

CITY OF DEL REY OAKS

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

May 23, 2014

AGENDA

SPECIAL DEL REY OAKS PLANNING COMMISSION MEETING

WEDNESDAY, MAY 28, 2014 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, April 9, 2014

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 2014

6. NEW BUSINESS:

- A. Chairman Lucido's Letter of Resignation and Nomination of New Planning Commission Chairperson.

Action Item

- B. **Owner's Name:** Clifton
Applicant's Name: Nathan Benich
File Number: ARC#14-03
Site Location: 17 Los Encinos
Planning Area: APN: 012-592-005

Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to legalize addition of enclosed patio room at the rear of the house and to convert the garage back to original intended use.
Materials and colors to coincide with the Del Rey Oaks Municipal Code.

C. **Owner's Name:** Mark Bordonaro
Applicant's Name: Andy Tope
File Number: ARC#14-02&CUP#14-08
Site Location: 899 Rosita Rd
Planning Area: APN: 012-551-006
Environmental Status: Initial Study and Mitigated Negative Declaration to be prepared per CEQA.

Project Description: Requesting Architectural Review and Conditional Consideration of Plans and Request for Use Permit to build a facility that will function as a work yard surrounded by displays of pathways, ponds, flowers, plants and supplies at the old driving range site. The main showroom, saw shop and trucks both on location and in the service yard, the equipment is usually shut down by 5:00 pm. The entrance to Tope's Sustainable Garden Center will be from a proposed remodel of the clubhouse building at the end of the driveway off of Rosita Road. Inside building will have landscaping products on display. Outside toward the yard will be the Home and Outdoor Living Courtyard with fireplaces, fountains, trellises, arbors, pergolas and more. Proposed parking will be located at the right side entrance designed to be ADA compliant. The driveway on the left side of the main building will serve as access to the Courtyard, Maintenance Area, Material Cribs, Mulch Area and Service Yard. At the center of the site will be two bio ponds on each side of a newly constructed bridge that connects the Courtyard to the Service yard. This bridge will be surrounded by native plants, perennial plants, trees, material cribs and like products/materials. The entire site will be designed to conform to the Monterey Regional Post-Construction Stormwater Requirements Program. The applicant's stated goal is to provide quality tree care and landscaping materials to the community at affordable rates. Customer satisfaction is guaranteed with all of the services Tope's Sustainable Garden Center provides.
Materials and colors to coincide with the Del Rey Oaks Municipal Code.

7. ANNOUNCEMENTS/COMMENTS BY PLANNING COMMISSIONERS

8. NEXT MEETING: Wednesday, June 11, 2014 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, APRIL 9, 2014 AT 6:00 P.M. CHARLIE
BENSON MEMORIAL HALL**

Present: Chairman Jaksha, Hayworth, Weir, Green, Lucido, Gaglioti and Reikes

Absent: None

Also Present: City Attorney Trujillo, City Manager Dawson and Deputy City Clerk
Minami

CONSENT AGENDA:

The Commission considered **ITEM 3.A.**, Planning Commission Meeting Minutes,
November 13, 2013.

Motion by Commissioner Weir to approve, seconded by Commissioner Hayworth

There were no public comments received

Motion passed 7-0

PUBLIC COMMENT:

Rolf Langland: Wants a higher resolution zoning map of the work memorial
park area than the one he received from City Hall. What is the description of greenbelt,
in reference to the no dumping sign on Rosita? Where does the regulation come from?
Wants a flood zone map. Cal Trans told him DRO would do traffic study and he wants
to know the status.

City Manager Dawson: Happy to discuss all of this, stop by City Hall. Will find
out the regulation for the no dumping sign. FEMA has map and so does City Hall. Met
with Cal Trans, Safeway hasn't turned in application and DRO doesn't have money for
a traffic study.

BUILDING REPORT:

The Commission accepted **ITEM 5.A.**, Building Activity Report, March 2014

*Chairman Jaksha request to chair his last meeting and if no one objects, he requests
that Item A to elect new chair is moved to Item C.*

There were no objections.

NEW BUSINESS:

- A. **Owner's Name:** Lazaro Espinola
Applicant's Name: Lazaro Espinola
File Number: ARC#14-01 & VAR#14-01
Site Location: 826 Portola Drive
Planning Area: APN: 012-471-005
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review and Variance approval for work started with no permit and built on City Property. Work includes a concrete wall, electric driveway gate, and entry gate in the front and wall on the side of the single family dwelling.
Upon approval, this item will require a Covenant and Agreement with the City, which will be heard at the next City Council Meeting. Materials and colors to coincide with the Del Rey Oaks Municipal Code.

