

City of Del Rey Oaks

**City Hall
650 Canyon Del Rey Blvd
Del Rey Oaks, CA 93940**



Action Minutes

Wednesday, August 10, 2022 - 6:00 PM

Planning Commission – Regular Meeting

Del Rey Oaks Planning Commission

Mike Hayworth – Chair

George Jaksha – Commissioner

Gary Kreeger – Commissioner

Denise Wood – Commissioner

Mike Burger – Commissioner

Bill Ragsdale-Cronin – Vice Chair

Louise Goetzelt-Commissioner

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Video Link to meeting

<https://www.delreyoaks.org/bc-pc/page/planning-commission-meeting-3>

6:00 PM – Called to Order:

The meeting was called to order by Chair Hayworth.

Roll Call:

Present: Chair Hayworth, Commissioner Jaksha, Commissioner Burger, Commissioner Wood and Commissioner Kreeger.

Absent Vice Chair Ragsdale-Cronin

Staff Present:

City Manager Guertin, City Attorney Lorca, Erin Harwayne, Planner with DDA, Deputy City Clerk Minami and Administrative Assistant Fitz

Pledge of Allegiance:

Chair Hayworth led the Pledge of Allegiance.

Consent Agenda:

A. Adopt, July 13, 2022, Planning Commission Meeting Minutes

A motion was made by Commissioner Jaksha, seconded by Commissioner Burger to adopt the July 13, 2022, Planning Commission Meeting Minutes.

Roll call vote taken pursuant to Government Code 54953:

Chair Hayworth: **AYE**
Commissioner Jaksha: **AYE**
Commissioner Kreeger: **AYE**
Commissioner Wood: **AYE**
Commissioner Goetzelt: **AYE**
Commissioner Burger: **AYE**

Absent: Vice Chair Ragsdale-Cronin

The Consent Agenda passed unanimously 6-0

Public Comment:

Open for General Public Comment; No public comment was made.

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Reports:

Building Activity Report July 2022

The Building Activity Report was accepted unanimously.

Old Business:

None

New Business:

Applicant's Name:	Rebecca Skelin
Owner's Name:	Shawn and Erin Borges
File Number:	ARC #22-01 - VAR#22-01 & VAR#22-02
Site Location:	30 Work Ave
Planning Area:	APN #012-493-008
CEQA Determination:	Categorically Exempt pursuant to Guidelines § 15061(b) (3) and 15301
Project Description:	Requesting Architectural Review and Variance Review for the following: addition to the garage, first level and a proposed new second story. The total proposed project would be a 2,685 square feet two story residence with a 795 square foot, 3-car garage. The two requested variances are for the front yard setback in relation to the position of the enlarged garage, as well as, requesting to increase the allowable floor area to 3,480 from the allowable 2,700 square feet.
Recommended Action:	Analyze provided material, make appropriate findings, impose conditions as appropriate, and give direction to staff.

Rebecca Skelin, Applicant: Explains project.

Commissioner Goetzelt: Confused about the 2 variances.

Rebecca Skelin, Applicant: Explains variances.

Erin Borges, Owner: No useable front yard now.

Commissioner Kreeger: Needs more details of the 2 variances.

City Attorney Lorca: Explains in further detail.

Ken Turgan, Designer: Refers to home that will look like a "lane home", with garages in front and all living space behind garages. Consistent with what is on Work Ave now.

Erin Harwayne: Reviews the Floor Area Ratio difference.

Public Comment:

Charles and Louisa Hamper, neighbors: Share screen with mockup pictures of what the project will look like completed. Not in favor of the proposed size, spoke regarding the loss of sun, etc., if this is approved. Concerned about the removal of trees.

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Ken Turgan, Designer: Wants a win-win, will replant trees. Wants the ability for applicants to express themselves.

No further Public Comment was received.

Chairman Hayworth: The garage seems too large, doesn't fit with neighborhood.

A motion was made by Commissioner Jaksha, seconded by Commissioner Goetzelt to deny ARC #22-01, VAR #22-01 & VAR #22-02.

A lengthy conversation took place regarding the need to find reason for each one of the findings on each item numbers for a motion.

Commissioner Jaksha withdrew his motion.

A motion was made by Commissioner Goetzelt, seconded by Commissioner Kreeger to approve **VAR #22-01**, for the set back of garage.

Roll call vote taken pursuant to Government Code 54953:

Chair Hayworth: **AYE**
Commissioner Jaksha: **AYE**
Commissioner Kreeger: **AYE**
Commissioner Wood: **AYE**
Commissioner Goetzelt: **AYE**
Commissioner Burger: **AYE**

Absent: Vice Chair Ragsdale-Cronin

Item VAR #22-01 passed unanimously 6-0

A motion was made by Commissioner Goetzelt, seconded by Commissioner Burger to deny **VAR #22-02**, for extended amount of allowable living space. Doesn't justify findings and square footage need to match existing Floor Area Ratio rules.

Roll call vote taken pursuant to Government Code 54953:

Chair Hayworth: **AYE**
Commissioner Jaksha: **AYE**
Commissioner Kreeger: **AYE**
Commissioner Wood: **AYE**
Commissioner Goetzelt: **AYE**
Commissioner Burger: **AYE**

Absent: Vice Chair Ragsdale-Cronin

Item VAR #22-02 failed unanimously 6-0

A motion was made by Commissioner Goetzelt, seconded by Commissioner Kreeger to deny **ARC #22-01**. Recommend maximum 2 car garage, driveway 23 feet and square footage needs to match existing Floor Area Ratio rules.

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Roll call vote taken pursuant to Government Code 54953:

Chair Hayworth: **AYE**
Commissioner Jaksha: **AYE**
Commissioner Kreeger: **AYE**
Commissioner Wood: **AYE**
Commissioner Goetzelt: **AYE**
Commissioner Burger: **AYE**

Absent: Vice Chair Ragsdale-Cronin

Item ARC #22-01 failed unanimously 6-0.

Announcements / Comments by Planning Commissioners:

Commissioner Jaksha: Garage sale was a huge success. Thanks Commissioner Goetzelt for her help with the motions.

Commissioner Goetzelt: Veterans event at LaMesa.

Commissioner Kreeger: Oct. 1st is the date of the Fall Festival.

Commissioner Burger: Car week, be safe.

Next Meeting Date:

Wednesday, September 14, 2022

Adjournment:

7:45 PM

Attest:

Date:
