



# CITY OF DEL REY OAKS

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

Aug. 1, 2012

## AGENDA

REGULAR DEL REY OAKS PLANNING COMMISSION MEETING  
WEDNESDAY, AUGUST 8, 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, June 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, June/July 2012

6. NEW BUSINESS:

A. **Owner's Name:** Nina Munoz & Debbie Blakesly  
**Applicant's Name:** Bill Mefford  
**File Number:** ARC#12-09  
**Site Location:** 7 Voe Place  
**Planning Area:** APN# 012-501-039  
**Environmental Status:** Categorically Exempt  
**Project Description:** Requesting Architectural Review to add 480 square feet of living space and 48 square feet of covered porch to the rear of the single family dwelling.

7. ANNOUNCEMENTS/COMMENTS BY PLANNING COMMISSIONERS
8. NEXT MEETING: Wednesday, September 12, 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, JUNE 13TH, 2012 AT 6:00 P.M.  
CHARLIE BENSON MEMORIAL HALL**

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

**Absent:** None

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

**CONSENT AGENDA:**

The Commission considered **ITEM 3.A.**, Planning Commission Meeting Minutes,  
May 9, 2012.

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

*There were no public comments received*

*Motion passed 7-0*

**PUBLIC COMMENT:**

**Alice Green: 16 Saucito Ave:** Very excited about new development. But doesn't want  
problems associated with non-resident ownership, as in Carmel.

**BUILDING REPORT:**

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

**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.

*Commissioner Lucido steps down from dais, as he prepared the survey and is  
representing the applicant.*

**Frank Lucido, Surveyor:** This is a pre-fabricated shed, for non-habited use. Doesn't  
need a variance, but a conditional use permit was required. Nice placement of the shed,

as it leaves room to still enjoy the back yard. The shed will be in a corner of the yard, under the overhang of a tree.

**Commissioner Ventimiglia:** Doesn't see the overhang.

**Frank Lucido:** Explains where it is on the plans.

**Commissioner Weir:** Clarify "not useable" space.

**Frank Lucido:** It's dead space of yard, with the tree over hang. Can't use it for much of anything, other than this storage shed.

**Commissioner Hayworth:** Do the neighbors have a problem?

**Veronique Durham:** No.

**Commissioner Thayer:** What are the dimensions of the walls and height? What material?

**Frank Lucido:** Points out the description in the packet, with all of the information regarding the shed.

**Commissioner Ventimiglia:** Remembers when accessory buildings were an issue, when he was on the City Council. Will there be a problem with this one?

**Deputy City Clerk Minami,** hands City Manager Dawson a copy of the municipal code regarding accessory buildings.

**City Manager Dawson:** Reads section 17.36.010 4 of the municipal code regarding accessory buildings.

*Motion by Commissioner Weir to approve ARC #12-08 and CUP #12-05 as presented, seconded by Commissioner Thayer.*

*No public comment was received.*

*Motion passed 6-0*

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

<b>Project Name:</b>	Iraj Rezai
<b>File Number:</b>	ARC #12-06
<b>Site Location:</b>	1064 Via Verde
<b>Planning Area:</b>	APN #012-531-016-000
<b>Environmental Status:</b>	Categorically Exempt
<b>Project Description:</b>	Requesting Architectural Review to build an 8' x 48' deck at the rear of the single family dwelling.
<b>Recommended Action:</b>	Analyze provided material, make appropriate findings and give direction to staff.

*Chairman Jaksha, Commissioner Hayworth, Commissioner Lucido, and Commissioner Ventimiglia step down from the dais; they own homes within the 500 feet of the project.*

*Because a lack of quorum, the Commission decided to choose a Commissioner from the remaining five to serve on the panel. Vice Chair Weir nominates Commission Hayworth to come back up to dais, motion seconded by Commissioner Larson. Motion passed 4-0*

**Commissioner Larson:** Where does the door step off to, down a hill? Will there be hand railing or is it just an open deck.

