



CITY OF DEL REY OAKS

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October 5, 2012

AGENDA

REGULAR DEL REY OAKS PLANNING COMMISSION MEETING
WEDNESDAY, OCTOBER 10, 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, September 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, September 2012
6. NEW BUSINESS:
 - A.

Owner's Name:	PG&E
Applicant's Name:	Verizon Wireless/Core Development Services
File Number:	ARC#12-10 CUP#12-06
Site Location:	Near-827 Portola Drive (Portola and Canyon St)
Planning Area:	APN: N/A
Environmental Status:	Categorically Exempt
Project Description:	Requesting Architectural Review and Conditional Use Permit to install six Verizon panel antennas on an existing PG&E lattice tower located on PG&E property. The access gate is located behind 827 Portola Drive. One 8'x22' equipment shelter and one electrical meter are also proposed.

7. POTENTIAL USE OF GOLF DRIVING RANGE PROPERTY *Discussion Item*
8. ANNOUNCEMENTS/COMMENTS BY PLANNING COMMISSIONERS
9. NEXT MEETING: Wednesday, November 14, 2012 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.

**REGULAR MONTHLY MEETING DEL REY OAKS PLANNING
COMMISSION WEDNESDAY, SEPTEMBER 12TH, 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, August 8, 2012.

Commissioner Ventimiglia pointed out a few typos in the minutes from the August meeting.

Motion by Commissioner Hayworth to approve, seconded by Commissioner Lucido

There were no public comments received

Motion passed 7-0

PUBLIC COMMENT: None

BUILDING REPORT:

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

Commission Thayer: The stairs at the frog pond are out of compliance, need to be inspected.

Chairman Jaksha: 1072 Paloma was complete, did they get a final?

Deputy City Clerk Minami: Have to check.

NEW BUSINESS:

Discussion Item

A. Update from City Manager, Daniel Dawson:
Future City Projects

B. Suggestions from the Planning Commission:
Future City Projects

City Manager Dan Dawson: Review's the large map of proposed projects. What can be built out and what can't be built. Cal Trans has 1000 feet side for a right of way, at first was being considered for a Hwy. 68 bypass. The City can put "non-permanent" structures on the easement. Some ideas have been discussed: dude ranch, first tee, solar farm (more revenue for the city).

Commission Larson: Solar would be south facing, it's a perfect place. R.V.'s could move out there.

Chairman Jaksha: Where exactly is the 17 acres?

City Manager Dan Dawson: Points to map.

Commissioner Hayworth: Rancho Saucito?

City Manager Dan Dawson: Points to map. The right of way goes through property next to Rancho Saucito. The roads go around trees, to avoid cutting down more trees.

Commissioner Larson: Water?

City Manager Dan Dawson: The city is limited to allocation from FOR A from water that comes from Salinas Basin. 242 acre feet a year and 280 acre feet a year of recycled water. There isn't any right now. Potable water will be needed in the future.

Commissioner Weir: Private wells?

City Manager Dan Dawson: Problem with the Shea Well and Seaside Water Master. The developer will build recycled water infrastructure.

The City has filed a Land Use Covenant Agreement with the County. Points out other areas that are not for residential use that can be used for ball fields, time shares, hotels and golf area. Native Plant Society area and parks district will be considered.

Commissioner Weir: Has the golf idea been abandoned?

City Manager Dan Dawson: The Brandenburg's have built golf course communities that are beautiful. An 18 hole golf course doesn't make sense right now.

Commissioner Lucido: Nice newspaper article on the Frog Pond and 17 acres.

City Manager Dan Dawson: Working with the Parks District to join together the "old" and the "new" Del Rey Oaks. Del Rey Oaks is the only city in the County that doesn't collect T.O.T. How can we take advantage of all of the traffic from 218?

Commissioner Lucido: Whatever we plan to make this area better, during the planning of the new Del Rey Oaks, make sure the plan includes moving the R.V. park to the new property.

Commissioner Weir: Glad to hear that the golf course idea is going away. We need to expand our identity as a city. Totally supports mixed use.

City Manager Dan Dawson: Village idea is a good one.

