



CITY OF DEL REY OAKS

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

July 7, 2016

AGENDA
REGULAR DEL REY OAKS PLANNING COMMISSION MEETING
WEDNESDAY, JULY 13, 2016 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, June 2016
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, June 2016
6. OLD BUSINESS: None

7. NEW BUSINESS:

A. Applicant's Name: Mike Fitzsimmons
Owner's Name: Same
File Number: ARC# 16-06
Site Location: 1025 Portola Drive
Planning Area: APN# 012-491-014
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review for an addition to include enlarging bath by 25 square feet. All colors and materials to match existing.

B. Applicant's Name: Eric Wynkoop
Owner's Name: Gabriel & Savannah Rodriguez
File Number: ARC# 16-07
Site Location: 4 Malcolm Place
Planning Area: APN# 012-481-044
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to add a total of 460 square foot addition which includes a 432 square foot master bed/bath in the southeast corner and a 28 square foot bump out for a new kitchen remodel on east elevation of single family dwelling. All colors and materials to match existing.

C. Project overview for the Monument RV Resort Design – Discussion

8. ANNOUNCEMENTS/COMMENTS BY PLANNING COMMISSIONERS

9. NEXT MEETING: Wednesday, August 10, 2016 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.

**CITY OF DEL REY OAKS PLANNING COMMISSION REGULAR MEETING
CONVENED AT 6:00 P.M. ON WEDNESDAY, JUNE 8, 2016 IN THE CHARLES
BENSON MEMORIAL HALL, CITY HALL**

Present: Commissioner Green, Commissioner Cecilio, Commissioner Hayworth,
Commissioner Donaldson and Commissioner Weir.

Absent: Chairman Gaglioti and Commissioner Jaksha

Also present: City Attorney Trujillo and Deputy City Clerk Minami

Meeting came to order at 6:00 p.m. and roll call was taken.

Commissioner Weir took over as Vice Chair in Chairman Gaglioti absence.

PLEDGE OF ALLEGIANCE:

PUBLIC COMMENT: None

CONSENT AGENDA:

Motion to approve: Commissioner Hayworth

Second: Commissioner Cecilio

Public Comment: None

Vote: Approved 5-0

REPORTS:

Accepted

OLD BUSINESS: None

Vice Chair Weir: With Chairman Gaglioti and Commissioner Jaksha being absent, and Commissioner's Hayworth and Green stepping down for Item 7.A., wants to change the order of the items to wait to see if later there will be a quorum.

NEW BUSINESS:

Applicant's Name: Jerry Scott Abbanat
Owner's Name: Same
File Number: ARC #16-01/CUP #16-03
Site Location: 13 Alta Circle
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review for an addition of a new 502 square foot detached shop/garage and a Conditional Use Permit for auxiliary housing in existing space previously used as garage. All colors and materials to match existing.

Scott Abbanat, Applicant: Nothing more to add, has met with the all of the Commissioners and would be glad to answer any questions.

Commissioner Hayworth: Have you considered turning the attached garage back into a garage.

Scott Abbanat, Applicant: It doesn't fit a car, too steep and likes the idea of the Use Permit and it's the best course of action. Always been the goal to have auxiliary housing.

Commissioner Weir: Letters in file for and against project.

Scott Abbanat, Applicant: Knows about them.

Commissioner Weir: One neighbor is requesting a retaining wall to retain land to avoid further dirt on his property.

Scott Abbanat, Applicant: During the plan check portion of the project, soil engineering will be done, to make sure it's safe. Will work with him on his concerns.

Commissioner Weir: Another neighbor's letter mentions damage to natural habitat, explain the auto repair business?

Scott Abbanat, Applicant: Doesn't have auto repair business. Not sure where that comes from. The shop in the garage is for his personal use only.

Commissioner Cecilio: It's tucked back and understands the neighbors concern but the new garage will make it look better, the garage now would be very hard to get into because of slop of land.

Commissioner Green: Had a lovely visit with Mr. Abbanat and saw very minimal visual issues. Been at Jury Duty all week and apologizes for not realizing it was for an Auxiliary housing permit as well as ARC for new garage.

David Kimball, 1114 Rosita Rd.: Referring to letter, he misunderstood about the word "work shop", glad to hear that it's not a commercial business. Concerned about noise. Recommendation would be that the garage be near to the building that is already there. Shows pictures of his property and the view and their house is certified by the Natural Wildlife Habitat and doesn't want anything to be disturbed. Doesn't want it to be a parking lot. Flat roof is good. Hopes the project will be humble and not out of control.

