



CITY OF DEL REY OAKS

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

April 2, 2015

AGENDA

REGULAR DEL REY OAKS PLANNING COMMISSION MEETING WEDNESDAY, APRIL 8, 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, February 11, 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, March 2015

6. NEW BUSINESS:

Applicant's Name: Robert Miller and Michael C. Bruno
File Number: ARC# 15-01
Site Location: 924 Portola Drive
Planning Area: APN# 012-482-009
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to add a 293 sq. ft. bedroom and bathroom to the rear of the single family dwelling .
Materials and colors to coincide with the Del Rey Oaks Municipal Code.

7. **ANNOUNCEMENTS/COMMENTS BY PLANNING COMMISSIONERS**
8. **NEXT MEETING: Wednesday, May 13, 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.

**REGULAR MONTHLY MEETING DEL REY OAKS PLANNING
COMMISSION WEDNESDAY, FEBRUARY 11, 2015 AT 6:00 P.M.
CHARLIE BENSON MEMORIAL HALL**

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

Absent: Commissioner Goetzelt

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

PLEDGE OF ALLEGIANCE:

CONSENT AGENDA:

The Commission considered **ITEM 3.A.**, Planning Commission Meeting Minutes,
January 14, 2015

Commissioner Weir: A few corrections needed. Page 2, comment by Commissioner
Hayworth should read “comments” not “commits” and page 4 comment by her should
read “aren’t” not “isn’t”.

***Motion by Commissioner Hayworth to approve, with corrections, seconded by
Commissioner Jaksha.***

No comments

6-0

PUBLIC COMMENT:

None

BUILDING REPORT:

The Commission accepted **ITEM 5.A.**, Building Activity Report, January 2015

Commissioner Reikes: 800 Portola must not be in much of a hurry, what’s going on?

Deputy City Clerk Minami: Their last inspection was Jan. 31st and they are almost
done, but it’s still an open building permit.

City Manager Dawson: Rather it’s done right, than fast.

NEW BUSINESS:

Information Only

Presentation by Brad Slama: Monterey Peninsula Properties, LLC

Information on the future development of Monterey Bay RV Resort

Brad Slama: Briefly explains the project and shows the site map. Grading that will be needed on the 53 acres. Each pod will have little road ways with parking spots and picnic areas with hook ups. There will be an approx 7000 square foot great lodge for guest use. The plan looks very similar to the one presented to the Commission at the Old Golf Driving range, last year. To register at entrance there will be enough room for 5 or 6 RV's at a time to line up without going into South Boundary Road. Wants to focus on numbers, sizing and get questions answered before going any further with environmental studies.

Commissioner Jaksha: Wants to see where it will be in relation to the other developments on Ft. Ord.

City Manager Dawson: Goes to his office and brings big map, to show the Commission. Explains the project area in relation to other developments on the land.

Commissioner Jaksha: Phases or all at one time?

Brad Slama: Might be done in phases or all at once. Depends on how they pass inspections. Could take 2 years in between phases, if they need to take that time.

City Manager Dawson: Cal-Trans easement letter, 30 years. Study TAMC traffic needs.

Commissioner Jaksha: Any marketing planned?

Brad Slama: Marina wasn't much of a comparable. April through October they stayed at 100% occupied and other times of the year they were around 60% occupied. \$100.00 a night and gut feeling is that they will be able to get \$200.00 a night. Events will be packed.

Commissioner Jaksha: There is definite need.

Brad Slama: There will be a permanent structure 1000 feet away from the Cal Trans right of way. They will lobby with Cal Trans for the other buildings that might be in the right of way.

Commissioner Weir: Water?

Brad Slama: 242.5 acre feet, the FORA allotment.

Commissioner Weir: The design pictures that are presented don't have the landscaping design as the golf driving range plan did. What about landscaping.

Brad Slama: There will be plenty of purple line water.

Commissioner Jaksha: Wishes that some of the land cover could be kept.

Brad Slama: Large amounts of impervious land cover. Storm water requirements to retain water.

Commissioner Weir: Pulling cars in, backing them in? Will the amenities be available to everyone or for just resort only?

