



CITY OF DEL REY OAKS

650 CANYON DEL REY RD. • DEL REY OAKS, CALIFORNIA 93940
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September 8, 2016

AGENDA REGULAR DEL REY OAKS PLANNING COMMISSION MEETING WEDNESDAY, SEPTEMBER 14, 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, August 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, August 2016
6. OLD BUSINESS: None

7. NEW BUSINESS:

- A. Monterey Bay Alternative Medicine and Health Products Manufacturing:
Locating in the Industrial Area of 121 Calle Del Oaks, Unit B**
Discussion Only

B. Applicant's Name: Ken Rutherford
Owner's Name: Same
File Number: ARC# 16-09
Site Location: 820 Rosita Rd
Planning Area: APN# 012-561-003
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to add a 12'x16' deck and a new patio door to the side of the single family dwelling. All colors and materials to match existing.

C. Applicant's Name: Phillip Cordrey
Owner's Name: Steve & Amanda Ray
File Number: ARC# 16-10
Site Location: 110 Carlton Drive
Planning Area: APN# 012-511-016
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to add 380 sq. ft. of living space which includes extending 3 bedrooms and 2 bathrooms, all existing. To add a new 380 sq. ft. deck to the rear of proposed addition. All colors and materials to match existing.

D. Applicant's Name: Stefan & Maia Carpenetti
Owner's Name: Same
File Number: ARC# 16-11
Site Location: 866 Portola Drive
Planning Area: APN# 012-473-001
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review for an addition of a new two car garage with second story to include the following: A 576 sq. ft. garage with a 545 sq. ft. second story family room, 120 sq. ft. deck and a half bathroom. Request also includes the conversion of the current garage into living space with the addition of two windows. All colors and materials to match existing.

8. ANNOUNCEMENTS/COMMENTS BY PLANNING COMMISSIONERS
9. NEXT MEETING: Wednesday, October 12, 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, AUGUST 10, 2016 IN THE
CHARLES BENSON MEMORIAL HALL, CITY HALL**

Present: Commissioner Green, Commissioner Cecilio, Commissioner Donaldson,
Commissioner Jaksha, Commissioner Hayworth, Vice Chair Weir and Chairman
Gaglioti

Absent: None

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

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

PLEDGE OF ALLEGIANCE:

PUBLIC COMMENT:

NONE

CONSENT AGENDA:

Commissioner Weir: Asked for a correction to be made on page two of minutes from July meeting, change "their" to "there".

Motion to approve: Commissioner Jaksha

Second: Commissioner Cecilio

Public Comment: None

Vote: Approved 7 -0

REPORTS:

Accepted

OLD BUSINESS: None

NEW BUSINESS:

Applicant's Name: Scott Larson

Owner's Name: Same

File Number: ARC #16-08

Site Location: 68 Carlton Drive

Environmental Status: Categorically Exempt

Project Description: Requesting Architectural Review for window replacement and changes throughout single family dwelling. All colors and material to match existing.

Commissioner Cecilio steps down from dais.

Mike Zuccaro, Architect for Applicant: This project is mainly interior and it will affect the window and door locations. These changes will improve the look dramatically.

Commissioner Jaksha: Will the walls be patched up where the windows were.

Mike Zuccaro: No, they won't be patched up. It will be new sheet rock and wall.

Commissioner Weir: The reason for the window change because of interior work.

Commissioner Jaksha: Double pane?

Mike Zuccaro: Yes, all energy efficient.

Commissioner Donaldson: Converted garage to bedroom, is it legal.

Mike Zuccaro: There is an existing one car garage. Original owner changed it so long ago, but it's legal and still has a required garage.

Motion to approve: *Commissioner Jaksha*

Second: *Commissioner Green*

Public Comment: *None*

Vote: *5-0*

Commissioner Cecilio comes back to dais.

COMMISSIONER REPORTS:

Commissioner Cecilio: Happy Birthday to Mike and John!

Commissioner Jaksha: Garage Sale was a huge success. Almost \$800.00.

Sept. 18th is City picnic.

City Manager Dawson: Denise Duffy is working on the item to be heard in September regarding the General Plan review. Meet and greet this Saturday, with Police Chief. Lunch will be served between 12 and 2, come on down.

6:15 p.m., ADJOURNED

Adjourned to next meeting date September 14, 2016 at 6 pm.