Commissioner Weir: Our village is cut in half by a highway.

Commissioner Hayworth: Even though it will be difficult to blend old and new areas, we can set the example for the Monterey Peninsula.

Alice Green, Del Rey Oaks resident: Absolutely!!

City Manager Dan Dawson: Housing element is over do, stalling the State because of the old negotiations and now we can move forward on it.

Commissioner Weir: Need to build a school, so the children can walk to school.

Commissioner Lucido: The new part of Del Rey Oaks will pick up the old part and it will blend beautifully. We need to prepare to be popular. Excited to have people here and revenue for the city. Should attend the City Council Meetings?

City Manager Dan Dawson: Yes, the meetings are informative. There will be several other opportunities to hear good information.

Commissioner Hayworth: Crossing 218 will always be an issue. Bridge?

Commissioner Thayer: Tax base is needed for supporting our maintenance and police department. We will need to embrace old and welcome new. A real issue is that something needs to be done with what we have now: old golf driving range, the RV parking and the 17 acres.

City Manager Dan Dawson: First Tee has called the City again, might be interested.

Commissioner Thayer: Easy to design and build, a recreation and RV park at the old golf driving range. Line of trees along 218 would look great! That location would be perfect for solar panels.

Commissioner Larson: There are so many directions to go. Lots of ideas and has a vision for long term financial stability. The Wine Village idea is a “destination” for Del Rey Oaks. 3,000 person amphitheater. The village environment will include shops and restaurants for Del Rey Oaks, Ryan Ranch and surrounding areas. Would like to see a recreation department run by the City. Utilizing the old golf driving range property, with bocce ball and volleyball, etc. The City could combine efforts with the Citizen Action Group to renovate the property.

Commissioner Lucido: If the City could make events the focus, it is a win-win for everyone.

Alice Green, Del Rey Oaks Resident: Concerts are loud! Doesn't want to live near it.

Commissioner Lucido: Too soon to go over all of the logistics. There are ways to direct music and noise as not to bother the neighboring areas. That will all be considered during the planning part of the project. Consider Carmel Sunset Center and the names it brings in and the money people pay for tickets. It's huge.

Commissioner Weir: Should be a good blend for locals and visitors.

City Manager Dan Dawson: Project can include work force housing and recreation opportunities. Not one of the employees can afford to live in Del Rey Oaks.

Commissioner Thayer: How much do we have to provide for visitors to the peninsula (?)

Commissioner Hayworth: Who would operate the venues.

Commissioner Larson: City run or agency.

Chairman Jaksha: Agrees with all the comments. DROCAG wants to see a blended new and old parts of the City and make the Oaks feel like they are part of the City. Liked the golf course idea, rather see open space than condos. Bridge over 218 is a great idea. Asks all to attend the DROCAG picnic. Is hesitant to speak up at City Council Meetings, but wants to speak as a resident not a Planning Commissioner. Wants to see a “percentage of revenue” break down for all of the ideas that are being considered.

Commissioner Larson: Immediate solutions should be addressed first, maybe its first tee or something else that might be able to move unto our larger portion of City later.

City Manager Dawson: Lots of really good ideas, but no one has offered any money.

Commissioner Hayworth: Who comes up with the new street names?

Commissioner Lucido: Developer picks the street name and the city decides.

Commissioner Hayworth: Stay consistent with current street names. Some streets should be named after the former mayors.

OLD BUSINESS: None

ANNOUNCEMENTS/COMMENTS:

City Manager Dan Dawson: Will be at the picnic on Sunday, available for input on the new projects around the city. Hopefully, wireless internet is available. Residents can put their information directly into the computer. If not, there will be a signup sheet for contact information.

Commissioner Ventimiglia: Area on Alta Circle is sinking and needs to be “beefed up”.

Commissioner Lucido: Will be at the picnic on Sunday.

Commissioner Thayer: Won’t be attending next month’s meeting.

Commissioner Larson: Will be at the picnic on Sunday.

NEXT MEETING: Wednesday, October 10, 2012 at 6:00 p.m.