Commissioner Gaglioti step downs, he owns a home within 500 feet of the project.

Commissioner Gaglioti: Can he make comments as a resident.

City Attorney Trujillo: Yes, only as a resident.

Eric Ruiz, Applicants Representative: Reason for the wall is because of water drainage.

Commissioner Green: Fence will have wrought iron?

Commissioner Weir: Was the work done with the knowledge he was on city property? Doesn't understand how the wrought iron would stop water.

Commissioner Hayworth: It's two items: retaining wall and fence. What's the reason for the gate?

Applicant Rep: Security. The retaining wall is to protect from water and damage.

Commissioner Lucido: Lots of concerns. No permit. Variance should have a "topo" survey. How close is wall to the back of curb line? None of this is shown on plans, there are no reference markers.

Applicant Rep: Excavated at the curb and toward the wall, the wall is 16" on City property.

Commissioner Reikes: With a slope of the land, there are many things that can be done to avoid a lake of water by wall.

John Gaglioti, 864 Portola: Thanks the city staff, Saturday and Sunday he noticed work being done and by Monday morning, there was a stop work. The house that is there now is so much better than what was there. They did a great job and the finished product will look great. Thanks the owner, but wants there to be a penalty for unpermitted work.

City Manager Dawson: Shows the pictures of work, and explains that the wall is almost 5' on city property. Disappointed because they did the work on a weekend. Very problematic, because involving more parking with a car port and setting a precedent in the City if we allow this to be completed. Recommends the project to be denied.

Commissioner Green: Agrees with City Manager Dawson, large encroachment but does like the wrought iron. Too much concrete.

Commissioner Weir: Quotes the variance requirements, and then reads applicants response. Slope and drainage is not extenuating circumstances. A lot of homes in DRO have drainage issues, including hers. Doesn't meet the variance requirements.

Applicant: Doesn't understand why it's being called a carport, that is not what will happen. Variance will be for additional 6" to fence and will remedy to all of this.

Commissioner Weir: Variances are not unique to this city and there are other ways to differ rain water.

Chairman Jaksha: Shouldn't be considering the covenant agreement right now, just design review.

Commissioner Hayworth: Not fitting in with the neighborhood.

Applicant: House can't pass final inspection without storm drainage issue solved.

Commissioner Hayworth: Has the house been finalized?

Applicant: Yes.

Commissioner Hayworth: None issue then. Two slabs, one old and one new?

Applicant: Shows picture, yes one is new.

Deputy City Clerk Minami: Stop work was issued when they were pouring new slab.

Commissioner Lucido: Process and procedure is most important and it would have been nice to see a design before this. Grabbing a slice of city property. Not a good idea for us to approve this, it doesn't meet variance requirements.

Applicant: Now it's getting confused because he didn't get permission.

Commissioner Reikes: If the city gives you 4', then everyone will want it. Have to act like it wasn't there in the first place, and go from there. Hard to get permission when it's already there.

Chairman Jaksha: Agrees with Commissioner Lucido. It was surveyed when it was built and the contractor knew where the property lines were and he still built the wall. Construction trucks will be behind the wall. If approved, the gate needs to be moved back at least 3', including pillars.

Motion by Commissioner Weir to reject ARC #14-01 and VAR #14-01 as presented, seconded by Commissioner Hayworth, with the condition that the project goes to the City Council for approval for the covenant agreement and upon approval it can come back to Planning Commission with topo survey and more specific design.

There were no public comments received

Motion passed 6-0

Applicant: Both items were rejected? Shouldn't it have gone to the City Council first?

Commissioner Lucido: Should it have gone to the City Council first?

City Manager Dawson: Maybe it should have, but all applications go to Planning Commission first and then to City Council.

Commissioner Gaglioti returns to the dais.

B. POTENTIAL USE OF FORMER FORT ORD PROPERTY

Discussion Item

City Manager Dawson: Brad Slama is here to give information and review the map that was reviewed at the last City Council Meeting. Wants to get feedback and ideas from the Commission and public.

Commissioner Lucido: Have to step down, has done business in the past with Slama?

City Attorney Trujillo: Not for this information.

Brad Slama: Goals include a seamless community extension to create new and blend with original part of City and to create a long term residual revenue outlook for Del Rey Oaks, plus create a surplus.