Attest:

Date:

**CITY OF DEL REY OAKS
BUILDING ACTIVITY REPORT
August 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	7/6/2016
B-15-50	12/17/15	1048 Paloma	Burton/KelCon	Addition and remodel	R-1	Current	6/2/2016
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	Final	8/16/2016
B-16-15	04/07/16	74 Carlton	Cecilio/Frank Russo	Addition and remodel	R-1	Current	7/1/2016
B-16-17	05/10/16	830 Altura Place	Canright/Allterra Solar	Solar Panels	R-1	Final	7/1/2016
B-16-21	07/22/16	453 CDR	Pet Specialist/Ken Young	Tenant Improvement	C-1	Current	7/22/2016
B-16-22	07/26/16	203 Calle Del Oaks	HR Block/Desert West	Tenant Improvement	C-1	Current	7/26/2016
B-16-23	08/01/16	1078 Paloma	Pettas/Balesteri	Deck work	R-1	Current	8/1/2016
B-16-24	08/03/16	60 Voe	Hughley/Williams	Re-Roof	R-1	Current	8/30/2016
B-16-25	08/16/16	932 Via Verde	Frazier/Solor City	Solar Panels	R-1	Current	8/16/2016
B-16-26	08/16/16	1007 Paloma	Roesner/Owner-Builder	Addition and remodel	R-1	Current	8/16/2016
B-16-28	08/23/16	30 Carlton	Farrold/Owner-Builder	Re-Roof	R-1	Current	8/23/2016
B-16-29	08/29/16	1015 Portola	Barrios/Mtry Bay Roofing	Re-Roof	R-1	Current	8/23/2016
B-16-30	08/23/16	1008 Portola	Barrios/Mtry Bay Roofing	Re-Roof	R-1	Current	8/23/2016
B-16-31	08/29/16	961 Rosita Rd	Lichtanski/Bob Dennison	Re-Roof	R-1	Current	8/29/2016
B-16-32	08/29/16	58 Carlton	Ragsdale/Cronin/O.Build	Storage and Green house	R-1	Current	8/29/2016

**CITY OF DEL REY OAKS – Planning Commission
STAFF REPORT**

TO: Honorable Planning Commissioners

FROM: Christina Trujillo, City Attorney

DATE: September 14, 2016

SUBJECT: **Informational Item for Cannabis Manufacturing in
Industrial Zone – Item 7. A.**

PURPOSE

This item is normally a ministerial action by staff, however the City Council recently passed Ordinance 283, which requires a Cannabis related Business, such as manufacturing or testing to be presented to the City Council for consideration. In order to provide maximum transparency and communication the item is being brought before the Planning Commission for information only prior to City Council review.

BACKGROUND

Monterey Bay Alternative Medicine has successfully operated a Medical Cannabis Dispensary in Del Rey Oaks for about 1 ½ years at 800 Portola Drive.

Product offerings at the Dispensary include various infused products such as soaps, shampoos, edibles, lotions and tinctures. Currently these products are purchased from outside vendors outside of Monterey County.

In order to ensure quality and consistency, MBAM would like to be able to control the manufacture and testing of these types of products locally and in accordance with industry best practices.

MBAM has secured a location in the industrially zoned area of Calle Del Oaks Place and have secured permission from the owner (Anthony Davi Sr.) for operating this type of business.

RECOMMENDATION

It is recommended that the Planning Commission receive the information presented. The applicant will bring this business type and location to the City Council for consideration at the regularly scheduled meeting on September 27, 2016.

AMENDMENT TO ORDINANCE NO. 283

AN AMENDMENT ADDING CHAPTER 4.09 OTHER PERMITTED USES

Chapter 4.09 is hereby added to the City of Del Rey Oaks Municipal Code to read as follows:

4.09.010 Other Permitted Uses

A Dispensary permitted to operate in the City of Del Rey Oaks can also apply to operate a Manufacturing, Testing, and/or Distribution business in conformance with the guidelines established by the MMRSA (Medical Marijuana Regulation and Safety Act) at the State level. Any application will first be brought to the City Council for consideration and approval.

PASSED AND ADOPTED by the City Council of the City of Del Rey Oaks, County of Monterey, State of California on August 23, 2016 by the following roll call vote:

Councilmember Ventimiglia: Aye

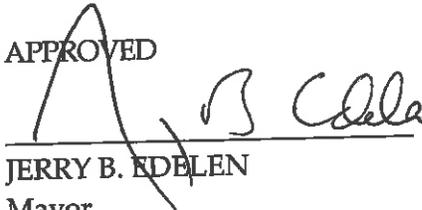
Councilmember Lintell: Aye

Councilmember Allion: Aye

Vice Mayor Clark: No

Mayor Edelen: Aye

APPROVED



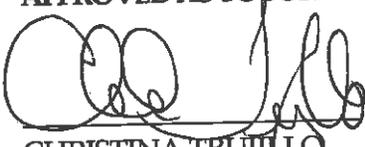
JERRY B. EDELEN
Mayor

ATTEST:



DANIEL DAWSON
City Clerk

APPROVED AS TO FORM AND LEGALITY:



CHRISTINA TRUJILLO
City Counsel

ORDINANCE NO. 283

AN ORDINANCE OF THE CITY COUNCIL OF DEL REY OAKS ADDING CHAPTERS 4.04 MEDICINAL MARIJUANA DELIVERY AND CHAPTER 4.08 MEDICINAL MARIJUANA CULTIVATION TO CITY OF DEL REY OAKS MUNICIPAL CODE

Summary

This Ordinance adds a new Chapter 4.04 to the City of Del Rey Oaks Municipal Code to regulate the delivery of medicinal marijuana in the City of Del Rey Oaks and Chapter 4.08 to the City of Del Rey Oaks Municipal Code to regulate the cultivation of medicinal marijuana in the City of Del Rey Oaks.

