



# CITY OF DEL REY OAKS

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

June 7, 2012

## AGENDA

REGULAR DEL REY OAKS PLANNING COMMISSION MEETING  
WEDNESDAY, JUNE 13, 2012 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 Minutes, May 2012

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:

A. Building Activity Report, May 2012

6. NEW BUSINESS:

A. Applicant's Name: Ryan and Veronique Durham  
File Number: ARC#12-08/CUP#12-05  
Site Location: 967 Angelus Way  
Planning Area: APN# 012-571-025  
Environmental Status: Categorically Exempt  
Project Description: Requesting Architectural Review and Conditional Use Permit to build a garden shed in the left rear corner of the property.

- B. **Applicant's Name:** Iraj Rezai  
**File Number:** ARC#12-07  
**Site Location:** 1064 Via Verde  
**Planning Area:** APN# 012-531-016  
**Environmental Status:** Categorically Exempt  
**Project Description:** Requesting Architectural Review to build an 8' x 48' deck at the rear of the single family dwelling.

7. **ANNOUNCEMENTS/COMMENTS BY PLANNING COMMISSIONERS**

8. **NEXT MEETING:** Wednesday, July 11, 2012 at 6:00 P.M.

9. **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.

**REGULAR MONTHLY MEETING DEL REY OAKS PLANNING COMMISSION WEDNESDAY, MAY 9TH, 2012 AT 6:00 P.M. CHARLIE BENSON MEMORIAL HALL**

**Present:** Commissioner Larson, Lucido, Hayworth, Weir and Chairman Jaksha

**Absent:** Commissioner Ventimiglia and Thayer

**Also Present:** City Manager Dawson and Deputy City Clerk Carvalho

**CONSENT AGENDA:**

The Commission considered **ITEM 3.A.**, Planning Commission Meeting Minutes, February 10, 2010

*Motion by Commissioner Hayworth to approve, seconded by Commissioner Lucido*

*There were no public comments received*

*Motion passed 5-0*

**PUBLIC COMMENT:**

**Alice Green: 16 Saucito Ave:** Very excited about the new opportunity for the Fort Ord property. She stated the autobahn does partnerships and they do certifications and if they work with the City this make us the leader on the peninsula.

**BUILDING REPORT:**

The Commission accepted **ITEM 5.A.**, Building Activity Report, April 2012

**NEW BUSINESS:**

The Commission considered **ITEM 6.A.**,

**Project Name:** Megan O'Neill

**File Number:** ARC #12-05

**Site Location:** 830 Rosita Rd

**Planning Area:** APN #012-561-004-000

**Environmental Status:** Categorically Exempt

**Project Description:** Requesting Architectural Review to add a new 4' x 6' window to front of single family dwelling, facing the street.

**Recommended Action:** Analyze provided material, make appropriate findings and give direction to staff.

**Megan O'Neill:** She recently purchased the home on a short sale. The house is very dark and wanted to put a big picture window to let more light in.

**Commissioner Lucido:** Seems to be pretty straight forward.

**Commissioner Weir:** Will it be double pane?

**O'Neill:** Yes not opening but double pane

**Chairman Jaksha:** Rather straight forward.

*Motion by Commissioner Lucido to approve as presented, seconded by Commissioner Larson.*

*No public comment was received.*

*Motion passed 5-0*

The Commission considered **ITEM 6.B.**,

**Project Name:** Iraj Rezai

**File Number:** ARC #12-06

**Site Location:** 1064 Via Verde

**Planning Area:** APN #012-531-016-000

**Environmental Status:** Categorically Exempt

**Project Description:** Requesting Architectural Review to complete the front of the single family dwelling. The proposed work was started by previous home owner without Architectural Approval. Includes new door and windows.

**Recommended Action:** Analyze provided material, make appropriate findings and give direction to staff.

*Motion by Commissioner Larson to have Larson, Jaksha, Hayworth and Weir form the quorum. One of the original quorum was not present (Thayer). Commission voted to choose two Commissioners of the remaining five to serve on the panel. Motion seconded by Commissioner Weir*

*Motion passed 5-0*

**Commissioner Jaksha:** Requested that the clerk give a history.

**Deputy City Clerk Carvalho:** Previous owner did a lot of work without permits. The new owner is applying to correct previous owner's unfinished work and lift red tags.

**Rezai:** Can't understand why the previous owner didn't get permits.

**Commissioner Hayworth:** Glad to see progress and suggested to stay with the earth tones.

**Commissioner Weir:** Glad to see progress also.

**Chairman Jaksha:** Can't understand why previous owner didn't get permits as our city is very nice to work with and other cities are very difficult. It will be a showpiece.

