



CITY OF DEL REY OAKS

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February 6, 2015

AGENDA

REGULAR DEL REY OAKS PLANNING COMMISSION MEETING WEDNESDAY, February 11, 2015 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, January 14, 2015

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: Building Activity Report, January 2015

6. NEW BUSINESS: Information Only

Presentation by Brad Slama: Monterey Peninsula Properties, LLC
Information on the future development of Monterey Bay RV Resort

7. ANNOUNCEMENTS/COMMENTS BY PLANNING COMMISSIONERS

8. NEXT MEETING: Wednesday, March 11, 2015 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.

**CITY OF DEL REY OAKS
BUILDING ACTIVITY REPORT
January 2015**

PERMIT#	DATE	ADDRESS	NAME	PROJECT DESCRIPTION	TYPE	STATUS	LAST INSP.
B-13-35	10/18/13	908 Via Verde	Budrick/Sharp Const.	Foundation work	R-1	Current	4/1/2014
B-14-03	01/14/14	15 Brae Place	Trenner/Owner Builder	Interior remodel	R-1	Current	7/17/2014
B-14-11	04/02/14	800 Portola	Saroyan	Tenant improvement	C-1	Current	1/30/2015
B-14-32	08/20/14	5 Boronda Way	Strouse/Owner Builder	Addition	R-1	Current	11/27/2014
B-14-35	10/24/14	810 Canyon Del Rey	Alladeen/Thayer Const.	Vacuum Stations	C-1	Final	10/31/2014
B-14-36	10/24/14	2999 Mtry/Salinas	Tollner/Top Notch Const.	Kitchen & Office Remodel	C-1	Current	10/24/2014
B-14-37	11/17/14	811 Arington	Ballesteri/Solar City	Solar Panels	R-1	Current	11/17/2014
B-15-01	01/05/15	1067 Rosita Rd	Hatch/Sandbar Solar	Solar Panels	R-1	Final	1/28/2015
B-15-02	01/06/15	1084 Paloma	Carlson/Burkleo Roofing	Re-Roof	R-1	Current	1/6/2015
B-15-03	01/14/15	10 Wallace Place	Riese/SafeStepTubs	Replace tubw/walk-in tub	R-1	Final	1/29/2015
B-15-04	01/23/15	811 Altura	Frye/SafeStepTubs	Replace tubw/walk-in tub	R-1	Current	1/23/2015

**REGULAR MONTHLY MEETING DEL REY OAKS PLANNING
COMMISSION WEDNESDAY, JANUARY 14, 2015 AT 6:00 P.M.
CHARLIE BENSON MEMORIAL HALL**

Present: Commissioner Goetzelt, Reikes, Weir, Jaksha, Hayworth, Green and
Chairman Gaglioti

Absent: None

Also Present: Deputy City Clerk Minami and Deputy City Clerk Carvalho

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

The Commission considered **ITEM 3.A.**, Planning Commission Meeting Minutes,
November 12, 2014

Motion by Commissioner Goetzelt to approve, seconded by Commissioner Reikes

No comments

7-0

PUBLIC COMMENT:

None

BUILDING REPORT:

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

NEW BUSINESS:

Applicant's Name: Luis Lopez w/ Eric Q. Ruiz Building Design &
Consulting

Home Owner's Name: Catherine Sampognaro

File Number: ARC#14-07

Site Location: 5 Quendale Ave

Planning Area: APN# 012-501-018-000

Environmental Status: Categorically Exempt

Project Description: The applicants are requesting Architectural Review to
add a 287 sq. ft. attached garage to the SW side of the existing single family dwelling,
and to convert the existing 296 sq. ft. garage to new habitable space consisting of walk-
in-closet, powder room and extended kitchen area. Water credits to be obtained by
converting existing fixtures to low flow as the City does not have any available water

credits. The proposed building materials and colors will coincide with the Del Rey Oaks Municipal Code.

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

Commissioner Green steps down, she owns a home 500 feet from proposed project.

Chairman Gaglioti: Reads description of project.

Luis Lopez of Ruiz Design, Applicant: Asks for questions.

Commissioner Goetzelt: What will happen to the old driveway on the Quendale side of the house?

Luis Lopez: Leave it.

Commissioner Goetzelt: Kitchen wall on the other side of the driveway and it's not the prettiest thing, will it be kept for additional parking?

Luis Lopez: Yes, because there isn't enough street parking. Addition will have a crawl space. The only tree that addition will affect is the one on the corner, and will apply for a tree permit at the time of plan check.

Commissioner Reikes: Why isn't the existing bathroom on the new design?

Luis Lopez: The corrected set of plans will be coming with his partner, who is late. There were a few typos that needed corrections.

Commissioner Weir: Site plan number one has existing driveway and concrete pad, how to enter?

Luis Lopez: Side door to access the new garage.

Commissioner Jaksha: Existing driveway will be an issue.

Commissioner Weir: Positive because they don't take up a parking space on street. What is the plan for landscaping?