THE CITY OF DEL REY OAKS, CALIFORNIA ORDAINS AS FOLLOWS:

SECTION 1.

A new Chapter 4.04 is hereby added to the City of Del Rey Oaks Municipal Code to read as follows:

Section 4.04.10 Delivery

Delivery of medical marijuana and medical cannabis products to a qualified patient, primary caregiver or dispensary are allowed in city limits, provided that deliveries are performed in strict compliance of state law and the regulations of this division. "Delivery" is defined in Business & Professions Code section 19300.5(m), and Health & Safety Code section 11362.7, as those sections may be further amended.

SECTION 2.

A new Chapter 4.08 is hereby added to the City of Del Rey Oaks Municipal Code to read as follows:

Section 4.08.010. Findings and Purpose.

A. In 1996, the voters of the State of California approved Proposition 215, which was codified as Cal. Health & Safety Code § 11362.5, and entitled 'The Compassionate Use Act of 1996.'

B. The intent of Proposition 215 was to enable persons who are in need of marijuana for medical purposes to legally obtain and use it under limited, specified circumstances without fear of criminal prosecution. Proposition 215 further provides that "nothing in this section shall be construed to supersede legislation prohibiting persons from engaging in conduct that endangers others, nor to condone the diversion of marijuana for nonmedical purposes." (Cal. Health & Safety Code § 11362.5(b)(2).) The ballot arguments supporting Proposition 215 expressly acknowledged that "Proposition 215 does not allow 'unlimited quantities of marijuana to be grown anywhere.'"

C. In 2003, the California Legislature passed Senate Bill 420 (codified as California Health and Safety Code §§ 11362.7 *et seq.*) to clarify the scope of Proposition 215 and expressly allow cities and counties to adopt

and enforce ordinances that are consistent with SB 420.

D. The Federal Controlled Substances Act (21USC §§ 801 *et seq.*) classifies marijuana as a Schedule I Drug, which is defined as a drug or other substance that has a high potential for abuse, that has no currently accepted medical use in treatment in the United States, and that has not been accepted as safe for use under medical supervision. The Federal Controlled Substances Act makes it unlawful, under federal law, for any person to cultivate, manufacture, distribute or dispense, or possess with the intent to manufacture, distribute or dispense, marijuana. The Federal Controlled Substances Act contains no exemption for the cultivation, manufacture, distribution, dispensation, or possession of marijuana for medical purposes.

E. The unregulated cultivation of marijuana in the City of Del Rey Oaks can adversely affect the health, safety, and well-being of the City, its residents and environment. Regulating the cultivation of marijuana is proper and necessary to avoid the risks of criminal activity, degradation of the natural environment, offensive odor, and fire hazards that may result from unregulated medicinal marijuana cultivation.

F. Other public agencies have reported adverse impacts from cultivation, including, but not limited to, disagreeable odors; negative effects on the environment; unsanitary conditions; negative effects on physical, mental and community health; violation of building codes and other land development codes; increased risk of burglary and other property crimes; and acts of violence in connection with the commission of such crimes or the occupants' attempts to prevent such crimes.

G. The creation of persistent strong odors as marijuana plants mature and flower is offensive to many people, results in complaints of respiratory problems, and generally creates an attractive nuisance by alerting persons, including children, to the location of valuable marijuana plants and creating an increased risk of crime.

H. Children are particularly vulnerable to the effects of marijuana use, and the presence of marijuana plants is an attractive nuisance for children, creating an unreasonable hazard in areas frequented by children including schools, parks, and other similar locations. Further, the potential for criminal activities associated with marijuana cultivation in such locations poses heightened risks that children will be involved or endangered.

I. The indoor cultivation of substantial amounts of marijuana within a residence presents potential health and safety risks to those living in the residence, especially children, including, but not limited to, increased risk of fire from grow light systems, exposure to fertilizers, pesticides, anti-fungus/mold agents, and exposure to potential property crimes targeting the residence.

J. The production of concentrated marijuana and extraction of compounds from marijuana using alcohol or flammable liquids or gases has caused numerous fires and explosions throughout California, including a 2014 fire in Gilroy and several other fires throughout Santa Clara County.

K. The right of qualified patients and their primary caregivers under State law to cultivate marijuana plants for medical purposes does not confer upon them the right to create or maintain a public nuisance. By limiting the cultivation area for indoor cultivation to a single space no larger than 50 square feet in a single room and limiting marijuana plants to a single layer, and by limiting outdoor cultivation to 12 plants, the City anticipates a reduction in the negative secondary effects of unfettered growing such as odor, fire, crime, and pollution.

L. Limiting the area of indoor cultivation to 50 square feet is necessary because the lights and electricity required by cultivation areas larger than 50 square feet are likely to exceed the wattage supported by a typical household light and receptacle circuit, thereby creating an unreasonable risk to public health, safety, and welfare and a public nuisance through the hazard of fire and overloading of circuits.

