



CITY OF DEL REY OAKS

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

November 8, 2012

AGENDA

REGULAR DEL REY OAKS PLANNING COMMISSION MEETING
WEDNESDAY, NOVEMBER 14, 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, October 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, October 2012

6. NEW BUSINESS:

A. **Owner's Name:** Paul, Les and Andres Flores
Applicant's Name: Same as above
File Number: ARC#12-11
Site Location: 110 Carlton Drive
Planning Area: APN: 012-511-016
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to install a 5'x3' window in the center of the front facing wall, turn an existing breezeway into a entry way to house, build a deck to raise the floor of patio area and to change the exterior to stucco finish of the single family dwelling.

B. **Owner's Name:** Suzette Delong
 Applicant's Name: Same as above
 File Number: ARC#12-12/CUP#12-08
 Site Location: 11 Baxter Place
 Planning Area: APN: 012-501-013
 Environmental Status: Categorically Exempt
 Project Description: Requesting Architectural Review and Conditional
 Use Permit approval for a previously installed 5' 2" fence and 7' 4" trellis, at the
 entrance of single family dwelling.

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

8. **NEXT MEETING:** Wednesday, December 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, OCTOBER 10TH, 2012 AT 6:00 P.M. CHARLIE BENSON MEMORIAL HALL

Present: Commissioner Larson, Hayworth, Weir, Ventimiglia and Chairman Jaksha
Absent: Commissioner Thayer and Commissioner Lucido
Also Present: City Manager Dawson and Deputy City Clerk Minami

CONSENT AGENDA:

The Commission considered **ITEM 3.A.**, Planning Commission Meeting Minutes, September 12, 2012.

Motion by Commissioner Hayworth to approve, seconded by Commissioner Larson

There were no public comments received

Motion passed 5-0

PUBLIC COMMENT: None

BUILDING REPORT:

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

NEW BUSINESS:

Discussion Item

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.
Lily Lim, Core Development: The difference between this project and the others already approved is the all equipment will be kept inside the building. The panels will be up 40 feet.
Commissioner Ventimiglia: Thought the Commission was hearing this item again.
Chairman Jaksha: That was another cell location.
Commissioner Larson: How big is shelter?
Lily Lim: 8x8x12
Alice Green: Where is 827 located?
Commissioner Larson: Toward Burger King

City Manager Dawson: Proposed access road? Two existing lots?

Lily Lim: The road is already there, and the wording is for internal use only. Same easement as other carriers. In between two houses.

Commissioner Larson: It's in between two houses, it's a PG&E easement, and it's how they access the property.

Motion by Commissioner Ventimiglia to approve ARC #12-10/CUP#12-06, as presented, seconded by Commissioner Weir.

No other public comment was received.

Motion passed 5-0

POTENTIAL USE OF GOLF DRIVING RANGE PROPERTY *Discussion Item*

City Manager Dawson: Had several open meetings and several discussions with different people that want to do a variety of things with the land. The conclusion, the City needs to do something that generates revenue. Brad Slama contacted the City with an RV and Recreation Park concept. This meeting is for discussion and ideas, so Brad can receive feedback from us.

Brad Slama: Egress and Ingress will be from Wilson Way. Storm drains will be constructed. Wants to develop a "high end yet green RV Park". The Community Center and Recreation Facilities will be available for the citizens of Del Rey Oaks. Looking to use buildings at the former golf driving range for retail and refreshments. Will install solar panels on the property. Adding trees throughout for shade. 25 foot set back from the creek. The way the road is set up, the RV's will not be driving within the City.

Commissioner Ventimiglia: History: 100 year flood plain. Some residents will not want this, it's a hard sell. Boundary of Monterey won't want it, lots of resistance from the C.O.N.A. Safeway uses Wilson Way for employee parking. There's a well, but no potable water.

Commissioner Weir: Glad to hear about well, didn't know. How about Cal Am?

Brad Slama: Existing Cal Am hook ups from former resident.

Commissioner Weir: What type of revenue?

City Manager Dawson: T.O.T., which would be approximately 10.5% the county average. Monthly would be between \$4,000.00 and \$15,000.00 depending on the time of year.

Commissioner Weir: In the City's code

City Manager Dawson: Yes

Commissioner Hayworth: Egress and ingress concerns, would like to hear from the Chief of Police on the traffic and safety issues. Really likes the idea, and will like it more when the other issues are figured out. Who will run it? What are the hours?

Brad Slama: The company will run it, the hours will be 8:00am to 8:00pm. Might consider 24 hour but doesn't think it will be necessary.

