to attend. There are 14 perimtes in the HCP and Kendall Flint from RGS will present.
Commissioner Kreeger: When will the Commission get a copy of the Housing Element?
City Manager Pick: Now, if you would like it.
Commissioner Kreeger: Will the meeting on the 20th be video?
City Manager Pick: Not sure.
Commissioner Burton: Council committed to attending.

CONSENT AGENDA:

Motion to approve: Commissioner Hayworth
Second: Commissioner Donaldson
Public Comment: None
Vote: Approved 6-0

REPORTS:
Accepted
NEW BUSINESS:

Applicant’s Name: Aaron Tollefson  
Owner’s Name: Manny Ezcura & Roxanne Buck  
File Number: ARC#19-08  
Site Location: 45 Work Ave  
Planning Area: APN# 012-492-032  
Environmental Status: Categorically Exempt  
Project Description: Requesting Architectural Review to add a 46 square foot covered front porch and to add stone veneer to exterior of chimney. Colors and materials to match existing.  
Recommended Action: Analyze provided material, make appropriate findings, impose conditions as appropriate, and give direction to staff.

Chairman Jaksha: This item will not be heard tonight, it wasn’t flagged in time. Carried over to December.

Applicant’s Name: Jason & Marijane Johnson  
Owner’s Name: Jason & Marijane Johnson  
File Number: ARC #19-09  
Site Location: 892 Portola Drive  
Planning Area: APN# 012-482-001  
Environmental Status: Categorically Exempt  
Project Description: Requesting Architectural Review to build a 2nd level deck on existing roof of living space at the west side of the single family dwelling, include spiral staircase that is accessible from the back yard. Colors and materials to match existing.  
Recommended Action: Analyze provided material, make appropriate findings, impose conditions as appropriate, and give direction to staff.

Chairman Jaksha steps down from dais and Vice Chair Hayworth chairs the item

Jason Johnson, Applicant: Asking to build a small deck on flat spot of roof. Solution to view issue. Simple construction.  
Commissioner Kreeger: How will it be built?  
Jason Johnson: Taking roof off and adding joists for more support. Move satellite dish. Glass so they can see through.  
Commissioner Burton: Is all good now with the neighbor?
Jason Johnson: The neighbor is here tonight.
Commissioner Hallock: Virtually invisible from street side, because of glass. How do the neighbors feel about it? What view issues?
Jason Johnson: The roof top deck is the solution to the view issue.

Public Comment:
Valorie Bautista, neighbor: House is uphill from hers, they will have a view of her yard but if this solves this issue and she is in support and hopes it solves the appeal.

Commissioner Kreeger: Great solution!
Commissioner Hallock: Resolution is good.
Commissioner Burton: Thank you for thinking it through.
Commissioner Donaldson: Afraid that this will escalate going uphill.
Jason Johnson: No view from yard and the neighbor is closed off.

Motion to approve item 7.B., ARC #19-09, as submitted.
Commissioner Kreeger
Second: Commissioner Hallock
Public Comment: None
Vote: 5-0
Motion passes

Chairman Jaksha returns to the dais

COMMISSIONER REPORTS:

Chairman Jaksha: Reminds everyone of “Santa’s Workshop” on December 8th.

6:25 p.m., Adjourned to next meeting date December 11, 2019 at 6:00 pm.

Attest: Date:
<table>
<thead>
<tr>
<th>PERMIT#</th>
<th>DATE</th>
<th>ADDRESS</th>
<th>NAME</th>
<th>PROJECT DESCRIPTION</th>
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<tr>
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<td>08/16/16</td>
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<td>B-17-32</td>
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<td>5 Quendale</td>
<td>Sampognaro/Zehn Const</td>
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<td>10/31/18</td>
<td>815 Canyon Del Rey</td>
<td>Safeway/H.A. Bowen</td>
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<td>924 Via Verde</td>
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<td>R&amp;R awning, install skylight</td>
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<td>Walsh/Ricardo Munoz</td>
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<td>Cell tower modifications</td>
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<td>810 Avalon</td>
<td>Hardy/Slaton &amp; Son Roofing</td>
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<td>926 Angelus</td>
<td>Clark/Philippe Taroivet</td>
<td>Kitchen Remodel</td>
<td>R-1</td>
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</tbody>
</table>
DATE:       December 11, 2019
TO:         Planning Commission
FROM:       Karen Minami-Deputy City Clerk
SUBJECT:    Agenda Item 7.B.- 45 Work Ave
CEQA:       Categorically Exempt pursuant to Guidelines § 15061 and 15301

Applicant's Name:         Aaron Tollefson
Owner's Name:             Manny Ezcurra & Roxanne Buck
File Number:              ARC #19-08
Site Location:            45 Work Rd
Planning Area:            APN# 012-492-032
Project Description:      Requesting Architectural Review to enclose existing rear patio to add 64 square feet to single family dwelling. Colors and materials to match existing.

Commissioner Kreeger will need to step down
Applicants Name: Aaron Tollefson

Owner's Name: Manny Ezcurra & Roxane Backet

Project Address: 45 Work Avenue

Telephone#: (831) 576-3450 APN #: 012-492-032

Lot #: Block: Subdivision:

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.

+ 46.5' covered porch additions
+ (N) stone veneer of exterior of chimney

✓ Check here if additional materials are attached.

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 19-08 ________________________________ Date: 10/11/19

 Fee $20.00 CASH/CHECK/CC # 3442 RECEIVED BY: ______________

Date scheduled for consideration 11/13/19 @ 6:00 pm

APPROVED ________ DENIED ________