M. Limiting the number of medicinal marijuana plants cultivated outdoors is necessary because cultivating medicinal marijuana plants in excess of 12 would create an unreasonable risk of causing a public nuisance due to odors, attracting criminal activity, including theft and burglaries, and creating an attractive nuisance for children.

N. Limiting the number of medicinal marijuana plants or medicinal marijuana cultivation space available to a qualified patient or primary caregiver is not intended to preclude a qualified patient or primary caregiver from obtaining through dispensaries, collectives or other legal means additional medicinal marijuana that the qualified patient needs for his or her reasonable medical use.

O. The City has established a uniform setback from adjacent property lines for marijuana cultivation in order to reduce the potential for nuisances to neighboring property owners. The setback standards include a provision for reduced setbacks on narrow parcels smaller than 10,000 square feet.

P. The right of qualified patients and their primary caregivers under State law to cultivate marijuana plants for medical purposes does not confer upon them the right to cultivate or possess an amount of marijuana in excess of the amount reasonably necessary to treat the qualified patient's condition or to create a public nuisance as a result of illegal diversion. According to studies conducted by the states of Colorado Washington and Nevada, as well as the Office of National Drug Control Policy and the California National Organization for the Reform of Marijuana Laws, qualified patients use an average of 1.36 pounds of marijuana annually. By limiting the amount of medicinal marijuana that a qualified patient or primary caregiver may possess or store to no more than 3 pounds at a given time, the City seeks to reduce the amount of medicinal marijuana diverted to illicit uses, sold on the black market, or distributed to minors.

Q. Regulation of parcels used for marijuana cultivation is proper and necessary to address the risks and adverse impacts as stated herein that are especially significant if the amount of marijuana cultivated on any legal parcel is not regulated and substantial amounts of marijuana are thereby allowed to be concentrated in one place.

R. It is the purpose and intent of this chapter to implement State law by providing a means for regulating the cultivation of medicinal marijuana in a manner that is consistent with State law and which balances the needs of medical patients and their caregivers and promotes the health, safety, and welfare of the residents and businesses within the incorporated area of the City of Del Rey Oaks. This chapter is intended to prohibit the cultivation of marijuana by anyone for any purpose other than by a qualified patient or primary caregiver cultivating for personal medicinal use in strict compliance with this chapter, and applicable State law. This division is not intended to prohibit persons from exercising any right otherwise granted by State law, including Proposition 215 and Senate Bill 420. Rather, the intent and purpose of this division is to establish reasonable regulations upon the manner in which marijuana for medicinal purposes may be cultivated, including restrictions on the amount of marijuana that may be cultivated in any location or premises, in order to protect the public health, safety and environment in the City of Del Rey Oaks.

S. The limited right of qualified patients and their primary caregivers under State law to cultivate marijuana plants for medicinal purposes does not confer the right to create or maintain a public nuisance. By adopting the regulations in this division, the City will achieve a significant reduction in the aforementioned

harms caused or threatened by unregulated cultivation of marijuana in the City of Del Rey Oaks.

T. Nothing in this division shall be construed to allow the cultivation of marijuana for non-medical purposes, or allow any activity relating to the cultivation, distribution, or consumption of marijuana that is otherwise illegal under State or federal law.

U. These regulations do not restrict the ability of the one permitted dispensary to grow, distribute or transport medical cannabis in conformance with State Law.

Section 4.08.20 Definitions.

As used in this chapter, the following terms and phrases shall be defined as follows:

A. *Cultivation* means the planting, growing, or harvesting of one or more marijuana plants or any part thereof.

B. *Indoor* means within a fully enclosed and secure structure, including any attached or detached accessory structure, that complies with the California Building Code, as adopted by the City of Del Rey Oaks. The structure must be secure against unauthorized entry, accessible only through one or more lockable doors and may be constructed of any approved building materials.

C. *Legal parcel* means any parcel of real property that may be separately sold in compliance with the Subdivision Map Act (Cal. Gov't Code §§ 66410 *et seq.*) and the City of Del Rey Oaks Municipal Code.

D. *Marijuana* shall have the same meaning as in California Health and Safety Code Section 11018, as may be amended. Marijuana, medicinal marijuana, and the cultivation thereof, as defined in this division shall not be considered an agricultural activity, operation or facility under Cal. Civil Code § 3482.5 or Chapter 17.28 and Section 17.28.20 of the Del Rey Oaks Municipal Code.

E. *Medicinal marijuana* means marijuana used for medical purposes in accordance with Cal. Health & Safety Code §§ 11362.7 *et seq.*

F. *Outdoor* means any location that is not indoor within a fully enclosed and secure structure and may include shade structures.

G. *Park* means any playground, hiking or riding trail, recreation area, community center, or historic structure that is owned, managed, operated or controlled by any public entity.