Reviews design: solar farm, feed back into the city. Pocket retail, maybe a Whole Foods and other small retail will help with traffic congestion from Safeway. Visitor's center will be the R.V. park, a good community to stay in for a few weeks at a time and travel from. New homes: 500 with minimum of 6,000 square foot lots, they won't be stacked like other developments. Commercial and offices. Community Village, maybe move Police and City Hall up there. Lots of walking and bike paths to connect the two sides of the City. Ft. Ord National Monument access will be there and shops to benefit from the National Monument and the City will benefit from all of it.

Bob Casey of 12 Greenock Place: Traffic will be a problem, with 500 new homes, too many cars now, wants a traffic study done.

Brad Slama: Traffic studies are required and will be done.

Commissioner Reikes: Staging the first phase will be the R.V. park and infrastructure should start first.

Brad Slama: Class A loads will be part of FORA and the widening of GJM Blvd. Traffic Study, CEQA and possibly a NEPA.

Commissioner Gaglioti: 4 million per watt for solar. All phased in.

Brad Slama: Infrastructure and R.V. park will be first, then retail. 10 years to build out, with no denials of application. Economy is improving.

City Manager Dawson: Meet's all of the FORA requirements.

Commissioner Lucido: Love's the brain storming, it's a great plan. No hotel, is that because of water?

Brad Slama: Yes.

Commissioner Lucido: A plan to get from one side of the city to the other?

Brad Slama: TAMC and Park District will be involved and the City will push to get access. Once the DDA is signed, one more work shop, then a plan and a formal application will be brought to the Commission to pin it down and then to get the EIR started.

Commissioner Hayworth: With General Plan?

Commissioner Weir: More consistent plan than the other one.

City Manager Dawson: The 1997 Base Reuse Plan and General Plan is in line with this plan.

Commissioner Green: Important to have this be something that will go into the future 20 years. We will all be in electric cars and the traffic and roads will be very different. Needs to be a separate General Plan just for this project.

Chairman Jaksha: Hotels will bring in occupancy tax and that's what the City needs. Bed and breakfast would be great. The City doesn't make a lot from property tax. Walkway and animal corridor. Joint Planning Commission/City Council meetings. Independent planner? Retail centers aren't doing well, like in Seaside. All and all, it's a very nice plan.

Brad Slama: They will have independent planner for residential.

Public Comment:

Pat Lintell of Rosita Rd.: Has the litigation been settled with other developers? Doesn't want the property agreement like the last one.

City Manager Dawson: It's still going on and the hearing is set for April 25. Approximately May 15th, the letter from D.O.F. will be delivered to City. These new developers are starting the planning now, so when it's ready, we jump!

Chairman Jaksha: Contractors?

Brad Slama: In house commercial and retail. Residential will be outsourced with a specialist. We will put our money where our mouth is, we will leave and play there. Not going to play for free like other developers. Phase is out, build it up, do it right and have a great product to be proud of.

C. NOMINATION AND ELECTION OF NEW PLANNING COMMISSION

CHAIRMAN *Action Item*

Chairman Jaksha: Will be turning over the gavel to someone else and stepping down as Chair. Thanks everyone, and staff.

Commissioner Lucido: Throws hat in.

Commission Weir: Would like to stay Vice Chair.

The Commission elected Commissioner Lucido as Chairman, 6-0.

City Manager Dawson: Thank you George!

There were no public comments received

OLD BUSINESS: None

ANNOUNCEMENTS/COMMENTS:

Commissioner Lucido: Worried about conflict of interest, in 10 years hasn't been a problem. Had to step down a few times, because he represented residents but wants to be part of the city.

City Attorney Trujillo: Tonight wasn't an issue because there wasn't a decision. Situations where someone has to step down, a few areas of bias arise: bias is favor and the appearance of bias in favor and even when the Commissioner steps down: there could be an appearance of bias.

Chairman Jaksha: In a small city, everyone knows everyone. Disclosure is important.

City Attorney Trujillo: When Commissioner Gaglioti stepped down is the perfect way to handle it, he kept it in the scope of interest.

Commissioner Lucido: Will check in on individual items.

Commissioner Green: Thanks the City of the opportunity to go the Planning Commissioner Academy, 13 presentations. Loved the entire thing but especially the traffic and transportation sessions.

Commissioner Hayworth: Thank you George! Really learned a lot of the Academy and hopes next year he can go for the 3 days.

Commissioner Lucido: Called the residents that want to be on the dog park committee, it will be fact finding and will follow up with City Manager.