City Attorney Trujillo: City Manager does not recommend approving this project.

Commissioner Green: What are his reasons?

City Attorney Trujillo: He didn't elaborate. As City Attorney has concerns about this because of any hazardous conditions in the auxiliary unit. Spoke to the Building Inspector Meroney before meeting and he said that he walked through it and gave applicant some choices. It didn't have a safety inspection. There are smoke detectors and GFI's but no one has checked any wiring and plumbing.

Commissioner Green: Is that the existing house? How does the CUP work?

Deputy City Clerk Minami: It's in the existing house but it's the auxiliary housing that he already built. It's in the plans.

City Attorney Trujillo: Two different items. One is for the garage ARC and the second is for the CUP to give permission to allow an auxiliary unit.

Commissioner Cecilio: Does he need a permit that shows he is up to code before we move on?

Deputy City Clerk Minami: Building inspector gave him two options: take out everything and turn the garage back into a garage or try to get approval for the work that he has done already.

City Attorney Trujillo: let's address the CUP first because it's not legal right now, so just switch them.

Commissioner Cecilio: He needs to conform to get old garage up to code and then build new garage.

City Attorney Trujillo: As long as it passes safety wise, and then he can continue. Make the new garage contingent on the old garage passing inspections for auxiliary housing.

Commissioner Weir: Was the applicant aware of this issue?

Scott Abbanat, Applicant: Very aware. Because Tim the inspector said "no problem, it will pass with flying colors". Fulfilling Del Rey Oaks requirements for a new garage. He can't do any part of it, without the safety inspection. In his opinion it's already passed when he invited Tim into his home. Nothing to hold it up, no issues with water credits and electric.

City Attorney Trujillo: Tim said he did a zoning inspection, not a safety inspection.

Commissioner Hayworth: If he would have gotten a permit, then he would have gotten inspections along the way. But now it's covered up. From our side of it, that doesn't matter.

Deputy City Clerk Minami: Had Building Inspectors ask for sheet rock to be removed in order to inspect inside a wall.

Commissioner Cecilio: Sounds like things are non-conforming. Wants to make a motion that the ARC is accepted, but the CUP can't be accepted. He has to go back to the City staff and get it up to code before he can move to the new garage. Whatever has to be taken care of between the City, the Inspector and the applicant has nothing to do with the Commission. Can that be a motion?

Commissioner Hayworth: Why would he have wait to build the new garage? He is building it because of the auxiliary unit.

Commissioner Weir: Can we separate the items for the motion?

City Attorney Trujillo: It's already built, and there might be issues. How do they inspect for wiring if it's already built? He has to have a garage.

Deputy City Clerk Minami: The inspector went to inspect to get an "idea" of what was built without permits, the City is trying to work with him and didn't put a red tag on the house because of resident.

At 6:30 Chairman Gaglioti came into Chamber: Sorry for being tardy.

Commissioner Donaldson: If someone determines if it has to be turned back into a garage for safety reasons. Then the ARC is a moot point if it doesn't get approval from the Water District and other agencies.

Commissioner Hayworth: Then he would have two garages, and that's his choice to make.

Commissioner Donaldson: It's allowable. Jeff might be on to something.

Commissioner Cecilio: Approve CUP and then ARC, after conditions have been met.

Commissioner Donaldson: It will go beyond the scope of the Commission, because there are other agencies involved like Water Management that will approve or deny use.

Scott Abbanat, Applicant: The old garage, was never designed to be a real garage: car doesn't fit.

City Attorney Trujillo: Illegal converted garage, so we can't go forward with anything else until that is settled one way or another.

Commissioner Hayworth: What's wrong with two garages?

Commissioner Cecilio: Feels for the applicant. City Manager and Building Inspector aren't here and that's a problem. He is at the point that he has to deal with all of it.

Commissioner Weir: Would it be acceptable to the applicant if we approved the ARC for the garage but ask to come back for the CUP after the safety inspection is complete?

Scott Abbanat, Applicant: Very much like the approval for the garage, but they are separate projects. As far as CUP, it was a mistake to do with out permission and has apologized again and again. Had Tim Meroney come and inspect the entire house. But without some sort of permit, can't get a safety inspection and without the Commission's approval, can't get a permit. It's a vicious cycle. No problem ripping it out, if required. Would like to have the ARC tonight.