Commissioner Larson: Wanted to see golf, but it really isn't a money maker. The area zoned for parks and recreation and this plan is a perfect match. Loves the idea of solar. What is the occupancy at the Marina RV park?

Brad Slama: May through Oct it will be 100% and it's 70% the rest of the year.

Commissioner Larson: Traffic study, entrance issues, parking issues: all “doable”. How big is each space and will the space accommodate the extra vehicle? Will there be a maximum stay limit?

Brad Slama: Average space will be 8 feet wide (25x50), plenty of room for extra car. 30 day stay, at \$70.00 a night.

Commissioner Larson: Likes the resident factor, great use of space and revenue for the city. Everyone has been talking about a walking path, would be a nice addition. Gateway to the City! Online reservations are a must.

Chairman Jaksha: A lot of questions already got answered. What about Safeway utilizing that area for parking? Sewage? Traffic? Partying? Really likes the idea of walking path and suggests a dog area for the RV residents with dogs. Reservation for sports. Good revenue and idea for the City, developers will have to appease residents by beautifying the entrance of the City. Shade trees are a great idea.

City Manager Dawson: Safeway has been given the opportunity and choose not to take it for the parking. Parking on Wilson won't be a problem, if the curbs are painted red. Sewer lines are Seaside Sanitation and the pump station is down at the property.

Commissioner Ventimiglia: Fire issues: one way in/out, might end up like a Pebble Beach fire, 2400 ft. circumference around fire hydrants, water supply will be much more than proposed, sprinklers will be needed, fire mains may be required, change of use on the buildings may be needed, turn around large enough for fire truck. Seaside Fire will look into all of this. Have another exit, Rosita Rd? Along the creek toward the Public Works yard?

Chairman Jaksha: A walking path could be turned into an emergency exit, if needed.

Commissioner Ventimiglia: Where are the extra cars going to park? On the street? How big are the spaces for the RV's?

Brad Slama: Safety is the main concern. Plenty of room for a car to park next too or behind RV.

Commissioner Larson: To limit water usage, could some spaces be without water hook up?

Brad Slama: Research shows that RV vacationers require all hook ups. Water, cable, PG&E and wireless are a must or they don't book the spot. His company just finished building a mini storage in Greenfield, that the company runs. The consultant for this project has 25 years experience in building and running RV parks.

Commissioner Hayworth: Experience shows that higher rent will attract high end RV's.

Brad Slama: Carmel Valley RV park charges \$90.00 and it isn't close to anything.

Chairman Jaksha: Best location to charge a premium, during events.

Brad Slama: Next step will be to talk to Seaside Fire, consultants, and prepare traffic study. Would like to have a Conditional Use Permit application ready for the February 2013 meeting.

Commissioner Ventimiglia: Night lighting?

Brad Slama: All LED, and 30% downward only.

City Manager Dawson: Brad has already met with Denise Duffy. Might need a Negative Declaration. Planning public meetings will be scheduled so citizens will be informed.

Chairman Jaksha: More positive than negative. Hopefully citizens will see it that way. Everyone wants to see something attractive.

Commissioner Ventimiglia: It's always about money. It will kill the business if an RV has to wait 30 minutes to get out on Canyon Del Rey. Need a traffic light.

PUBLIC COMMENT:

Matt Holiday, resident: Great idea! Who's liability?

Brad Slama: The companies liability.

Alice Green, resident: 25 feet from the creek isn't enough. Doesn't care about flooding. The relationship between the creek and the park is important.

Brad Slama: Fish and Game was worried only about the crest of the creek, and said 25 feet was plenty of room. He is in touch with the Army Corp.

Commissioner Weir: Appreciates the presentation, before a formal application is submitted.

Brad Slama: Good input tonight.

OLD BUSINESS: None

ANNOUNCEMENTS/COMMENTS:

Commissioner Ventimiglia: Did Dan get his e-mail. Had a nice time at the picnic.

City Manager Dawson: No, will check on it.

Commissioner Hayworth: Great time at picnic

Commissioner Larson: Nice article about "Polite Political Race" in the Herald.

Chairman Jaksha: Next years' picnic will be for the 60th Birthday party of the City. Lots of planning and City involvement will be needed.

NEXT MEETING: Wednesday, November 14, 2012 at 6:00 p.m.

7:15 p.m. Meeting Adjourned

After adjournment: Commissioner Larson, told Deputy City Clerk Minami he will not be at the November meeting.