Commissioner Reikes: Interesting how it's calmed down at the dog park, doing nothing sometimes is the best solution.

Chairman Jaksha: Tonight's meeting was about the future development and there are 2 residents, but when it's about the dog park: the place is packed. Thanks everyone for the opportunity to serve as Chairman.

NEXT MEETING: Wednesday, May 14, 2014 at 6:00 p.m.

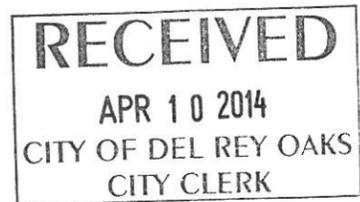
7:55 p.m. Meeting Adjourned

Approved:

**CITY OF DEL REY OAKS
BUILDING ACTIVITY REPORT
April 2014**

PERMIT#	DATE	ADDRESS	NAME	PROJECT DESCRIPTION	TYPE	STATUS	LAST INSP.
B-13-25	07/08/13	425 Canyon Del Rey	7-Eleven/Powerhouse Const.	Lighting upgrade	R-1	Current	7/8/2013
B-13-28	08/20/13	908 Rosita Rd	Brewer/Owner Builder	Attic Vent and deck repair	R-1	Current	10/28/2013
B-13-30	08/29/13	14 Work Ave	Nelson/Slaton Roofing	Re-Roof	R-1	Current	9/2/2013
B-13-31	09/18/13	1012 Rosita Rd	Rodrigues/Owner Builder	Framing and Electrical	R-1	Current	9/18/2013
B-13-33	10/15/13	2999 Mtry/Slns Hwy	Tarpys/Wolfs's Roofing	Re-Roof	C-1	Current	10/15/2013
B-13-35	10/18/13	908 Via Verde	Budrick/Sharp Const.	Foundation work	R-1	Current	4/1/2014
B-14-02	01/14/14	100 Calle Del Oaks	Hillesheim/Gabel Homes	Tenant Improvement	C-1	Final	2/25/2014
B-14-03	01/14/14	15 Brae Place	Trenner/Owner Builder	Interior remodel	R-1	Current	1/22/2014
B-14-04	01/22/14	19 Work Ave	Bouroughs/Knox Roofing	Re-Roof	R-1	Current	1/22/2014
B-14-07	03/06/14	463 CDR (Dentist)	AG Davi/Mtry. Custom Bld.	Tenant Improvement	C-1	Current	3/6/2014
B-14-10	03/27/14	52 Carlton	Gregory/BlueBird Carpentry	Interior remodel	R-1	Current	3/27/2014
B-14-11	04/02/14	800 Portola	Masscudi/Saroyan	Tenant Improvement	C-1	Current	4/2/2014
B-14-12	04/04/14	457 CDR	Stone Creek Nails/Mid Cal	Repair Ventilation	R-1	Current	4/4/2014
B-14-13	04/07/14	939 Paloma Rd	Akins/Williams Roofing	Re-Roof	R-1	Current	4/7/2014
B-14-14	04/16/14	54 Work	O'Donnell/Wolfs's	Re-Roof	R-1	Current	4/16/2014
B-14-15	04/25/14	1130 Rosita	Jaksha/Acosta Builders	Interior remodel	R-1	Current	4/25/2014

FRANK LUCIDO JR.
2 Saucito Avenue
Del Rey Oaks, CA 93940
831-224-3686
franklucidojr@comcast.net



10 April 2014

Mr. Daniel Dawson
City Manager of the City of Del Rey Oaks
650 Canyon Del Rey Road
Del Rey Oaks, CA 93940

RE: Planning Commission Resignation

Dear Mr. Dawson,

After discussing the events of last night with my advisors, I've decided it is time to leave the Planning Commission and look for other ways to contribute to the City's future.

I have thoroughly enjoyed my time as a member of the planning commission. It has been an honor and a privilege to work with so many wonderful people. I will cherish my experience, and I will miss working with everyone involved.

Although I will continue to volunteer in the capacity of a resident of the city, I must resign from the Planning Commission effective immediately.

Please feel free to contact me directly should you have any questions.

Sincerely,

A handwritten signature in blue ink that reads "Frank Lucido Jr." in a cursive script.

STAFF REPORT

City of Del Rey Oaks

Office of the City Clerk

DATE: May 28, 2014
TO: Planning Commission
FROM: Karen Minami - Deputy City Clerk
RE: Agenda Item 6.B.-17 Los Encinos

Note: This item was continued from the May 14, 2014 canceled meeting.