**Mr. Rezai:** Can submit color.

**Chairman Jaksha:** Not necessary if he stays with earth tones.

*Motion by Commissioner Weir to approve, seconded by Commissioner Larson*

*There was no public comment received*

*Motion passed 4-0*

**Commissioner Lucido returned to the dais.**

**OLD BUSINESS:** None

**ANNOUNCEMENTS/COMMENTS:**

**City Manager Dawson:** The City owns the golf driving range and if it stays with same use then it will make the commission's job easy. There are some conditions you can put on it such as hours of operations. The 17 acre site has been a discussion topic with the parks district to possibly make this an extension of the frog pond. The chairman of the parks district will go to the board to request approval. On the Fort Ord property the request for qualifications went out today which is asking for developers to show that they have the experience, the funds and the desire to develop this property. Once these come in then there is a committee to discuss their qualifications. After the choice has been made then they will submit a proposal.

**Commissioner Larson:** What is the timeline?

**City Manager Dawson:** Anyone interested has 11 days to submit a letter of intent to participate, then they have 60 days to submit a proposal.

**Alice Green:** Didn't like the last developers, they didn't seem to care about the community at all.

**Chairman Jaksha:** Can you tell us what can be built out on the Fort Ord property?

**City Manager Dawson:** Must conform to the FORA use plan which includes producing jobs and housing.

**Chairman Jaksha:** Long term income?

**City Manager Dawson:** Yes long term income that will not drain the resources of the police and fire.

**Alice Green:** Just really thinks this a beautiful place and the whole area is a destination and we need to appeal to younger people.

**Chairman Jaksha:** There is a constant wrestling match between the developer and the public.

**City Manager Dawson:** Public Private partnership is the best way to go.

**Alice Green:** Very happy with everything and just wants to do a cutting edge project on the scale that we have.

**Chairman Jaksha:** For example The Oaks is very nice.

**City Manager Dawson:** Our city has the best potential of any city on this peninsula for example Seaside with their 2 million dollar deficit.

**Commission Lucido:** We have a balancing act with traffic, utilities all this has to balance.

**City Manager Dawson:** We don't want a new DRO and an old DRO we want a blending. We will have a park right in the middle of DRO. You want the group sitting up there in 50 years saying wow they really thought this through.

**Commissioner Lucido:** We got a do-over with this project and we need to really do it right.

**Commissioner Hayworth:** The last project gave us a chance to get our feet wet.

**Commissioner Weir:** It is exciting.

**Alice Green:** That's why she's excited!

**Chairman Jaksha:** Hopefully they will get more people coming in to give their input.

**Alice Green:** With the wonderful website and the newsletter, information is available.

**Chairman Jaksha:** Announced that the ice cream social was very nice and the weather was beautiful! He announced that we have all new windows in the chamber and it's very quiet.

**City Manager Dawson:** Stated they were bought with grant money.

**NEXT MEETING:** Wednesday, June 13, 2012 at 6:00 p.m.

6:35 p.m. Meeting Adjourned

Approved:

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CITY OF DEL REY OAKS  
BUILDING ACTIVITY REPORT  
MAY 2012

| PERMIT# | DATE     | ADDRESS        | NAME                        | PROJECT DESCRIPTION         | TYPE | STATUS  | LAST INSP. |
|---------|----------|----------------|-----------------------------|-----------------------------|------|---------|------------|
| B-12-03 | 01/12/12 | 830 Altura     | Canright/Winkleback         | Addition                    | R-1  | Current | 5/31/2012  |
| B-12-08 | 02/23/12 | 1072 Paloma    | Mickel/Owner-Builder        | Foundation stabilization    | R-1  | Current | 2/23/2012  |
| B-12-12 | 04/04/12 | 1012 Rosita    | Rodrigues/Owner-Builder     | New Deck                    | R-1  | Current | 4/4/2012   |
| B-12-13 | 04/06/12 | 826 Portola    | Espinola/Owner-Builder      | New Single Family Dwelling  | R-1  | Current | 5/31/2012  |
| B-12-14 | 04/11/12 | 912 Via Verde  | Miller/Sears Home Improve.  | R&R Kitchen and bath        | R-1  | Current | 5/17/2012  |
| B-12-15 | 04/11/12 | Frog Pond      | M.P.R.P.D.                  | Rebuild stairs at frog pond |      | Current | 4/11/2012  |
| B-12-16 | 04/23/12 | 1064 Via Verde | Rezaei/Wilson's Plumbing    | New furnace                 | R-1  | Current | 4/23/2012  |
| B-12-17 | 04/24/12 | 875 Portola    | Stacuzzi/Ream Const.        | Interior Remodel            | R-1  | Current | 4/24/2012  |
| B-12-19 | 05/10/12 | 1064 Via Verde | Rezaei/Owner-Builder        | Add windows                 | R-1  | Current | 5/10/2012  |
| B-12-20 | 05/17/12 | 1064 Via Verde | Rezaei/Burkleo Roofing      | Re-Roof to garage           | R-1  | Current | 5/17/2012  |
| B-12-21 | 05/18/12 | 11 Loch Ave    | Foley/Owner-Builder         | Re-Roof                     | R-1  | Current | 5/18/2012  |
| B-12-22 | 05/21/12 | 4 Baxter Place | Raskoff/J.Luna Construction | Addition                    | R-1  | Current | 5/21/2012  |

