

**THE REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF DEL REY OAKS CONVENED AT 7:00 P.M. ON TUESDAY, NOVEMBER 18, 2008 IN THE CHARLES BENSON MEMORIAL HALL, CITY HALL**

**Present:** Council Members Clark, Edelen, Cecilio, Allion and Mayor Russell

**Absent:** None

**Also present:** City Attorney Wellington, City Manager Evans and Assistant Deputy City Clerk Minami

Meeting came to order at 7:00 p.m. and roll call was taken.

**PUBLIC COMMENT:**

Kathi Smith, 1017 Via Verde: Concrete that is being removed from driveway demolition on Angelus Way is up against oak trees, and the trees will be damaged.

**CONSENT AGENDA:**

*Motion by Council Member Clark to approve consent Agenda, seconded by Council Member Allion.*

*There were no public comments received.*

*Motion passed 5-0*

**OLD BUSINESS:**

The Council considered ITEM 5.A., consider and provide direction regarding the City's Zoning Ordinance: Maximum Building Size Requirements.

**Presentation by Planning Commissioner Zuccaro:** Ad Hoc committee was created several years ago. The challenge for the Planning Commission is to try to limit size without some guide lines. Del Rey Oaks is the only city, locally, that doesn't have lot limits. Reviews how the Ad Hoc Committee came up with the percentages for the lot coverage.

**Council Member Edelen:** It will still require a variance if the applicant goes beyond the guidelines.

**Council Member Clark:** Sat on the Planning Commission and came across cases, that guidelines would have been very beneficial to the applicant and the commission. Glad to see it happening.

**Mayor Russell:** Does the Floor Area Ratio include 2<sup>nd</sup> story?

**Mike Zuccaro:** Yes, it is a way to make homes bigger, without changing the entire foot print.

**Council Member Allion:** Asks for clarification.

**Council Member Cecilio:** What is the average lot size in Del Rey Oaks?

**Mike Zuccaro:** 6,500 to 7,000 is the average, and The Estates are much bigger.

**Mayor Russell:** Did you use volumetric's in the equations?

**Mike Zuccaro:** No, the committee felt the floor area ratio is plainer and not so limiting.

**Council Member Edelen:** How is a basement handled?

**Mike Zuccaro:** There are specifications when it comes to basements, more than 50% is out of the ground and it is considered in the floor area ratio.

**PUBLIC COMMENT:**

**Kathi Smith:** Will view shed be taken into consideration with the floor area ratio?

**Public Comment Closed.**

**Mike Zuccaro:** Yes, the Planning Commission always takes that into consideration.

**Mayor Russell:** The Council needs time to take this information and review and it will be put on next month's agenda.

**The Council considered ITEM 5.B.,** Consider and provide direction regarding Site Assessment Policy.

**Presentation by Planning Commissioner Lucido:** Site Assessment Policy has worked very well in other cities. If staff has these guidelines to follow, there isn't any guess work. Great aid to staff and the applicant.

**Council Member Clark:** Great idea, well thought out.

**Council Member Edelen:** What is the average cost of a site survey?

**Frank Lucido:** \$1,000.00 or less for a site survey, more for the topographic survey.

**Council Member Edelen:** This would only help the home owner when the house sells. Would the city retain a copy for the next home owner?

**Assistant Deputy City Clerk Minami:** If it was turned in, while applying for Architectural Review, it will be put in the file.

**Council Member Clark:** Can someone do a “conceptual” idea or plan, and run it by the Planning Commission?

**Frank Lucido:** Yes, that is a great idea.

**Mayor Russell:** Is the 1” to 10’ scale standard?

**Frank Lucido:** There’s a lot of flexibility with the incoming drawings, and the size, the scale will not be a deal breaker.

**Council Member Cecilio:** Thanks the Planning Commission on both of the projects, great guidelines and a wonderful job.

**PUBLIC COMMENT:**

**Kathi Smith:** Wants the public be given more than a one page compilation of the requirements. Wants a tree protection and dirt moving plan included.

**Public Comment closed.**

*Motion by Council Member Clark to direct Planning Commission to agendize action for resolution for the Site Assessment Policy, seconded by Council Member Edelen.*

*Motion passed 5-0*

**NEW BUSINESS:**

**ITEM 6.A.,** Swear in Mayor and City Council Members; **City Manager Evans swears Mayor Russell, Council Member Clark, and Council Member Edelen into office.**

**ITEM 6.B.,** Presentation: Sponsorship of the Monterey County NAACP Youth Council.

**Benita Prestly, Vice President Youth Council:** The Youth Council is planning to go to New York and asks for support from the City.

**Mayor Russell:** The City will put this in the next year’s budget.

**Council Member Edelen:** Recommends that the group ask the Rotary Club, Moose and Elks Lodge. Organizations might be very helpful.

**STAFF REPORTS:**

**Acting City Manager Evans:** COPS grant funding is delayed, and the City will get the funds in quarter payments rather than one lump sum. Budget committee will need to meet. Chief Langford will do a presentation at the Citizens Action Group Meeting. The next Planning Commission Meeting is scheduled for December 10, and the next City Council Meeting is scheduled for December 16.

**COUNCIL REPORTS:**

**Council Member Clark:** MST is losing 2.5 million by 2009. Have to increase fares by .50 cents in order to stop lose of routes and the rides program will be eliminated. The Citizens Action Group holiday party is Sunday December 7<sup>th</sup>. Special thanks to Joe and Terry of Public Works, for the work to get old town hall ready for the event.

**Council Member Edelen:** TAMC bill did not pass.

**Council Member Allion:** New executive director at AMBAG but November and December payroll is covered but they are in trouble. AMBAG energy watch program is saving residents and cities a lot of money.

**Mayor Russell:** He and Council Member Allion took a tour of the new desalination plant at Moss Landing. It could be complete by 2015. TAC/PAC meeting. Joint meeting of MRWPCA/MPWMD, grant money to study replenishment of ground water.

**8:25 p.m. Adjourned to next regular meeting.**

**The Council did not have a closed session this month.**

**Next meeting: Tuesday, December 16, 2008 at 7:00 p.m.**

**Approved**

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