Project Name: Nathan Benich
File Number: ARC#14-03
Site Location: 17 Los Encinos
Planning Area: APN# 012-592-005
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to legalize addition of enclosed patio room at the rear of the house and to convert the garage back to original intended use.
Materials and colors to coincide with the Del Rey Oaks Municipal Code.

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

Commissioner Jaksha and Commissioner Reikes will need to step down, they own homes within 500 feet of the project.



CITY OF DEL REY OAKS

Use Permit: Conditional
Choose all that Minor
Apply Home Occupational
 Signage
 Auxiliary Building

Variance: Yes
 No

Architectural Review Type:

Residential
 Commercial

Applicants Name: Nathan A. Benich

Owner's Name: Clifton's

Project Address: 17 Los Encinos Drive

Telephone#: 408-805-0363

APN #: 012 592 005

Lot #: _____ Block: _____ Subdivision: _____

RECEIVED
APR 30 2014
CITY OF DEL REY OAKS
CITY CLERK

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.

*Legalize addition on back of house
*Convert garage back to original intended use

Check here if additional materials are attached.

[Signature]
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 [Initials]

-FOR OFFICE USE ONLY-
APPLICATION # ARC 14-03 DATE: 4/30/14
FEE 120.⁰⁰ CASH/CHECK/CC # 1150 RECEIVED BY [Signature]
DATE SCHEDULED FOR CONSIDERATION May 14th 2014 @ 6:00pm.
APPROVED _____ DENIED _____

STAFF REPORT

City of Del Rey Oaks

Office of the City Clerk

DATE: May 28, 2014
TO: Planning Commission
FROM: Karen Minami - Deputy City Clerk
RE: Agenda Item 6.C.- 899 Rosita Rd

Note: this item was continued from the canceled 5/14/14 meeting.

Project Name: Mark Bordonaro/Andy Topes
File Number: ARC#14-02&CUP#14-08
Site Location: 899 Rosita Rd
Planning Area: APN# 012-551-006
Environmental Status: Initial Study to be prepared; Environmental document is required per CEQA. The document will likely be Mitigated Negative Declaration

Project Overview: The applicant is requesting Architectural Review and Conditional Use Permit to build a facility that will function as a retail center and a work yard surrounded by displays of pathways, ponds, flowers, plants and supplies, to be called "Tope's Sustainable Garden Center." Tope's Sustainable Garden Center remodels the existing building at the end of the driveway off of Rosita Road. The building will house landscaping products. An outdoor "Home and Outdoor Living Courtyard" will be located along the existing building and include fireplaces, fountains, trellises, arbors, pergolas and like products. Parking is proposed to be located at the right side entrance. Project description is further provided below.

Location: The Proposed Project (Project) is located on a City-owned parcel formerly used as a golf driving range and clubhouse facility (commonly known as the "Old Del Rey Oaks Driving Range"). Canyon Del Rey Road (State Route 218) travels along the northern property line; the adjacent and nearby land uses are residential and commercial, in addition to public recreational trails and tennis courts.

Project Description: The Applicant proposes to lease the land to build "Tope's Sustainable Garden Center." The Tope family has been running a full-service tree company with a storefront on Franklin Street in Monterey; the family has been in business on the Central Coast since 1979. The applicant intends to build a facility that will serve as a storage area, work yard, and retail center for landscaping supplies, plants, trees, and accessories for the home and garden.

The two existing buildings on site will be renovated to become a "showroom" entrance and a saw shop. Behind the showroom entrance are three planned areas: 1) outdoor courtyard and retail; 2) bio ponds and bridge; 3) service yard with landscaping material cribs and heavy equipment.

Retail access to the outdoor courtyard and retail area of the site is proposed from Rosita Road, a 60-foot wide city surface street that feeds traffic from SR 218 to a residential neighborhood of single

family homes. Customer parking will be in the existing cul-de-sac driveway that will be expanded to include eleven (11) regular parking spaces and one (1) ADA-compliant handicap parking space. Customers can park in the lot and walk through the work yard. Employees and customers can opt to continue along the driveway to access the courtyard, maintenance area, material cribs, mulch area, and service yard. To exit the work yard, drivers can proceed along the driveway to exit Wilson Drive, a 50-foot wide city street or turn around and exit the driveway back through the Rosita Road entrance.