7:15 p.m. Meeting Adjourned

Approved:

CITY OF DEL REY OAKS
BUILDING ACTIVITY REPORT
September 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	826 Portola	Espinola/Owner-Builder	New Single Family Dwelling	R-1	Current	9/4/2012
B-12-14	04/11/12	912 Via Verde	Miller/Sears Home Improve.	R&R Kitchen and bath	R-1	Current	7/18/2012
B-12-16	04/23/12	1064 Via Verde	Rezai/Wilson's Plumbing	New furnace	R-1	Current	n/a
B-12-19	05/10/12	1064 Via Verde	Rezai/Owner-Builder	Add windows	R-1	Current	n/a
B-12-20	05/17/12	1064 Via Verde	Rezai/Burkleo Roofing	Re-Roof to garage & remodel	R-1	Current	10/1/2012
B-12-22	05/21/12	4 Baxter Place	Raskoff/J.Luna Construction	Addition	R-1	Current	7/23/2012
B-12-29	07/12/12	100 Calle Del Oaks	Monterey Garage/Gable Const	Tenant Improvement	C-1	Current	7/31/2012
B-12-30	07/10/12	532 Pheasant Ridge	Goelzilt/Monterey Bay Const	Kitchen & Bath remodel	R-1	Finald	9/20/2012
B-12-31	09/12/12	34 Los Encinos	N/A- Wolfy's Roofing	Re-Roof	R-1	Current	9/10/2012
B-12-32	09/12/12	96 Carlton	Roglasky/Lang's Roofing	Re-Roof	R-1	Finald	9/27/2012
B-12-33	09/12/13	7 Voe Place	Munoz/Blakesly-Rick Edwards Constructio	Addition	R-1	Current	9/28/2012
B-12-34	09/25/12	837 Portola	Randazzo/Wolfy's Roofing	Re-Roof	R-1	Current	n/a
B-12-35	09/26/12	110 Carlton	Flores/Owner Builder	Remodel interior	R-1	Current	9/26/2012
B-12-36	09/27/12	2999 Mtry.Salinas Hwy	Tarpy's/Top Notch Const.	Renovation	C-1	Finald	10/1/2012

DATE: October 10, 2012
TO: Planning Commission
FROM: Karen Minami - Deputy City Clerk
RE: Agenda Item 6.A.- Verizon Wireless

Project Name: Verizon Wireless c/o Core Development Service

File Number: ARC#12-10/CUP#12-06

Site Location: Near – 827 Portola Drive

Planning Area: N/A

Environmental Status: CEQA Exempt

Project Description: Requesting Architectural Review and Conditional Use Permit to install six panel antennas on the existing PG&E lattice tower located on PG&E property. The access gate is located behind 827 Portola Drive and an 8'x22' equipment shelter and one electrical meter are also proposed.

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



CITY OF DEL REY OAKS

Application for: Use Permit Architectural Review

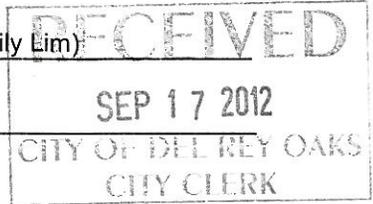
Applicants Name: Verizon Wireless c/o Core Development Services (Contact: Lily Lim)

Owner's Name: PG&E

Project Address: Near - 827 Portola Drive (Portola Drive & Canyon Street)

Telephone#: 510-847-8911 APN #: N/A

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.

This project consists of installing six (6) Verizon panel antennas on an existing PG&E lattice tower located on PG&E property. The access gate is located behind 827 Portola Drive. One (1) 8'x22' equipment shelter and one (1) electrical meter are also proposed.

Check here if additional materials are attached.