City Attorney Trujillo: Right now we have an illegal unit, in violation of the zoning code. We can't go forward until he remedies the illegal unit. Don't want to start a precedent by approving the ARC before the issues in the auxiliary unit are taken care of.

Scott Abbanat, Applicant: Doesn't understand how that is achievable, the entities need to work together. It's been known for quite some time.

Deputy City Clerk Minami: Staff could have posted a red tag or stop work, we wanted to work with the resident. When there is a stop work: nothing else can be built on the property, no work what so ever.

Scott Abbanat, Applicant: Should have done that then.

Deputy City Clerk Minami: Tenant would have had to move. We sent letters, met with applicant several times and scheduled Tim to meet with him.

Chairman Gaglioti: Sounds like the staff has been working with you, correct?

Scott Abbanat, Applicant: Yes, until tonight. This is out of left field.

Commissioner Cecilio: Looking from the outside in, you have been entrenched in this and this is the first time we have heard about it.

Chairman Gaglioti: Is there a list of items that need to be rectified?

Commissioner Donaldson: No. We don't know, what we don't know.

Commissioner Weir: All we know is the existing spaced doesn't meet code.

Commissioner Donaldson: Maybe bring in Water Management or Tim Meroney. Something in writing, and then we can take a look at it again.

Commissioner Hayworth: Karen, how does he get the water approval?

Deputy City Clerk Minami: He applies for it.

Scott Abbanat, Applicant: Back into the cycle of no permit, no inspection and no list.

Chairman Gaglioti: We don't know if it's out of code or not. Has to be able to have an inspection.

Commissioner Donaldson: Why can't he pay for the inspector?

Deputy City Clerk Minami: He can always pay for a health and safety inspection, and just pay for Tim's services.

City Attorney Trujillo: Concerned about the kitchen and bathroom and safety.

Commissioner Cecilio: Problem is that it wasn't red tagged. Were the plans in concept?

Deputy City Clerk Minami: We tried to work with him and take the high road. But that was in November, it's been six months. Lots of hurdles.

Commissioner Hayworth: What if we don't approve tonight. Why can't we approve the ARC for the new garage tonight?

Scott Abbanat, Applicant: Left with an unclear path and it's been going on for six months.

City Attorney Trujillo: It should have been red tagged, we need to make sure that we don't put ourselves in a situation, since we know about it.

Deputy City Clerk Minami: If the CUP is approved with conditions, he can pay for the initial inspection and then he will need to go through plan check, get water approval and a building permit to generate building inspections.

Commissioner Weir: Concerned that someone is living in a potentially unsafe place. Wants to present a motion to approve CUP 16-03 with conditions that the applicant must present evidence that health and safety issues are dealt with, pass inspections and if it doesn't pass then he can't continue with ARC 16-01, new garage. If it doesn't it will be red tagged, demolished, or changed.

Chairman Gaglioti: CUP must be completed, and then he can move forward with ARC. Both are approved if he doesn't comply then we should red tag. We all know about this, and have to work through this.

Commissioner Cecilio: First the CUP is satisfied, and then he can move on the ARC.

Commissioner Weir: Withdraws the motion. Since there wasn't a second and a lot of discussion, wants to re word it. Must conform to CUP and then he can build the garage, its contingent upon the Conditional Use Permit.

Commissioner Donaldson: Conditions are that he must follow through if he doesn't then we have to red tag, because that's where the bad precedent comes in.

Chairman Gaglioti: And all of the conditions of the CUP must be met within 6 months.

A second motion to approve ARC 16-01 and CUP 16-03 with the condition that all of the conditions of the CUP must be met prior to moving forward and must be met within

six months time: Chairman Gaglioti

Second: Commissioner Donaldson

Public Comment: None

Vote: 5-0

Applicant's Name: Lidia Raquel Luquet

Owner's Name: Same

File Number: ARC #16-05

Site Location: 12 Quendale

Environmental Status: Categorically Exempt

Project Description: Requesting Architectural Review to add a new 3 foot fence and separate 4x6 lattice panels for vines in the front of single family dwelling, as well as, change the location of a window on the side of the dwelling. All colors and material to match existing.

Commissioner Hayworth and Commissioner Green step down from dais.

Lidia Raguel Luquet, Applicant: Explains the project in detail and why she is requesting it. Hands a revision of the lattice panels out to Commission. Wants to grow vines on lattice. Wants a window that opens all the way, now it doesn't. Shows her revised location, hands out to Commissioners. Shows the pictures of neighbor's fences and lattice. Her front door, is exposed to the street. Wants shelter from the on lookers.