The outdoor living courtyard area is shown on the attached design plans. The courtyard includes a varied display of fireplaces, fountains, trellises, arbors, pergolas, and similar outdoor structures.

According to the applicant and plans, the centerpiece of the site will be two ponds and a bridge that connects the Courtyard to the Service yard. The pond area is shown on the conceptual plans and engineered site plan (attached). The two proposed bio ponds will collect stormwater runoff and direct it to the creek, which follows the southern portion of the property line. This bridge will be surrounded by native plants, perennial plants, trees, material cribs and more. The entire site will be designed to conform to the Monterey Regional Post-Construction Stormwater Requirements Program.

The service yard is closest to Wilson way and is proposed to be heavily landscaped with pathways, ponds, flowers, plants, and gardening supplies. Parking areas are shown on the plans.

Approximately 12 employees will be working from 7:30 am to 4:30 pm in the main showroom, saw shop and trucks both on location and in the service yard. The equipment is usually shut down by 5:00 pm.

The plans also show a new pedestrian path that will run along the northern side of the creek. The path will start near the cul-de-sac parking lot and end at Wilson Drive, where the existing commercial shopping center is located. The walking path running adjacent to the creek will be installed for the general public to use and safely travel between Rosita Road to Safeway and back. The pathway will provide a benefit to pedestrians by not having to use the Canyon del Rey/Highway 218 route.

The applicant's stated goal is to provide quality tree care and landscaping materials to the community at affordable rates.

Materials and colors will coincide with the Del Rey Oaks Municipal Code.

Recommended Action: No action on the project will be taken at this hearing.

Planning Commissioners are requested to review the materials, ask questions to the applicant's representative on the project and provide any comments based upon the presentation and materials provided.

An environmental document is required per the regulations of the California Environmental Quality Act (CEQA). After public and Commission input is received, the City will proceed with the processing of the Initial Study/Mitigated Negative Declaration.

Commissioner Jaksha and Commissioner Gaglioti will need to step down; they own homes within 500 feet of the project.



CITY OF DEL REY OAKS

Use Permit: Conditional
Choose all that Apply: Minor Home Occupational Signage Auxiliary Building
Variance: Yes No

Architectural Review Type: Residential Commercial

RECEIVED
APR 30 2014
CITY OF DEL REY OAKS
CITY CLERK

Applicants Name: MARC BORDONARO

Owner's Name: Andy TOPE

Project Address: 899 ROSITA ROAD

Telephone#: 831-596-1042 APN #: D12-551-006-000

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.

SEE LETTER DATED 30 APRIL 2014

"TOPE'S SUSTAINABLE GARDEN CENTER -
BRIEF DESCRIPTION OF PERMIT REQUEST"

Check here if additional materials are attached.

[Signature]
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 [Initials]

APPLICATION # ARC 14-02 + C.U.P. 14-08 DATE: 4/30/14

FEE \$4,980.00 CASH/CHECK/CC # 1946 RECEIVED BY: Karen Mirami

DATE SCHEDULED FOR CONSIDERATION May 14, 2014 @ 6:00 PM

APPROVED _____ DENIED _____



*Boundary and Construction
Land Planning and Consulting
ALTA Surveys and GIS Database
Topographic and Planimetric Mapping*

2 Saucito Avenue
Del Rey Oaks, CA 93940
831-224-3686
frank@lucidosurveyors.com
www.lucidosurveyors.com

30 April 2014

Tope's Sustainable Garden Center - Brief Description of Permit Request

Andy Tope and his family would like to build and operate Tope's Sustainable Garden Center on a portion of what is commonly known as the "Old Del Rey Oaks Driving Range".

The core of the business is a full service tree company, providing professional tree care to the Central Coast since 1979, along with the recent expansion into landscaping materials, plants and accessories for the modern sustainable garden area.

The plan is to build a facility that will function as a work yard surrounded by beautiful displays of pathways, ponds, flowers, plants and supplies.

With approximately 12 employees working from 7:30 am to 4:30 pm in the main showroom, saw shop and trucks both on location and in the service yard, the equipment is usually shut down by 5:00 pm.

The entrance to Tope's Sustainable Garden Center will be the newly remodeled building at the end of the driveway off of Rosita Road. Inside will be a professional staff to greet the customers along with quality landscaping products on display.

Just outside toward the yard will be the Home and Outdoor Living Courtyard with fireplaces, fountains, trellises, arbors, pergolas and more. There will be the appropriate amount of parking at the right side entrance designed to be ADA compliant.