Lily Lim

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 w

-FOR OFFICE USE ONLY-

APPLICATION # ARC 12-10 CUP 12-06 DATE: 9/17/12
#10000 #820.00

FEE 920.00 CASH/CHECK/CC # 7819 RECEIVED BY: K. Murawski

DATE SCHEDULED FOR CONSIDERATION 10/10/12 @ 6:00pm

APPROVED _____ DENIED _____

Letter of Authorization – Fee Property

Wireless Provider: Verizon Wireless
Tower: 40809174 (22/147) Moss-Landing-Del Monte #1
Location: Portola Dr., Seaside
SBE: 135-27-020-4

Pacific Gas and Electric Company (PG&E), as the owner of the property referenced above, and pursuant to the terms and conditions of Master License Agreement for Antenna Attachments entered into by and between PG&E and GTE Mobilnet of California Limited Partnership, dba Verizon Wireless, by Cellco Partnership, its general partner dated July 23, 1997 (Wireless Provider), hereby authorizes the Wireless Provider, its agents, and contractors to:

- Access the PG&E Land referenced above, following advanced notice to PG&E.
- Conduct necessary activities such as site design visits, radio frequency tests subject to PG&E’s prior review and approval.
- Apply for and obtain all land use approvals and permits, to order building permit plans and architectural/engineering drawings which are appropriate for the installation, construction, and continued operation of a wireless communications site (including antennas and all ancillary equipment and structures).

This Letter of Authorization is subject to the following conditions:

- The Wireless Provider shall be solely responsible for satisfying all conditions of approval that may be contained in a conditional use permit issued by the responsible jurisdiction on behalf of “owner,” “applicant” and/or “development permit holder” as referenced in the conditional use permit for as long as the same may exist (without regard to the term of the Master License Agreement). Prior to the issuance of any conditional use permit, all conditions of approval, associated with permit must be reviewed and approved by PG&E’s Land Department.
- As the applicant, the Wireless Provider shall be solely responsible for the payment of all agency fees including, but not limited to application fees, costs of agency review and permitting fees.
- Before entering the PG&E Land, the Wireless Provider, shall furnish PG&E’s Land Department with satisfactory evidence that the Wireless Provider has procured the insurance policies and coverage’s set forth in the Master License Agreement.
- The Wireless Provider shall provide 24-hour advanced notice to PG&E’s Land Department prior to entry on the PG&E Land by contacting Maya Herr-Anderson at (415) 973-5736.
- The Wireless Provider, its agents and contractors shall not interfere with or impair PG&E’s use of the PG&E Facilities and Land.
- The Wireless Provider’s activities under this Letter of Authorization are subject to all of the terms and conditions set forth the Master License Agreement.

Date: July 5, 2012
Ralph Medina
Ralph Medina
Supervisor, Land Management
Pacific Gas and Electric Company

Site #: VZN-254534
Site Name: Hwy 218 & Fremont

**PROJECT DESCRIPTION FOR A NEW
VERIZON WIRELESS TELECOMMUNICATIONS FACILITY**

Applicant: Verizon Wireless
2785 Mitchell Drive
Walnut Creek, CA 94598

Applicant's Agent: Lily Lim
Core Development Services
10 Rollins Road Suite 202
Millbrae, CA 94030
lilim@core.us.com
510.847.8911

Site Address: Portola Drive & Canyon Street
Del Rey Oaks, CA 93940

APN: N/A Located on PG&E Fee Property



INTRODUCTION:

Verizon Wireless is formally requesting approval of a Use Permit and Architectural Review for the construction, use, and maintenance a new wireless telecommunications facility at Portola Drive and Canyon Street, on PG&E fee property. The development of this facility will further enhance Verizon's Northern California wireless network by allowing its customers seamless access to Verizon's nationwide network of services. Similar to the other existing wireless service providers, each Verizon wireless communication facility, or base station, will consist of transmitting and receiving antennas mounted on a communication tower or other suitable structure. It will also consist of radios for receiving and transmitting wireless communications and complex electronic equipment to operate the radios, interface with other wireless communication facilities, provide connections to the landline telephone network, and link the cell site with the main switching center. The Project Description provided herein is for an individual site, which will become an integral part of Verizon's Northern California wireless network.

PROJECT DESCRIPTION:

The proposed project involves mounting a total of six (6) panel antennas below the conductors of an existing PG&E lattice tower. The associated equipment will be located within an equipment shelter along with a generator on a concrete pad. The project has been designed so that all of the antennas will have the least amount of visual impacts from the surrounding commercial and residential properties.