**STAFF REPORT**

**City of Del Rey Oaks**

**Office of the City Clerk**

DATE: June 13, 2012  
TO: Planning Commission  
FROM: Karen Minami - Deputy City Clerk  
RE: Agenda Item 6.A.- 967 Angelus Way

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**Project Name:** Ryan and Veronique Durham  
**File Number:** ARC#12-08/CUP#12-05  
**Site Location:** 967 Angelus Way  
**Planning Area:** APN# 012-571-025  
**Environmental Status:** Categorically Exempt  
**Project Description:** Requesting Architectural Review and Conditional Use Permit to build a garden shed in the left rear corner of the property.

**Recommended Action:** Analyze provided material, make appropriate findings and give direction to staff.



RECEIVED  
MAY 01 2012  
CITY OF DEL REY OAKS  
CITY CLERK

# CITY OF DEL REY OAKS

APPLICATION FOR:

- USE PERMIT      \_\_\_\_\_ VARIANCE       ARCHITECTURAL REVIEW
- Conditional       Residential
- \_\_\_\_\_ Aux. Housing      \_\_\_\_\_ Commercial
- \_\_\_\_\_ Signage
- \_\_\_\_\_ H.O.U.P.
- \_\_\_\_\_ Minor

APPLICANT'S NAME Ryan and Véronique DURHAM  
 OWNER'S NAME Ryan and Véronique DURHAM  
 PROJECT ADDRESS 967 Angelus Way, Del Rey Oaks  
 TELEPHONE# (831) 264-3810      APN # 012-571-025-000  
 LOT# 47      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 detailed plot plan.

Request permit to build a garden shed in the left corner of the backyard, as per indicated on the site survey.  
Shed size = 12' x 8'  
To be painted same color as the house

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

\*\*\*\*\*

ARC 1208 - FOR OFFICE USE ONLY -

APPLICATION # CUP-12-05

DATE 5/1/12

FEE \$ 100.00 CASH/CHECK # 1100.00

RECEIVED BY: [Signature]

DATE SCHEDULED FOR CONSIDERATION Wednesday June 13 @ 6pm

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

DATE: June 13, 2012  
TO: Planning Commission  
FROM: Karen Minami - Deputy City Clerk  
RE: Agenda Item 6.B.- 1064 Via Verde

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**Project Name:** Iraj Rezai  
**File Number:** ARC#12-07  
**Site Location:** 1064 Via Verde  
**Planning Area:** APN# 012-531-016  
**Environmental Status:** Categorically Exempt  
**Project Description:** Requesting Architectural Review to build an 8'x 48' deck at the rear of the single family dwelling.

**Recommended Action:** Analyze provided material, make appropriate findings and give direction to staff.

*Chairman Jaksha, Commissioner Lucido, Commissioner Hayworth, and Commissioner Ventimiglia will need to step down, they own homes that are within 500 feet of the project.*



# CITY OF DEL REY OAKS

APPLICATION FOR:

USE PERMIT

VARIANCE

ARCHITECTURAL REVIEW

- Conditional
- Aux. Housing
- Signage
- H.O.U.P.
- Minor

- Residential
- Commercial

APPLICANT'S NAME Iraj Rezai

OWNER'S NAME Iraj Rezai

PROJECT ADDRESS 1064 Via Verde, Del Rey Oaks

TELEPHONE# (831) 601-4883 APN # \_\_\_\_\_

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 detailed plot plan.

*Building a deck of the Backyard behind  
The house, so the occupants can step  
off to the deck from the back door.*

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

\*\*\*\*\*

-FOR OFFICE USE ONLY-

APPLICATION # ARC-12-07 DATE 5/30/12

FEE \$ 100 CASH/CHECK # Ce RECEIVED BY: 5/30/12

DATE SCHEDULED FOR CONSIDERATION Wed, June 13 @ 6pm

APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_