**Iraj Rezai, Applicant:** Yes it is open, doesn't want a hand rail. Because it is under 30", not required.

**Commissioner Hayworth:** Might not be required, but it would be safer because of the slop of land.

**Deputy City Clerk Minami:** That will be reviewed during the plan check process.

**Public Comment:**

**George Jaksha,** wanted to speak as a resident.

**City Manager Dawson,** asked Mr. Jaksha to sit down, he can't comment as a neighbor.

**Commissioner Larson:** Very concerned about the safety factor. Where are the stairs?

**Iraj Rezai, Applicant:** It's only on one side of deck.

**Vice Chair Weir and Commissioner Hayworth:** Very concerned about safety.

**Commissioner Larson:** Thinks there should be some sort skirting on the underneath of deck, makes for a nicer design and it's more protective from critters. Maybe lattice.

**Commissioner Haywoth:** If hand rail is required, they shouldn't have to come back for approval.

**Deputy City Clerk Minami:** Since this was brought up tonight, they would not have to come back for approval. It will be reviewed at plan check.

*Motion by Commissioner Larson to approve, ARC #12-06, with the condition that skirting to cover bottom of deck is included in design, seconded by Commissioner Hayworth.*

*There was no public comment received*

*Motion passed 4-0*

**Chairman Jaksha, Commissioner Lucido, and Commissioner Ventimiglia** returned to the dais.

**OLD BUSINESS:** None

**ANNOUNCEMENTS/COMMENTS:**

**Commissioner Ventimiglia:** 826 Portola is coming along. Very tall.

**Commissioner Weir:** Attended the FORA workshop, liked it. Learned something that maybe others knew, but she doesn't. FORA has the power to deny a City development plan if it isn't consistent with FORA's master plan.

**City Manager Dawson:** Correct, that's why when developers are interested in starting something, they are directed to the FORA website. We are fortunate, as he is the Chairman of the Finance Committee. He spoke at the FORA workshop hosted by Monterey and Del Rey Oaks. Noticed that Commissioner Hayworth was there. It was a good turnout, glad that it happened.

**Commissioner Hayworth:** Surprised by how small Del Rey Oaks portion is of the former Fort Ord property, compared to other cities. There were a lot of impassioned people at the workshop.

**City Manager Dawson:** There will be a lot of Planning Commission meetings, with opportunity for public input and community comments. There will be a facilitator at those meetings, so the same question won't be asked over and over. They will be taking the questions, answering them and posting them on the website for the public.

**Commissioner Lucido:** Glad to hear that we will be having a lot of informational meetings regarding our development. Chance of residents to speak their minds, is important. Wants to make sure everyone is informed. Social media is useful and so important.

**Commissioner Hayworth:** Was surprise when residents said they didn't know what was going on when we had the developer here several years ago. They had so many opportunities to come to the meetings, and didn't.

**City Manager Dawson:** It's the nature of the beast, it will be up to us to give them several opportunities. The meetings will be held at different times during the day and on the weekends.

**Chairman Jaksha:** Word of mouth is a great way to make sure residents know about meetings.

**Commissioner Thayer:** Any update on the Golf Driving Range Property?

**City Manager Dawson:** It's up to the City Council at this point.

**Commissioner Lucido:** Why was he able to speak as a representative, yet George wasn't able to, as a neighbor.

**City Manager Dawson:** It's all about perception. When you are representing an applicant, it is fact based and as a neighbor it's based on opinion. With the project coming up, there is a lot at stake and doesn't want any problems along the way.

**Chairman Jaksha:** During the ethics training was told that he could speak as a neighbor if a two story house was going up next door to his house. Can he?