Approved:

**CITY OF DEL REY OAKS
BUILDING ACTIVITY REPORT
November 2012**

PERMIT#	DATE	ADDRESS	NAME	PROJECT DESCRIPTION	TYPE	STATUS	LAST INSP.
B-12-03	01/12/12	830 Altura	Canright/Winkleback	Addition	R-1	Final	10/30/2012
B-12-08	02/23/12	1072 Paloma	Mickel/Owner-Builder	Foundation stabilization	R-1	Final	10/18/2012
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	Final	10/28/2012
B-12-29	07/12/12	100 Calle Del Oaks	Monterey Garage/Gable Const	Tenant Improvement	C-1	Current	10/28/2012
B-12-31	09/12/12	34 Los Encinos	N/A- Wolfy's Roofing	Re-Roof	R-1	Current	9/10/2012
B-12-33	09/12/13	7 Voe Place	Munoz/Blakesly-Rick Edwards Constructio	Addition	R-1	Current	11/8/2012
B-12-34	09/25/12	837 Portola	Randazzo/Wolfy's Roofing	Re-Roof	R-1	Current	9/26/2012
B-12-35	09/26/12	110 Carlton	Flores/Owner Builder	Remodel interior	R-1	Current	9/26/2012
B-12-37	10/09/12	13 Alta Circle	Abbanet/Owner Builder	Add shower to bathroom	R-1	Current	10/9/2012

DATE: November 14, 2012
TO: Planning Commission
FROM: Karen Minami - Deputy City Clerk
RE: Agenda Item 6.A.- 110 Carlton Drive

Project Name: Les Flores
File Number: ARC#12-11
Site Location: 110 Carlton Drive
Planning Area: APN# 012-511-016
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to install a new 5' x 3' window in the front of the house, to turn the existing breezeway into entry way, to build a back and raise the floor up in patio area and to change exterior to stucco finish. Colors and materials to match existing.

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

Commissioner Weir will need to step down, she owns a home within 500 feet of the project.



RECEIVED
OCT 24 2012
CITY OF DEL REY OAKS
CITY CLERK

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 Les Flores

OWNER'S NAME Les Flores, Paul Flores, Andres Flores

PROJECT ADDRESS 110 Carlton Dr.

TELEPHONE# 831-236-2367 APN # _____

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 detailed plot plan.

- We are installing a 5'x3' window in center front wall of kitchen.

- We are making an existing breezeway an entry to the house now.

- We are ~~doing~~ stucco on the outside all around the house.

~~- We are building a 3' fence in front of the property.~~

- We are building a deck to raise the floor up in patio area.

Check here if additional materials are attached.

Les Flores

Applicant's Signature

I HAVE RECEIVED A COPY OF THE CITY'S FLAGGING/NETTING POLICY AND UNDERSTAND THE REQUIREMENTS THAT MUST BE MET LF

-FOR OFFICE USE ONLY-

APPLICATION # ARC 12-11 DATE 10/24/12

FEE \$ 200.00 CASH/CHECK # _____ RECEIVED BY K Murami

DATE SCHEDULED FOR CONSIDERATION 11/14/12 @ 6:00

APPROVED _____ DENIED _____

DATE: November 14, 2012
TO: Planning Commission
FROM: Karen Minami - Deputy City Clerk
RE: Agenda Item 6.B.- 11 Baxter Place

Project Name: Suzette Delong
File Number: ARC#12-12CUP#12-08
Site Location: 11 Baxter Place
Planning Area: APN# 012-501-013
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review and Conditional Use Permit approval for a previously installed 5'2" fence and 7'4" trellis at the entrance of the single family dwelling. Colors and materials match existing.

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



RECEIVED
OCT 30 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 Suzette Delong

OWNER'S NAME Suzette Delong

PROJECT ADDRESS 11 Baxter Pl

TELEPHONE# 831-601-5608 APN# 012501013000

LOT# 13 BLOCK# 6 SUBDIVISION 3

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.

Replace existing Fence and Trellis.

Check here if additional materials are attached.

Suzette Delong
Applicant's Signature

I HAVE RECEIVED A COPY OF THE CITY'S FLAGGING/NETTING POLICY AND UNDERSTAND THE REQUIREMENTS THAT MUST BE MET FENCE WAS BUILT

-FOR OFFICE USE ONLY-

APPLICATION # ARC 12-12 CU1208 DATE 10-30-12

FEE \$ 200.00 CASH/CHECK # CC RECEIVED BY: [Signature]

DATE SCHEDULED FOR CONSIDERATION Wed. Nov. 14th @ 6pm

APPROVED _____ DENIED _____