The driveway around the left side of the main building will serve as access to the Courtyard, Maintenance Area, Material Cribs, Mulch Area and Service Yard. Employees and customers will have the option to park in front and walk through the grounds, or drive into the yard, turn around and exit, or leave via Wilson Drive if need be.

The centerpiece of the site will be the two ponds on each side of the bridge that connects the Courtyard to the Service yard. This bridge will be surrounded by native plants, perennial plants, trees, material cribs and more. The entire site will be designed to conform to the Monterey Regional Post-Construction Stormwater Requirements Program.

And finally, a walking path running adjacent to the creek will be installed for the general public to enjoy the trek from Rosita Road to Safeway and back.

The goal is to provide quality tree care and landscaping materials to the community at affordable rates. Customer satisfaction is guaranteed with all of the services Tope's Sustainable Garden Center provides. With a certified arborist on site daily, the work will be performed to the highest standards.



The current sign at Franklin Street in Monterey



Franklin Street building entrance



Inside the Franklin Street building



Just outside the Franklin Street building



Just in back of the Franklin Street building



Transition area at the Franklin Street building



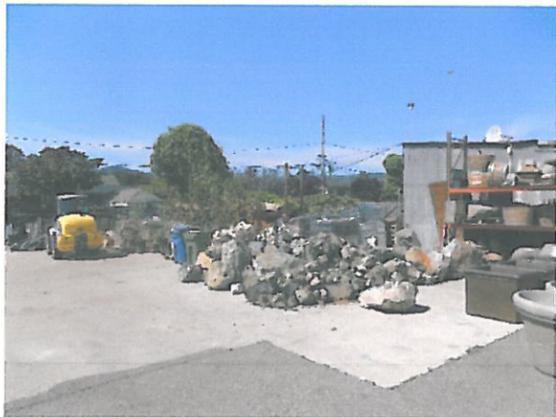
2 Saucito Avenue
Del Rey Oaks, CA 93940
831-224-3686
frank@lucidosurveyors.com
www.lucidosurveyors.com