**City Manager Dawson:** No.

**Commissioner Ventimiglia:** Is the 500 feet, an arbitrary number? And how is it calculated.

**City Manager Dawson:** The radius is measured out on the map.

**Commissioner Larson:** Won't be able to attend the July 11<sup>th</sup> meeting.

**NEXT MEETING:** Wednesday, July 11, 2012 at 6:00 p.m.

**6:50 p.m.** Meeting Adjourned

Approved:

---

---

**CITY OF DEL REY OAKS**  
**BUILDING ACTIVITY REPORT**  
 June and July 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	7/31/2012
B-12-08	02/23/12	1072 Paloma	Mickel/Owner-Builder	Foundation stabilization	R-1	Current	n/a
B-12-12	04/04/12	1012 Rosita	Rodrigues/Owner-Builder	New Deck	R-1	Current	n/a
B-12-13	04/06/12	828 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	Finald	7/18/2012
B-12-15	04/11/12	Frog Pond	M.P.R.P.D.	Rebuild stairs at frog pond		Current	n/a
B-12-16	04/23/12	1064 Via Verde	Rezaei/Wilson's Plumbing	New furnace	R-1	Current	n/a
B-12-17	04/24/12	875 Portola	Stacuzzi/Ream Const.	Interior Remodel	R-1	Current	7/11/2012
B-12-19	05/10/12	1064 Via Verde	Rezaei/Owner-Builder	Add windows	R-1	Current	n/a
B-12-20	05/17/12	1064 Via Verde	Rezaei/Burkleo Roofing	Re-Roof to garage	R-1	Current	n/a
B-12-22	05/21/12	4 Baxter Place	Raskoff/J.Luna Construction	Addition	R-1	Current	7/23/2012
B-12-25	06/26/12	815 Canyon Del Rey	Safeway/San Jose Const	Remodel Pharmacy	C-1	Finald	7/10/2012
B-12-26	06/26/12	815 Canyon Del Rey	Safeway/Round Tree Plumb.	New Dairy Case	C-1	Finald	7/12/2012
B-12-27	06/26/12	914 Angelus	Seitz/Boronda Const.	R&R Deck	R-1	Finald	7/13/2012
B-12-28	06/26/12	447 Canyon Del Rey	Starbucks/Wells Const.	Tenant Improvement	C-1	Finald	7/13/2012
B-12-29	07/12/12	100 Calle Del Oaks	Monterey Garage/Gable Const	Tenant Improvement	C-1	Current	n/a
B-12-30	07/10/12	532 Pheasant Ridge	Goelzili/Monterey Bay Const	Kitchen & Bath remodel	R-1	Current	n/a

STAFF REPORT

City of Del Rey Oaks

Office of the City Clerk

DATE: August 8, 2012  
TO: Planning Commission  
FROM: Karen Minami - Deputy City Clerk  
RE: Agenda Item 6.A.- 7 Voe Place

---

**Project Name:** Nina Munoz & Debbie Blakesly  
**File Number:** ARC#12-09  
**Site Location:** 7 Voe Place  
**Planning Area:** APN# 012-501-039  
**Environmental Status:** Categorically Exempt  
**Project Description:** Requesting Architectural Review to add 480 square feet of living space and 48 square feet covered porch to the rear of the single family dwelling. Colors and materials to match existing.

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

*Commissioner Thayer will need to step down, he owns a home within 500 feet of the project.*



# CITY OF DEL REY OAKS

Application for:

Applicants Name: Bill Mefford

Owner's Name: Nina Munoz & Debbie Blakesly

Project Address: 7 Voe Place

Telephone#: 706-889-0724 APN #: 012-501-039

Lot #: 39 Block: 6 Subdivision: Del Rey Woods

### 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.

Add 480 sf to existing single family residence and 48 sf covered porch. Match existing materials and colors.  
 ADDITION TO INCLUDE BEDROOM, BATH, CLOSET & DINING ROOM.

Check here if additional materials are attached.

Bill Mefford  
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 WOM

\*\*\*\*\*

-FOR OFFICE USE ONLY-

APPLICATION # ARC 12-09 DATE: 7/24/12

FEE 206.<sup>00</sup> CASH/CHECK/CC # 1765 RECEIVED BY: K Minami

DATE SCHEDULED FOR CONSIDERATION Aug 8, 2012 @ 6:00pm

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