Luis Lopez: Later on down the road, nothing right now.

Commissioner Goetzelt: Currently two driveways, just looks bad.

Commissioner Reikes: Going from two bath to two and a quarter baths, how to get the extra water credits?

Luis Lopez: Getting rid of utility sink and changing to low flow helped.

Commissioner Hayworth: Have the neighbors had commits?

Luis Lopez: None that he knows of, but the owner is not here to ask.

Commissioner Jaksha: Trees will be problematic.

Deputy City Clerk Carvalho: Already talked to home owner about tree process.

Commissioner Jaksha: Would like to see the driveway on the side gone. It would look like a regular house, and would vote to get rid of it. Gravel it, maybe stones or some landscaping.

Chairman Gaglioti: Driveway provides drainage.

Deputy City Clerk Minami: Drainage and storm water issues would be addressed during the plan check process.

Commissioner Jaksha: Remembers a project on Via Verde opted not to keep driveway.

Luis Lopez: Asks the Commission to consider keeping the driveway as it would be nice to have front entrance.

Commissioner Reikes: The more off street parking, the better. Issues on all of the City streets.

Commissioner Weir: It will be convenient for the home owners and visitors, is in favor of keeping the driveway.

Commissioner Goetzelt: Once the construction is done, it will butt up against the building and drainage will be an issue.

Chairman Gaglioti: Off street parking is better.

Commissioner Hayworth: If allowed to keep it, would it be approved if someone wants to do this in front of their home? Quendale parking isn't an issue. Glad a garage is being built. There's always the cost consideration of re-doing the curb.

Deputy City Clerk Minami: Asks that the applicant to hand out sheet of corrections.

Luis Lopez: Entrance was wrong and there were typos on the original set.

Commissioner Jaksha: Leaving the driveway to a blank wall looks bad. Stuck between rock and a hard place, doesn't want to add expense but it needs something.

Commissioner Goetzelt: Inside is the closet, on the other side of the wall.

Luis Lopez: A fence and landscaping can be added.

Commissioner Goetzelt: Doesn't want to add expense, but is there a way to add a planter box or something on the wall.

PUBLIC COMMENT: None

Motion by Commissioner Goetzelt to approve ARC #14-07 with the condition that the plans will be modified to include a planter box or landscaping on wall in front of old driveway, seconded by Commissioner Reikes.

No public comment was received.

Motion passed 6-0

Commissioner Green returned to the dais.

ANNOUNCEMENTS/COMMENTS:

Commissioner Hayworth: Is Liberty Tax Service back in Del Rey Oaks?

Deputy City Clerk Carvalho: No, they opened in Seaside by The Breakfast Club.

Commissioner Hayworth: What's the latest with Tope's and the Medical Marijuana dispensary? When will they open?

Deputy City Clerk Carvalho: Both are still on track, 800 Portola is still being worked on and it will open soon.

Chairman Gaglioti: Hasn't seen anything happening for a traffic study on Portola, it's a 4 to 5 week process. Needs to happen soon and before it opens.

Deputy City Clerk Minami: Will communicate all of the concerns to City Manager.

Commissioner Jaksha: Wants a tour of the 800 Portola, once it's complete. Does the Police Department get a building permit report?

Deputy City Clerk Minami: Yes, they get a report.

Commissioner Goetzelt: Won't be able to attend the February meeting.

Chairman Gaglioti: His company just got the approval for the first Solar Project in Monterey County, it will be in Parkfield. Status of wall that didn't get approved at 826 Portola Drive, nothing has been done in a year.

Deputy City Clerk Minami: The file is at the City Attorney's office.

Commissioner Green: The Planning Commission should review the General Plan every year. Needs to be updated, what is the process. Should have an Ad Hoc Committee for the updating of the General Plan. The last one was done in 1997, time for a new one.

Commissioner Goetzelt: It's 2015, and it time to do something!

Commissioner Weir: Denise Duffy does The General Plan and sure that there will be one when the new development starts. Can have meetings to review, even when there isn't any items to be heard.

Commissioner Jaksha: We need it, because doesn't like it to be piece meal out on the property. Warns everyone of a scam that happened to a friend.

Commissioner Goetzelt: Vehicles pass in the bike lane all of the time and need to be ticketed. She saw a car pass a Cop car in the bike lane. Something needs to be done, someone is going to be killed in the cross walk in front of City Hall. Need a light, or flashing warning lights.

Commissioner Jaksha: Saw someone almost get hit and killed there.

Deputy City Clerk Carvalho: It's a State Highway and hard to get anything done.

Commissioner Green: Always very careful in the cross walks.

Commissioner Reikes: There is always something we can do, we need to do something!

Commissioner Goetzelt: The crosswalk needs to be a high priority, needs input from the Chief of Police on this issue.

NEXT MEETING: Wednesday, February 11, 2015 at 6:00 p.m.

6:45 p.m. Meeting Adjourned

Approved: _____