The proposed project meets all the setbacks and height limits of the city's municipal code. The proposed facility utilizes an existing lattice tower in order to have a lesser impact on aesthetics. The requested height will provide the needed clearance for radio frequency objectives for a fully efficient operation. Any negative impacts the proposed project may have had are mitigated by collocating the antennas onto the existing tower. This proposed use and location are compatible with adjacent uses and the development character of the area.

The proposed facility is unmanned and only requires periodic maintenance, which equates to one trip approximately every four to six weeks. The proposed communication facility will not result in conditions or circumstances contrary to the public health, safety, and the general welfare. The proposed equipment associated with the telecommunication structure operates quietly or virtually noise free and does not emit fumes, smoke or odors that could be considered objectionable. Not only will this proposal benefit current and future subscribers by providing superior service through state-of-the-art communication technology, but will also provide emergency services to the City of Del Rey Oaks. Wireless communication is a vital element of the communications network for both emergency services and public welfare.

SITE COVERAGE/SELECTION:

This cell site is a "coverage" site, meaning that there is currently no Verizon coverage within the general area. This location is ideally suited to provide the coverage required by our ever-increasing customer base as well as to provide coverage in this part of the City Del Rey Oaks, City of Seaside,

and City of Monterey. The subject property is able to accommodate a facility that can be concealed from view without compromising the aesthetics of the property or negatively impacting surrounding properties.

OVERVIEW OF SITE DESIGN/LOCATION CRITERIA:

The network of VZW cell sites throughout the region is "locationally dependent," meaning that there is a necessary and logical interrelationship between each cell site. Eliminating or relocating a single cell site can lead to gaps in the system and prohibit VZW from providing uninterrupted service to customers in a defined coverage area. Further, the elimination or relocation of a cell site will most often have a "domino" effect on other cell site locations and necessitate significant design changes or modifications to the network.

In identifying the proposed WTF location, VZW network deployment personnel have selected a site that not only meets the technical objectives of RF engineering, but concurrently provides the best siting option with regard to other key criteria that include, but are not limited to: accessibility, utility connections, zoning compatibility, liability and risk assessment, site acquisition, maintenance and construction costs.

ALTERNATIVE SITE ANALYSIS:

Verizon always explores non-residential properties for interest and locating of a new facility, but if there are no viable non-residential options they would then proceed to public right-of-way installations. In order to equal one new facility as the collocation on the lattice tower proposed, sometimes 6-8 public right-of-way installations are required. Fortunately, there is PG&E property located behind a residential district, in which PG&E is interested in leasing space to accommodate a new Verizon Telecommunications Facility.

PROJECT BENEFITS:

The proposed project will provide the following community benefits:

- Telephone, data transmission, paging, short message functions, and voicemail services and reliable services for emergency purposes.
- Enhanced emergency response communications for police, fire, paramedics and other emergency services.
- Better voice and reception quality.

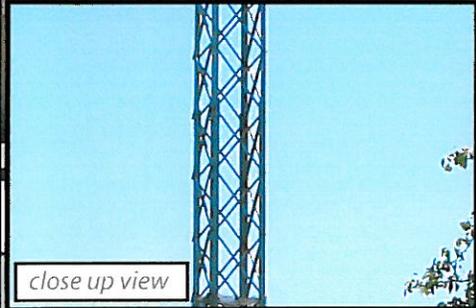
REGULATING AGENCIES:

Verizon Wireless is regulated by the Federal Communications Commission (FCC) and is authorized to operate. Verizon Wireless' telecommunications facilities operate at the lowest possible power levels and are well below established standards used by the FCC for safe human exposure to radio frequency electromagnetic fields. These standards have been tested and proven safe by the

American National Standards Institute (ANSI) and the Institute of Electrical and Electronics Engineers (IEEE).