Brad Slama: Amphitheatre will be for resort guest only. Maybe in the future, a public restaurant.

Commissioner Reikes: Second road is needed.

Brad Slama: Still needs to talk to Seaside Fire about the roads.

City Manager Dawson: South Boundary Road realignment, option is to open York Rd.

Commissioner Green: Hard to tell what the lines on the plans represent.

Brad Slama: The site will look similar to the pictures that were shown last year at the meeting for the former golf driving range. Room for a second vehicle or a pull out, picnic table. Kids playing or dogs hanging out in garden areas.

Commissioner Green: Thrilled to hear about native plants.

Commissioner Hayworth: RV's aren't as heavy as buses but will there be impact on roads.

City Manager Dawson: FORA has a traffic mitigation plan that includes South Boundary Road to heavier standards.

Brad Slama: Roads and utilities first, won't be able to start until all of that is completed.

City Manager Dawson: Project skirts native plant area.

Commissioner Hayworth: Traffic, all at one time and will have an impact. Ron should have input. Would like to see a traffic study.

City Manager Dawson: Some level of traffic analysis will be needed.

Brad Slama: Visually it will look like a lot of traffic, but it's not a large amount of vehicles.

Commissioner Weir: Highway 68 Coalition will be very concerned about it.

Brad Slama: Already started the traffic study process.

Commissioner Jaksha: SCRAMP campers will love it.

Commissioner Hayworth: The best laid plans can fall apart. Will all spots be full hook up?

Brad Slama: Yes, but water limits are important. They will figure out how to ration, or set up meters, and won't make it easy for travelers to fill up before going to the next destination.

Commissioner Hayworth: Parents live in one and stayed with them. More restrooms are needed on the site. It will look good with other City plans. Good luck having folks fill up water elsewhere, all of them will fill up before they leave.

Brad Slama: Industrial area, zoning is perfect.

Commissioner Hayworth: Wants compatible with a village feel.

Brad Slama: It will look great, aiming to set the bar very high.

Chairman Gaglioti: Liked the idea before, just didn't like the location. Didn't want to look over it. Loves monument idea, bike riders will make it a destination, will it be a third exit? Ryan Ranch, Rancho Saucito traffic? Future development?

Brad Slama: Will work within the "H.C.P." (Habit Conservation Plan). Will be complete by the end of October 2015.

City Manager Dawson: The H.C.P. is a joint effort between cities and FORA to mitigate any native plant or endangered species. Public review in August 2015.

Brad Slama: Will submit a full application packet to Planning Commission by the end of 2015. With lots of studies and lots of people watching, it must be air tight. In 2016 in line behind South Boundary Road plan and best case scenario construction takes 6 to 8 months and it will be open by March of 2017.

Chairman Gaglioti: Integrated with Solar farm?

Brad Slama: If there is a solar farm, it will be integrated.

Commissioner Jaksha: Agrees with Commissioner Reikes about the entrance and exit. One staled RV and there will be a huge back up.

Commissioner Hayworth: Roads and power for other development will be out there too.

City Manager Dawson: Stub outs will be there and the City will decide where stubs will go.

Commissioner Green: Think about reviewing general plan.

Brad Slama: They helped the City and purchased land. They purchased 50 acres that this project is planned for and the 20 acres at the northwest section the land. But does not have a specific plan for remainder of the land at this time.

City Manager Dawson: The Strategic Planning Day was very successful, mission statement, goals were made, future public workshops, general plan and housing element. There is a hired planner for this project, Brian Foucht. The actual process starts with application.

Commissioner Jaksha: Northwest section should match and look good together.

Chairman Gaglioti: What about intersections of GJM and SBR, Rancho Saucito?

Commission Weir leaves meeting at 7:00p.m.

Brad Slama: Would like to have plug in spot for electric cars.

PUBLIC COMMENT: None

ANNOUNCEMENTS/COMMENTS:

Commissioner Green: Reviewed FORA Urban Guidelines meetings, they are on website, wants all to watch them. The traffic patterns will change, more traffic in DRO? Meeting at Marina Library about Ft. Ord Rec trail and National Monument, great website too. All of this will go well with RV Park.