The Cribs



The Pots



The Rocks



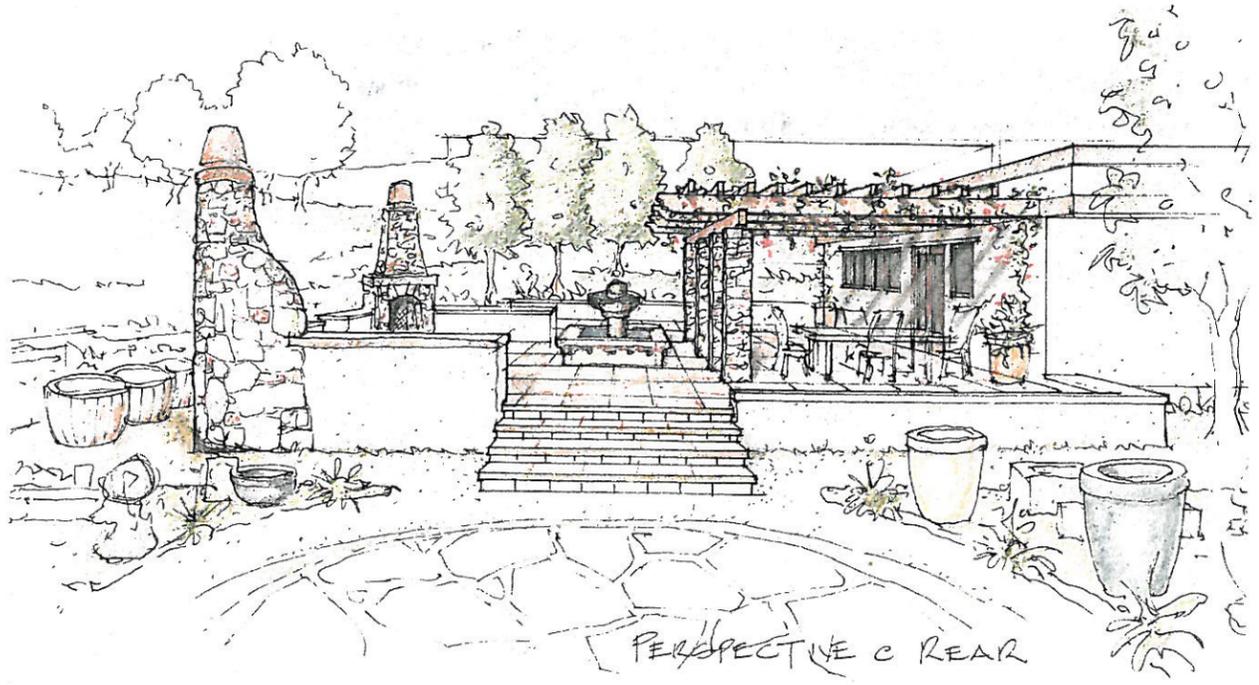
The Tractor



Panorama Outside the Franklin Street building



Lara Tope inside the Franklin Street building

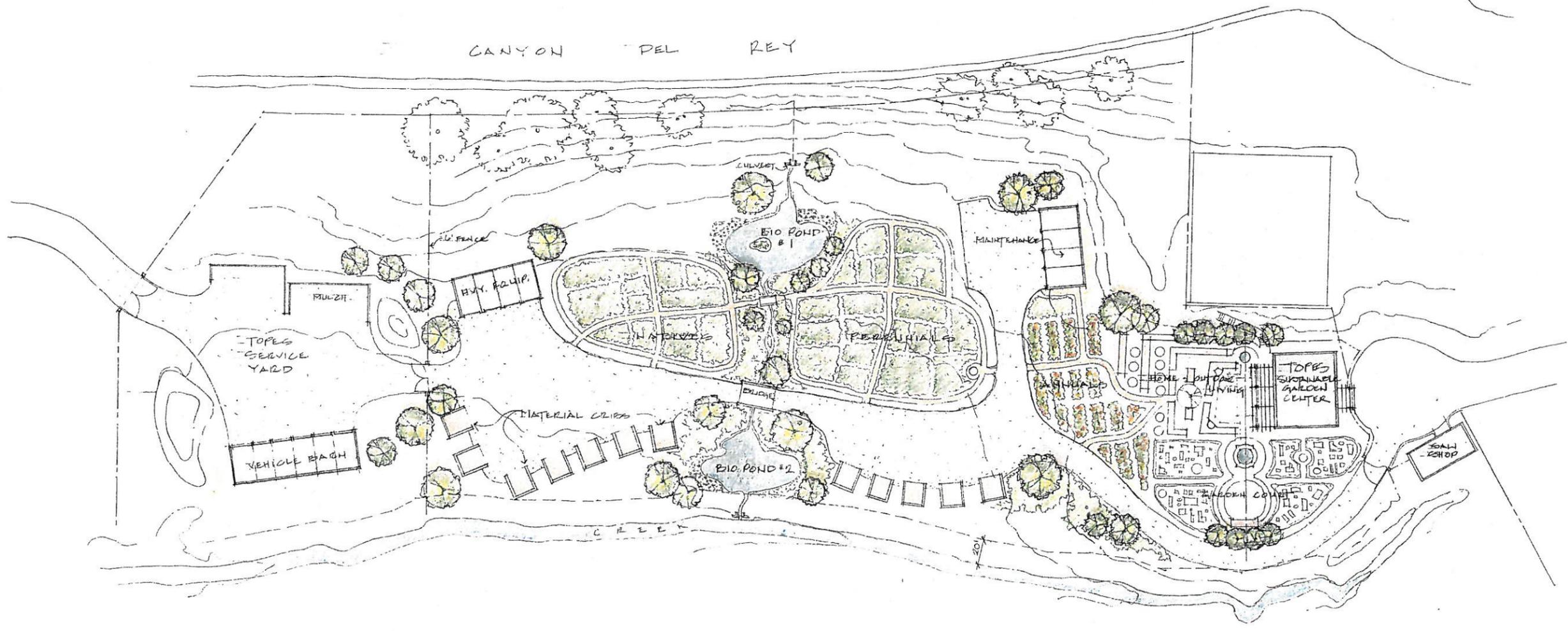


PERSPECTIVE @ REAR



PERSPECTIVE @ ENTRY

CANYON DEL REY



PREPARED FOR
 Bordonaro Construction Inc.
 by
 LUCIDO SURVEYORS
 Del Rey Oaks, California
 SCALE: AS SHOWN PROJECT No. 1249
 APN 012-551-006-000 MARCH 2014

ARTISTIC RENDERING
 OF
 TOPE'S SUSTAINABLE GARDEN CENTER
 AT
 899 ROSITA ROAD
 DEL REY OAKS, CALIFORNIA
 CITY OF DEL REY OAKS COUNTY OF MONTEREY STATE OF CALIFORNIA