Commissioner Weir: Want type of vine?

Lidia Raguel Luquet, Applicant: It will be in pots with green vine, not sure what kind yet. The lattice will be rounded not squared off.

Commissioner Cecilio: How did you end up here at Planning Commission?

Lidia Raguel Luquet, Applicant: Didn't like getting a notice about the fence that wasn't approved before being built, likes to do everything by the book and get approval before starting the work.

Commissioner Cecilio: Thanks applicant.

Motion to approve: *Commissioner Cecilio*
Second: *Commissioner Weir*
Public Comment: *None*
Vote: *4-0*

COMMISSIONER REPORTS: *None*

7:15 p.m., ADJOURNED
Adjourned to next meeting date July 13, 2016 at 6 pm.

Attest:

Date:

CITY OF DEL REY OAKS
BUILDING ACTIVITY REPORT
 June 2016

PERMIT#	DATE	ADDRESS	NAME	PROJECT DESCRIPTION	TYPE	STATUS	LAST INSP.
B-15-20	05/18/15	1007 Portola	Donaldson/Owner-Builder	Addition and remodel	R-1	Current	4/26/2016
B-15-50	12/17/15	1048 Paloma	Burton/KelCon	Addition and remodel	R-1	Current	6/2/2016
B-16-02	01/13/16	888 Portola	Mason/A1 Solar	Solar Panels	R-1	Final	6/9/2016
B-16-03	01/15/16	322 Pheasant Ridge	Sunwoo/Owner-Builder	New shower	R-1	Final	7/6/2016
B-16-04	01/28/16	826 Portola	Espinola/Owner-Builder	Wall and Fence	R-1	Current	1/28/2016
B-16-13	03/09/16	1007 Paloma	Roesner/Owner-Builder	Partial Addition	R-1	Current	3/14/2016
B-16-15	04/07/16	74 Cariton	Cecilio/Frank Russo	Addition and remodel	R-1	Current	4/19/2016
B-16-16	05/05/16	26 Work	Hamper/Owner-Builder	Retaining Wall	R-1	Final	6/22/2016
B-16-17	05/10/16	830 Altura Place	Canright/Alterra Solar	Solar Panels	R-1	Current	5/10/2016
B-16-18	05/17/16	18 Alta Circle	Shrestha/Owner-Builder	Interior Work	R-1	Final	6/22/2016
B-16-20	06/14/16	12 Brae	Schuh/Wolffy's	Re-Roof	R-1	Current	6/14/2016

STAFF REPORT

City of Del Rey Oaks

Office of the City Clerk

DATE: July 13, 2016
TO: Planning Commission
FROM: Karen Minami - Deputy City Clerk
RE: Agenda Item 7.A. – 1025 Portola Drive

Applicant's Name: Mike Fitzsimmons
Owner's Name: Same
File Number: ARC# 16-06
Site Location: 1025 Portola Drive
Planning Area: APN# 012-491-014
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review for an addition to include enlarging bath by 25 square feet. All colors and materials to match existing.

***Commissioner Donaldson will need to step down,
as he owns a home within 500 feet of the project.***



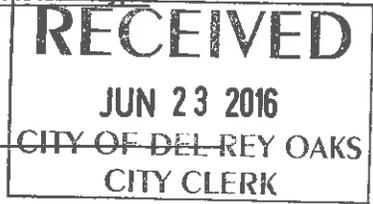
CITY OF DEL REY OAKS

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

Variance: [] Yes [x] No

Architectural Review Type:

[x] Residential [] Commercial



Applicants Name: MIKE FITZSIMMONS

Owner's Name: MIKE FITZSIMMONS

Project Address: 1025 PORTOLA DRIVE, DEL REY OAKS

Telephone#: 831-394-9697 APN #: 012-491-014-000

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.

BATHROOM REMODEL AND ADDITION TO INCLUDE ENLARGING EXISTING BATH BY 25 SQ. FT. UNDER THE EXISTING ROOF LINE. TOTAL REMODEL OF INTERIOR OF THE BATH WITH ALL NEW PLUMBING FIXTURES AND INTERIOR FINISHES.

Check here if additional materials are attached.