H. *Primary caregiver* means a primary caregiver as defined in Cal. Health & Safety Code § 11362.7(d).

I. *Qualified patient* means a qualified patient as defined in Cal. Health & Safety Code § 11362.7(f).

J. *Residence* means the place where an individual has his or her true, fixed, permanent home and principal establishment, and to which place he or she has, whenever absent, the intention of returning.

K. *School Bus Stop* means any location designated in accordance with California Code of Regulations, Title 13, Section 1238, to receive school buses, as defined in Cal. Vehicle Code § 233 or Cal. Vehicle Code § 545, or school pupil buses, as defined in Cal. Vehicle Code § 546.

Section 4.08.30 Marijuana cultivation—prohibited.

A. Outdoor cultivation of marijuana is prohibited in city limits.

B. Indoor cultivation of marijuana is prohibited in city limits.

C. This section shall not apply to cultivation of medicinal marijuana by a qualified patient or primary caregiver at any residence on a legal parcel where the qualified patient or primary caregiver resides, provided that the cultivation is performed in strict compliance with the regulations of this chapter and applicable state law.

Section 4.08.40 Medicinal marijuana cultivation—regulations.

A. Medicinal marijuana cultivation by a qualified patient or primary caregiver at any residence on a legal parcel where the qualified patient or primary caregiver resides is limited to one of the following:

1. Indoor cultivation, provided that the cultivation is performed in strict compliance with Section 4.08.50.

2. Outdoor cultivation, provided that the cultivation is performed in strict compliance with Section 4.08.60.

B. No evidence of cultivation of medicinal marijuana shall be visible or detectable from any adjacent property or public right of way. Evidence of cultivation of medicinal marijuana includes, but is not limited to, dust, glare, light, heat, gases, odors, smoke, or vibrations caused by any activity associated with the cultivation of medicinal marijuana.

C. No medicinal marijuana cultivated under this chapter shall be distributed to any person other than the qualified patient cultivating the medicinal marijuana or the qualified patient of a primary caregiver cultivating the medicinal marijuana.

D. All electrical systems and fuel storage involved in cultivation of medicinal marijuana shall be permitted, used and installed pursuant to all applicable ordinances, laws, and regulations. The total wattage for all lights used for cultivation shall not exceed 1,200 watts. All lights used for cultivation shall be plugged directly into a wall outlet. The number and wattage of lights used must not exceed the design capacity of the electrical system's circuits.

E. All water used in cultivation of medicinal marijuana shall be permitted and obtained from a legal source and shall be applied in accordance with all applicable ordinances, laws, and regulations.

F. Any individual cultivating medicinal marijuana on a legal parcel for which the individual is not the legal owner must obtain and post written permission from the legal owner(s) or landlord consenting to the

cultivation of medicinal marijuana on the property.

G. The primary caregiver or qualified patient may store or possess no more than 3 pounds of harvested medicinal marijuana at any time. All storage of dried and/or processed marijuana must be secured in a manner to prevent unauthorized access, including by children.

H. The extraction of chemical compounds from marijuana by way of a solvent-based extraction method utilizing compressed flammable gases or alcohol is prohibited.

I. Any modifications, alterations, or improvements made to the residence or property where cultivation of medicinal marijuana occurs shall be permitted and performed pursuant to all applicable ordinances, laws, and regulations.

Section 4.08.50 Additional regulations for indoor cultivation.

In addition to the regulations specified in Section 4.08.40, the following regulations shall apply to any qualified patient or primary caregiver performing indoor cultivation:

A. The single space in the single room shall be no larger than 50 square feet. All marijuana plants cultivated indoors shall be arranged in a single layer. This limit shall apply notwithstanding the number of qualified patients and/or primary caregivers residing at the residence.

B. Indoor cultivation shall be secured in a manner to prevent unauthorized access, including by children.

C. The drying, processing, and/or storage of medicinal marijuana shall be limited to a single room within the residence where the cultivation occurs and must be secured in a manner to prevent unauthorized access, including by children.

Section 4.08.60 Additional regulations for outdoor cultivation.

In addition to the regulations specified in Section 4.08.40, the following regulations shall apply to any qualified patient or primary caregiver performing outdoor cultivation:

A. Cultivation is prohibited as follows:

1. For parcels 10,000 square feet or larger:

a. Within 100 feet of any park.

b. Within 1,000 feet of any school bus stop, school, day care center, college, or university.

c. Within 25 feet of any property line.

d. In the front yard of any parcel.

2. For parcels smaller than 10,000 square feet:

a. Within 100 feet of any park.

b. Within 1,000 feet of any school bus stop, school, day care center, college, or university.

c. Within 25 feet from any property line, or within 30 percent of the average lot width from any property line, whichever is smaller.

d. In the front yard of any parcel.

B. Cultivation shall be limited to a total of 12 marijuana plants at the legal parcel of the qualified patient's or primary caregiver's residence. This limit shall apply notwithstanding the number of qualified patients and/or primary caregivers residing at the legal parcel.