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

7:10 p.m. Meeting Adjourned

Approved: _____

**CITY OF DEL REY OAKS
BUILDING ACTIVITY REPORT
MARCH 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 | 3/30/2015 |
| 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-14-36 | 10/24/14 | 2999 Mtry/Salinas | Tollner/Top Notch Const. | Kitchen & Office Remodel | C-1 | Extension | 2/27/2015 |
| B-14-37 | 11/17/14 | 811 Arlington | Ballesteri/Solar City | Solar Panels | R-1 | Current | 4/8/2015 |
| B-15-02 | 01/06/15 | 1084 Paloma | Carlson/Burkleo Roofing | Re-Roof | R-1 | Current | 1/6/2015 |
| B-15-04 | 01/23/15 | 811 Altura | Frye/SafeStep Tubs | Replace tubw/walk-in tub | R-1 | Current | 2/13/2015 |
| B-15-06 | 02/13/15 | 899 Rosita | Del Rey Oaks Garden Ctr. | Site Improvements | C-1 | Current | 4/1/2015 |
| B-15-07 | 02/17/15 | 22 Alta | Realtor/Mark Russo Const | Water damage repairs | R-1 | Final | 3/25/2015 |
| B-15-08 | 02/19/15 | 815 CDR | Safeway/KW Const. | Interior work | C-1 | Current | 2/19/2015 |
| B-15-09 | 03/02/15 | 114 Carlton | Weir/Toms Septic | Septic Tank Replacement | R-1 | Final | 3/5/2015 |
| B-15-10 | 03/10/15 | 555 CDR | Moose Lodge/Riparetti | Partial Re-Roof | C-1 | Final | 3/18/2015 |
| B-15-11 | 03/17/15 | 160 Calle Del Oaks | Anderson/Williams Roofing | Re-Roof | C-1 | Current | 3/18/2015 |
| B-15-12 | 03/26/15 | 641 Pheasant Ridge | Iliffe/The Renovator | Kitchen Remodel | R-1 | Current | 3/26/2015 |

STAFF REPORT

City of Del Rey Oaks

Office of the City Clerk

DATE: April 8, 2015
TO: Planning Commission
FROM: Karen Minami - Deputy City Clerk
RE: Agenda Item 6.A.- 924 Portola Drive

Applicant's Name: Robert Miller and Michael C. Bruno
File Number: ARC# 15-01
Site Location: 924 Portola Drive
Planning Area: APN# 012-482-009
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to add a 293 sq. ft. bedroom and bathroom to the rear of the single family dwelling .
Materials and colors to 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.



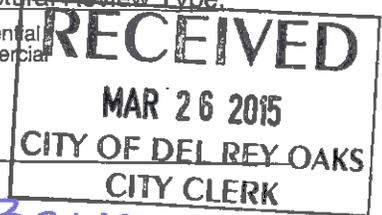
CITY OF DEL REY OAKS

Use Permit: [] Conditional [x] Minor [] Home Occupational [] Signage [] Auxiliary Building

Variance: [] Yes [x] No

Architectural Review Type:

[x] Residential [] Commercial



Applicants Name: SAME AS OWNER

Owner's Name: ROBERT MILLER / MICHAEL C. BRUNO

Project Address: 924 PORTOLA DRIVE

Telephone#: 277-1795 / 915-2005 APN #: 012-482-009

Lot #: 15 Block: 2 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.

KITCHEN RENOVEL, MINOR INTERIOR WALL CHANGES FOR CLOSETS, REMOVES EXISTING REAR ROOM DUE TO POOR CONDITION. ADD NEW 293 SF REAR BEDROOM & 2ND BATH.

[x] Check here if additional materials are attached.

Mike C Bruno 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 [Signature]

APPLICATION # ARC 15-01 -FOR OFFICE USE ONLY- DATE: 3/26/15

FEE 200.00 CASH/CHECK/CC # 7017 RECEIVED BY K Minami

DATE SCHEDULED FOR CONSIDERATION 4/8/15 @ 6:00pm

APPROVED _____ DENIED _____