Mike Fitzsimmons
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

APPLICATION # ARC 1606 -FOR OFFICE USE ONLY- DATE: 6/23/16

FEE \$200.00 CASH/CHECK/CC # 1113 RECEIVED BY: K Minami

DATE SCHEDULED FOR CONSIDERATION July 13, 2016 @ 6:00pm

APPROVED DENIED

STAFF REPORT

City of Del Rey Oaks

Office of the City Clerk

DATE: July 13, 2016
TO: Planning Commission
FROM: Karen Minami - Deputy City Clerk
RE: Agenda Item 7.B. – 4 Malcolm Place

Applicant's Name: Eric Wynkoop
Owner's Name: Gabriel & Savannah Rodriguez
File Number: ARC# 16-07
Site Location: 4 Malcolm Place
Planning Area: APN# 012-481-044
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to add a total of 460 square foot addition which includes a 432 square foot master bed/bath in the southeast corner and a 28 square foot bump out for a new kitchen remodel on east elevation of single family dwelling. All colors and materials to match existing.

***Commissioner Donaldson will need to step down,
as he owns a home 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

Applicants Name: Eric Wynkoop

Owner's Name: GABRIEL & SAVANNAH RODRIGUEZ

Project Address: 4 Malcolm place

Telephone#: 831-682-8451 APN #: 012-481-044-000

Lot #: 25 Block: 4 Subdivision: _____

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 details plot plan.

1. Add 28 sq ft bump-out on East elevation for a new kitchen. This bump-out will be under an existing 3 foot eave and be well within set backs.

2. Add a 432 sq ft Addition in the south east corner of existing residence, for a new Master suite including a 2nd (new) bathroom. The home currently has only one bathroom.

For a total added sq footage of 460 sq ft.

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 BN

APPLICATION # ARC11007 -FOR OFFICE USE ONLY-

DATE: 6/27/16

FEE \$200 CASH/CHECK/CC # 181011289 RECEIVED BY: [Signature]

DATE SCHEDULED FOR CONSIDERATION Wednesday, July 13, 2016 @ 6pm

APPROVED _____ DENIED _____



Monument RV Resort

A Voter Initiative Project for the City of
Del Rey Oaks

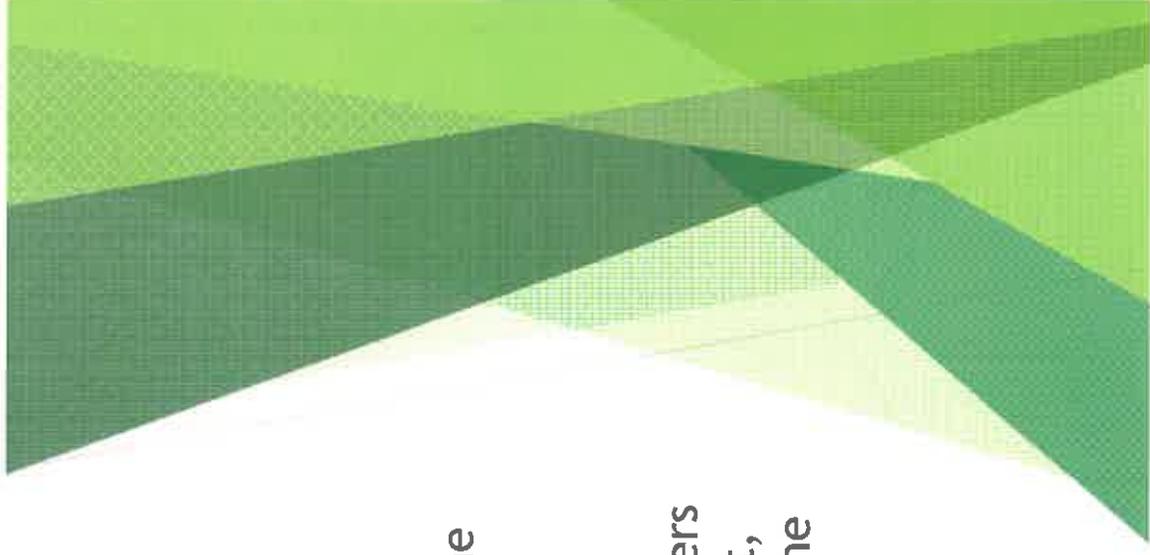
May 24, 2016

About the Voter Initiative Process

- ▶ Project proponents are required to collect signatures from at least 10% of the Registered Voters in the City. (108 Signatures)
- ▶ County Elections Department verifies validity and number of signatures. (174 voter signatures collected and verified)
- ▶ City certifies the result of the County Elections verification at the City Council meeting and the City Council can:
 - ▶ 1. Adopt the Initiative Measure without alteration
 - ▶ 2. Order a Special Election
 - ▶ 3. Request more Study on the issue for 30 days