C. Cultivation shall be enclosed by a fence with a locking gate and shall at no time exceed the height of the fence. Any such fence shall be permitted and constructed in compliance with all zoning, planning, and building ordinances.

D. The drying, processing, and/or storage of medicinal marijuana cultivated outdoors shall be limited to a single room at the residence where the outdoor cultivation occurs and must be secured in a manner to prevent unauthorized access, including by children.

Section 4.08.70 Enforcement

A. This division may be enforced in any manner consistent with this chapter by any peace officer, or by any employee, agent, or officer of any of the following departments or agencies:

1. Del Rey Oaks Police Department
2. Sheriff's Department
3. City Attorney's Office
4. Fire Department
5. Consumer and Environmental Protection Agency

B. Enforcement under this section shall be at the discretion of the enforcing agency, pursuant to the following:

1. If a peace officer, or any employee, agent, or officer of an enforcing agency determines that the marijuana plants or a condition or use associated with marijuana plants constitute a violation of the ordinance, the enforcing agency shall be authorized to summarily abate the condition or use through the seizure and confiscation of marijuana plants pursuant the Del Rey Oaks Municipal Code, Chapter 8.28.

2. If the marijuana cultivation is, or can be immediately brought into compliance with the allowable number and locations of marijuana plants set forth in this Chapter and the cultivation is not a health, safety, or environmental hazard, then the a peace officer, or any employee, agent, or officer of an enforcing agency may elect to issue a notice to abate in lieu of seizure and confiscation. The notice to abate will specify the violations and the allowable time for the property owner to remedy the violation until further enforcement action is taken. Failure to abate violations within the specified time shall be grounds for the seizure and confiscation of marijuana plants pursuant to the Del Rey Oaks Municipal Code, Chapter 8.28.

Section 4.08.80 Public nuisance.

Any violation of this division is hereby declared a public nuisance and may be abated by the City pursuant to Chapter 8.28 of this Code.

Section 4.08.90 Separate offense for each day.

Any person who violates any provision of this chapter shall be guilty of a separate offense for each and every day during any portion of which any person commits, continues to permit, or causes a violation

thereof, and shall be penalized accordingly.

Section 4.08.100 Criminal penalties.

Any violation of any provision of this chapter shall be deemed a misdemeanor.

Section 4.08.110 Administrative remedies.

In addition to the civil remedies and criminal penalties set forth above, any violation of this division may be subject to administrative remedies, as set forth in this Code.

Section 4.08.120 Other ordinance code provisions.

Notwithstanding this chapter, the City, its employees, agents, and officers have the authority to pursue any and all applicable remedies for any of the aforementioned violations or any other violations of any local, state or federal law.

SECTION 2. This ordinance and the various parts thereof are hereby declared to be severable. Should any section of this ordinance be declared by a court to be unconstitutional or invalid, such decision shall not affect the validity of the ordinance as a whole, or any portion thereof; other than the section so declared to be unconstitutional or invalid.

PASSED AND ADOPTED by the City Council of the City of Del Rey Oaks, County of Monterey, State of California on January 26, 2016 by the following roll call vote:

Councilmember Allion:	Aye
Councilmember Ventimiglia:	Aye
Councilmember Lintell:	Aye
Vice Mayor Clark:	No
Mayor Edelen:	Absent

APPROVED



KRISTIN A. CLARK
Vice Mayor

ATTEST:



DANIEL DAWSON
City Clerk

APPROVED AS TO FORM AND LEGALITY:



CHRISTINA TRUJILLO
City Counsel

Addendum No. 1

This Addendum entered into on June 15, 2016, by and between Davi Family Trust UTD 6/8/88 (hereinafter referred to as Lessor), and Robert Blodgett and Lonna Lewis Blodgett dba Monterey Bay Alternative Medicine jointly and severally, (hereinafter referred to as Lessee), is made on the date appearing above, by and between the Lessor and Lessee.

WHEREAS, Lessor and Lessee have entered into a Lease with a commencement date of June 15, 2016, and an expiration date of June 30, 2021 for the premises located at 121 Calle Del Oaks, Del Rey Oaks, Ca 93940, hereinafter the Lease, and,

WHEREAS, Lessor and Lessee wish to amend the above mentioned Lease,

NOW THEREFORE, Lessor and Lessee do further agree as follows:

Other Occupancies: Lessee acknowledges that the leased premises is located in a multiple tenant occupied property, and that Lessee's use of the demised premises maybe offensive or detrimental to existing or future tenants of the property; or if Lessor is unable to re-rent the property or any portion thereof to other tenants; or if the existing occupants of the property refuse to continue to rent in the property; or if existing tenants declare Lessor in default of their rental agreement/ Lease and are successful in cancelling their rental agreement/ Lease or vacate their premises, then Lessee hereby warrants to Lessor that Lessee will lease said space or spaces, at the same rental rate as Lessee is then paying for Lessee's demised space and for the remaining term of Lessee's then lease.