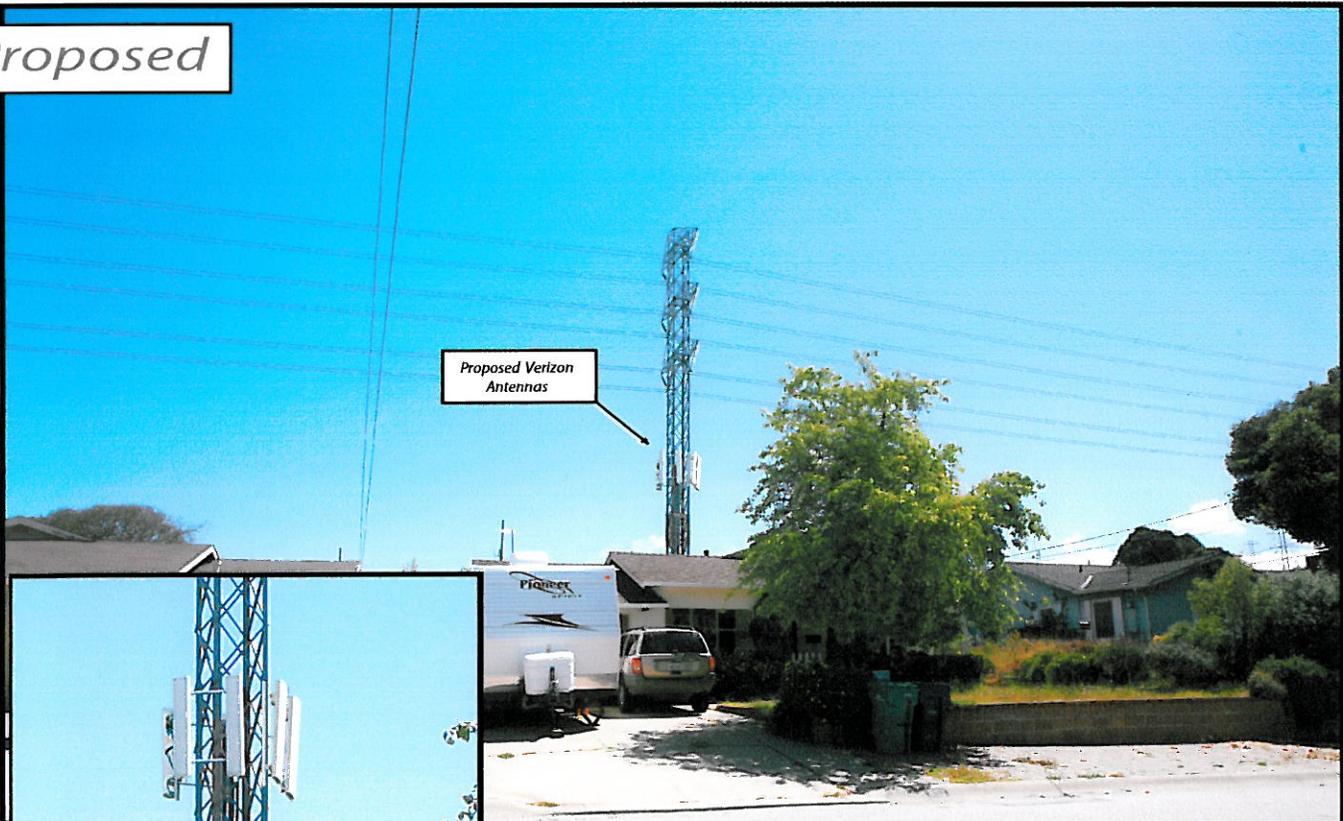
The proposed communications facility will operate in full compliance with the U.S. standards for radio frequency emissions as published by the American National Standards Institute (ANSI). The ANSI was developed by the committee composed of 125 scientists from universities, non-profit laboratories and Federal Health Laboratories (FDA, NIOSH and EPA). In 1992 the ANSI established, as a public safety standard, a maximum exposure level to radio frequency emissions of 1000 microwatts per centimeter squared (1,000 uW/cm²).

Existing



close up view

Proposed



Proposed Verizon Antennas



close up view

view from Portola Drive looking north at site



254534 Hwy 218 & Fremont
Near Portola Dr & Canyon St, Del Rey Oaks, CA

Existing



close up view

Proposed



Proposed Verizon Antennas

close up view

view from Portola Drive looking northwest at site



254534 Hwy 218 & Fremont
Near Portola Dr & Canyon St, Del Rey Oaks, CA