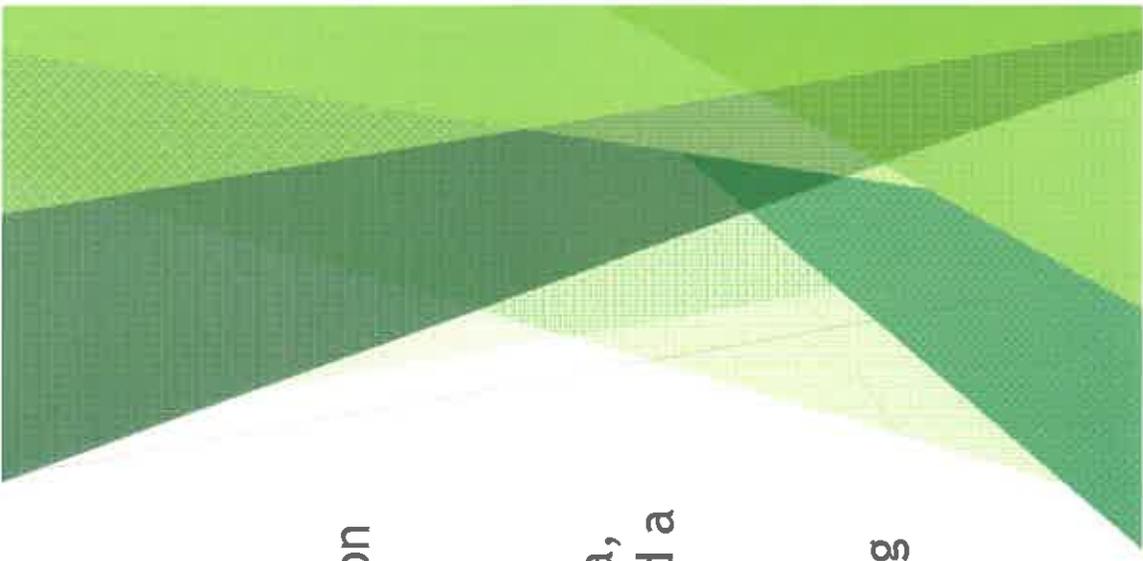
General text of Initiative - Description of the Project

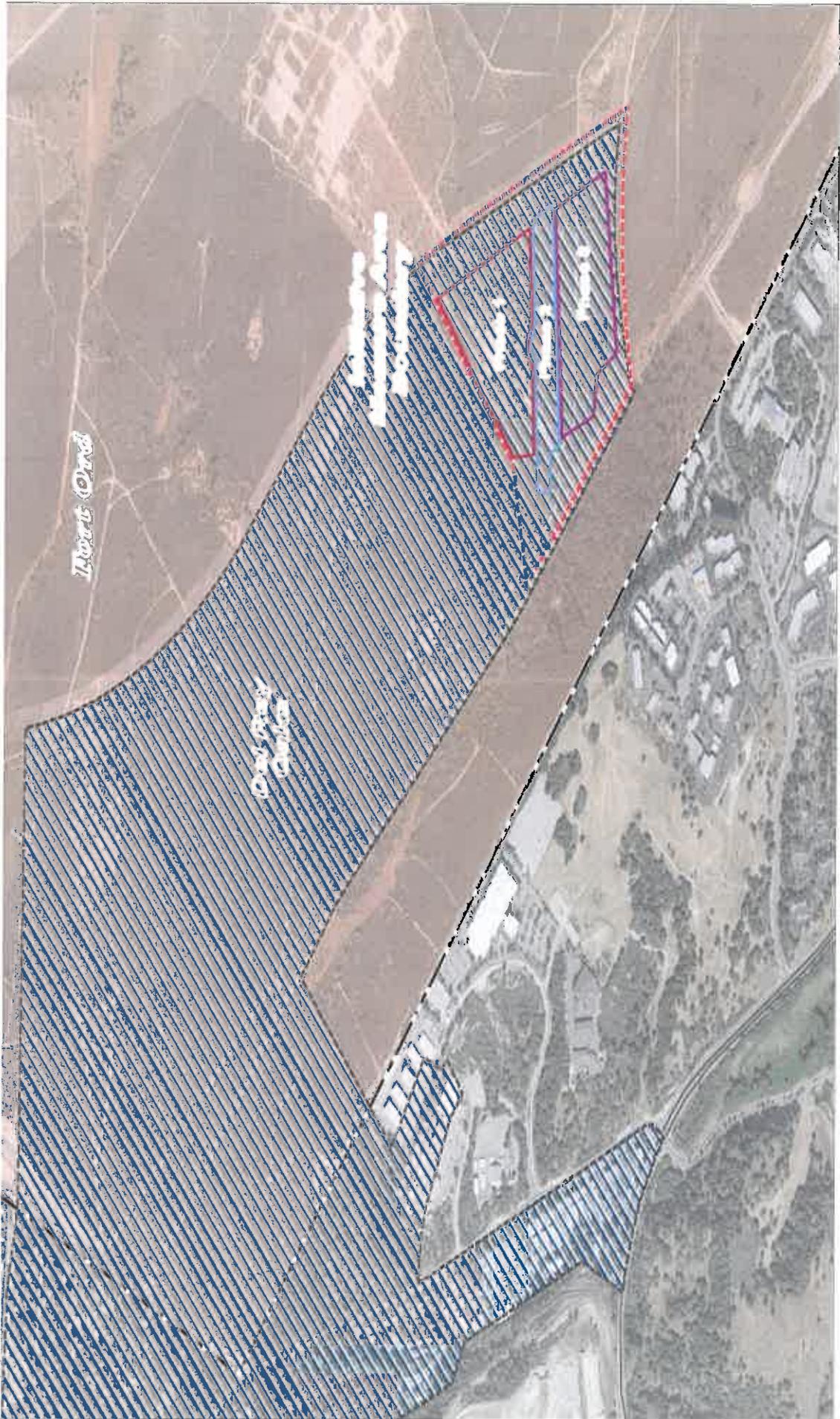
- ▶ Monument RV Resort is a recreational and visitor-serving facility, to be located within the Initiative Measure Area on the former Fort Ord land within Del Rey Oaks. The Initiative Measure Area is approximately 54 acres of the Eastern most portion of the City's Fort Ord lands. Monument RV Resort was inspired by the desire to provide Recreational Vehicle (RV) users a quality facility to stay near the Fort Ord National Monument, while enjoying all that the Monterey Peninsula has to offer. The Project will be built in 3 Phases and at full build out will contain 210 RV Spaces and 13,500 square Feet of buildings on the 54 Acres.