Taking of Lessor's Property: Lessee warrants to Lessor that in the event of a taking of the Lessor's property known as 121 Calle Del Oaks, in Del Rey Oaks, CA, by any governmental agency as a result of the Lessee's use of the property, that Lessee will pay to the Lessor the then fair market value of said property at the time of taking, in cash and within 30 days from the taking.

Class 1 Division Extraction Lab: Lessor agrees to permit the Lessee to install within the demised premises a self contained "Class 1 Division Extraction Lab" that meets all MED, OSHA, and NFPA requirements, and is 100% ETL Listed Pre-Certified Equipment, and to be spark proof, blast proof and with gas detection alarm and automatic shut off. In the event the Lab results in increased property and liability insurance cost to Lessor and or other tenants in the property, Lessee agrees to pay to Lessor and other tenants said increases within 10 days from receipt of notice from Lessor and or other tenants of said increases. That upon vacating the premises, Lessee will remove the lab completely and thoroughly clean the premises and provide to Lessor a certification, from a qualified and licensed hazardous technician, that the premises are free and clear from any Hazardous Materials or contamination, all at the Lessee expense. Lessee further warrants to hold harmless the Lessor from any liability that results from the installation and use of the Lab. All the other terms and conditions of Article 55 "Hazardous Materials" will remain in full force and effect.

All of the terms and conditions of said original lease except as herein modified are to remain in full force and effect and are made a part of this agreement.

IN WITNESS WHEREOF, the above named parties hereto have:

- A) Set their hands the date first hereinabove written,
- B) Acknowledged receipt of a copy hereof, and
- C) Have read, understood and agreed to all of the above.

DATE: 6/13/2016
[Signature]
LESSOR

DATE: _____
[Signature], Robert Bludgett
LESSEE
Owner
Title



MONTEREY BAY ALTERNATIVE MEDICINE

800 PORTOLA DRIVE

DEL REY OAKS, CA. 93940

June 7, 2016

Anthony Davi, Sr.

Realtor/Broker Associate

Dear Anthony,

Enclosed is our business license issued on June 3rd by the City of Del Rey Oaks. Monterey Bay Alternative Medicine will be manufacturing various cannabis based health products at 121 Calle Del Oaks, Unit B, in conformance with both California State Law and the ordinance requirements of the City of Del Rey Oaks. No retail sales shall occur at this location.

We have worked closely and diligently with City Staff, the Chief of Police and the Community to ensure that we operate as a benefit to the community, the neighborhood and our 10,000 registered patients. Our 1 year anniversary was April 23, 2016 and to date we have had zero police calls and we have blended nicely into the neighborhood.

We sincerely thank you for this opportunity, and look forward to a great business relationship in the future.

With best regard,

Lonna Lewis Blodgett, Director



FLEXMOD
S O L U T I O N S

Cleanroom Solutions

At FlexMOD all of our buildings are built clean! Our interfacing walls, floors, ceilings and mechanical components will provide a clean room environment and effectively allow control of air flow, pressure, and temperature.



COMPLIANT TURN-KEY EXTRACTION LABS

Designed by certified engineers and industry experts



Key Features:

- AREA MEETS ALL MED. NEC, OSHA AND NFPA REQUIREMENTS
- EXHAUST HOOD PROVIDES THE REQUIRED CLASS 1 DIVISION 1 SPACE
- 100% ETL-LISTED AND PE CERTIFIED EQUIPMENT
- HAZARDOUS GAS DETECTION ENSURES OPERATOR SAFETY
- OPTIONAL SURVEILLANCE SYSTEM
- LABORATORY WILL FIT TWO STANDARD EXTRACTION UNITS AND TECHNICIANS