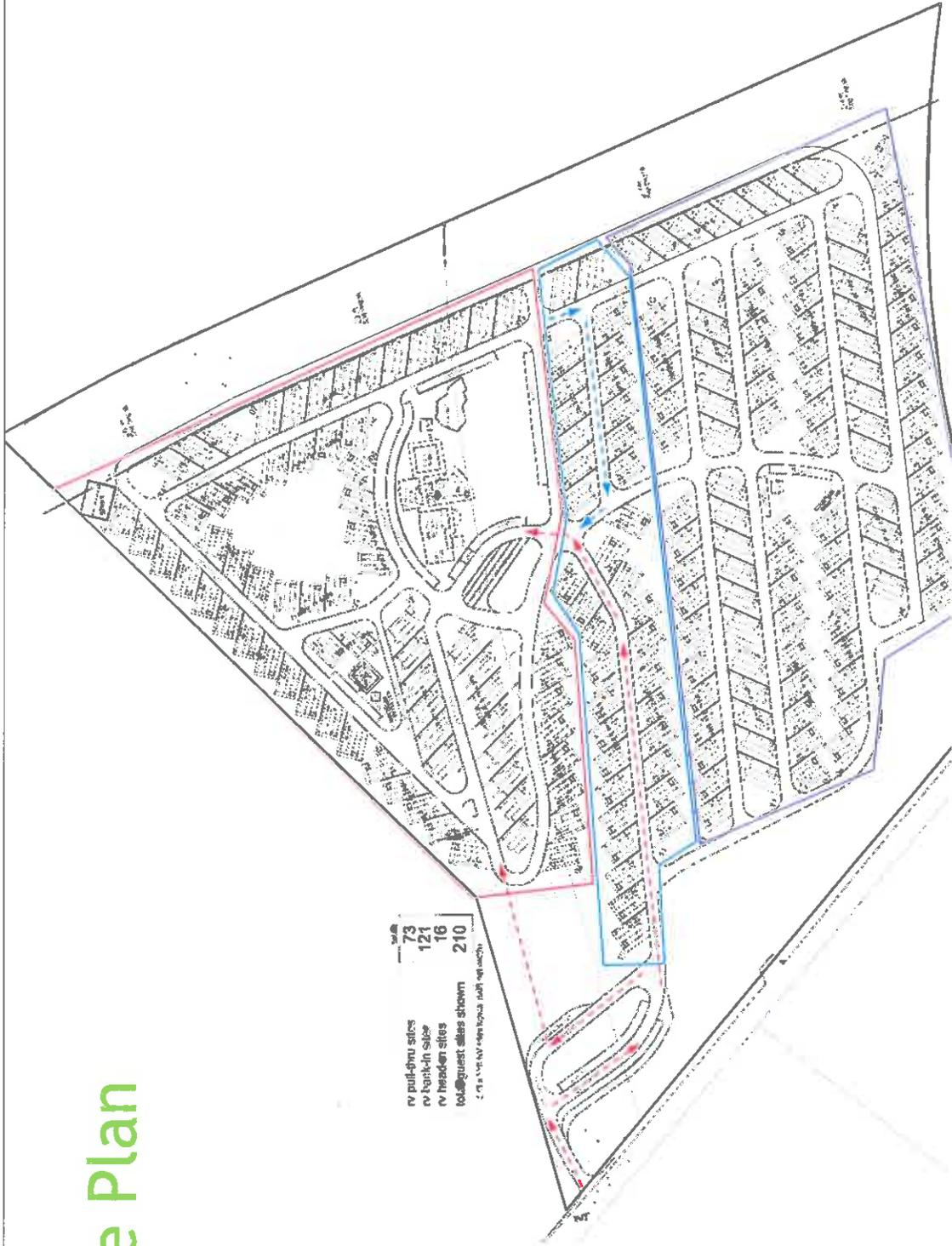
Project Phasing

- ▶ The Monument RV Resort will be developed in 3 Phases.
- ▶ Phase 1 consists of 71 RV sites and a 7,670 sq. ft. Lodge on approximately 17 acres of the 54 acre property and includes: Administration, a General Store, Lobby, Game Room, Fitness Center, and 2 Restroom/Shower/Laundry Facilities. Phase 1 will also include an outdoor Pool & Spa, Patio area, Kids Playground, Dog Run, Walking Trails, and a 2,025 sq. ft. Operations Building.
- ▶ Phase 2 will add an additional 38 RV Sites on 10 acres.
- ▶ Phase 3 will add 101 additional RV Sites on 26 acres along with a 2,250 sq. ft. Pavillion at the Lodge site.





Site Plan



Financial Benefits to Del Rey Oaks

- ▶ Assumptions: 60% Occupancy and \$70/night
- ▶ Phase 1: 71 sites equals \$107,352/yr. (TOT@10%)
- ▶ Phase 2: 109 sites equals \$164,808/yr.
- ▶ Phase 3: 210 sites equals \$317,520/yr.
- ▶ Additional Sales Tax Revenue ie Safeway, Gas, Tarpys



Frequently Asked Questions

- ▶ **What type of Environmental Review has and will be done?**
- ▶ **The Property has been extensively reviewed, cleaned of munitions and analyzed for endangered species over the past 20 years since the Land was transferred and annexed to the City of Del Rey Oaks. All of the Fort Ord Reuse Authority (FORA) regulations must be complied with, including payment of Development Impact Fees, Habitat Conservation Planning, U.S. Army Construction Support as needed and adherence to the regulations contained in the Del Rey Oaks General Plan and Zoning Code.**

Environmental Review

- ▶ Water for the Project will be purveyed by the Marina Coast Water District and Sewer services will be done by Seaside County Sanitation District.
- ▶ South Boundary Road will be widened, realigned and brought up to standards, including left turn lanes and bicycle lanes as part of the FORA Capital Improvement Plan and Base Mitigation Requirements.
- ▶ Traffic concerns will be mitigated by improvements on South Boundary Road and the expectation is that once the RVs are parked they will remain for several days and the occupants will be shuttled to events and locations thruout the Monterey Peninsula, thus relieving some traffic concerns.

Next Steps for the Project

- ▶ **If the Initiative Measure is adopted the next step will be to seek a Consistency Determination from the FORA Board. Project proponents and City Staff have been in contact with FORA Staff regarding this project for the past 2 years.**
- ▶ **After the Project is found to be Consistent with the Base Reuse Plan it will be eligible for City Entitlement and the General Plan and Zoning Codes will be changed to permit the development.**
- ▶ **FORA needs to adopt the Habitat Conservation Plan (20 years in the making!) which should occur in early 2017. FORA is also responsible for the South Boundary Road Project and it is currently number 1 on the list of priority projects.**