Built Off Site
Delivered to
your Door



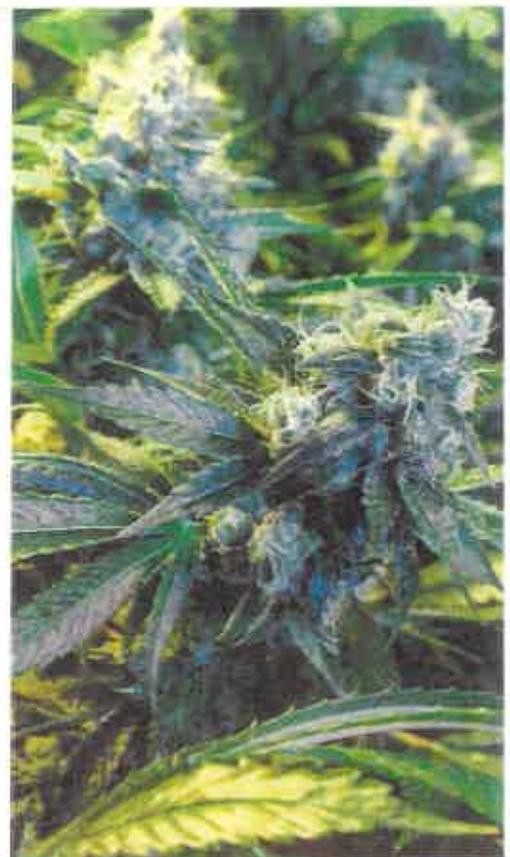
COMPLIANT TURN-KEY EXTRACTION LABS

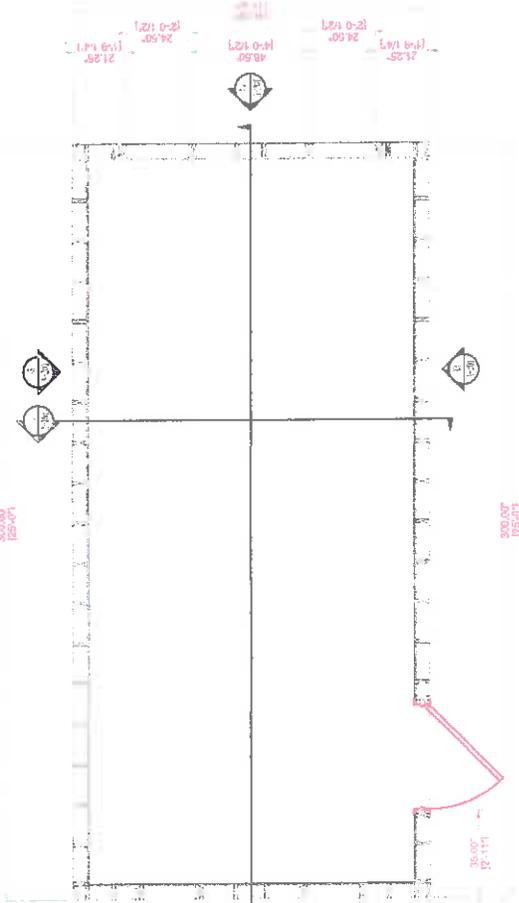
Designed by certified engineers and industry experts



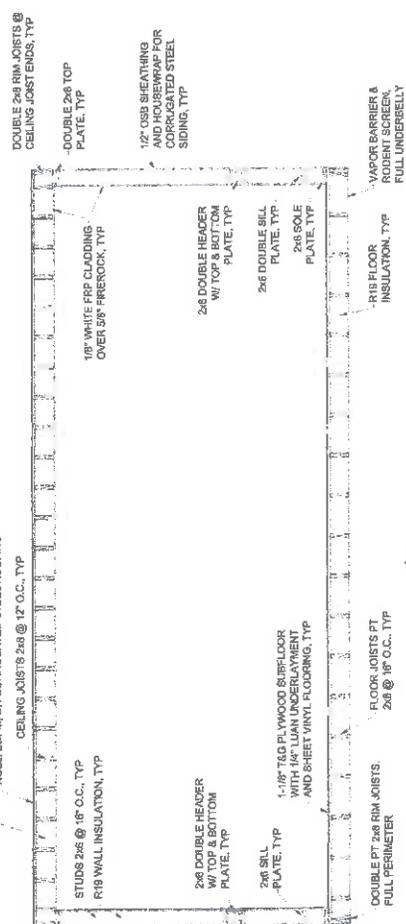
Certifications

FlexMOD is proud to work with the premier provider of third party independent design verification (otherwise referred to as an engineering peer review) of solvent based extraction equipment. Pressure Safety Inspectors, or PSI, has performed reviews for over dozens of original equipment manufacturers (OEMs). PSI has developed internal procedures that provide the most comprehensive engineering peer review available for solvent-based extraction equipment. Our reports are sealed by engineers licensed in almost all states with legalized medical and/or recreational cannabis.





STRUCTURAL FLOOR PLAN
DATE: 11/15/17



SECTION A1
DATE: 11/15/17

REV. DATE	BY	REVISION DESCRIPTION
6/8/16	CCB	APPLETON CID1 RECEPTACLE SUBSTITUTED WITH LARSON CID1 RECEPTACLE, ADDED MOTORIZED CAMPER P/M
7/25/16	CCB	PRELIMINARY RELEASED

PAGE: 1 OF 12
 PROJECT NAME: CID1-WINDTUNNEL-25
 SHEET: A-101
 DRAWING FILE: 3000-3 - PERMIT PACKAGE - FLELM_C01-25 - Rev2
 DRAWN BY: CCB
 DATE: 8/9/16
 CHECKED BY: ---
 JOB#: 20300

SHEET TITLE: STRUCTURAL LAYOUT
 CUSTOMER NAME: MONTEREY BAY
 DRAWING FILE: 3000-3 - PERMIT PACKAGE - FLELM_C01-25 - Rev2
 DRAWN BY: CCB
 DATE: 8/9/16
 CHECKED BY: ---

FLEXMOD SOLUTIONS
 www.flexmod.com
 100 E. LINCOLN ST.
 SUITE 204
 SAN JOSE, CA 95128
 PHONE: 408-958-9588
 FAX: 408-958-9588
 info@flexmod.com

STRUCTURAL NOTES:
 1. EXTERIOR TO BE CLAD WITH CORRUGATED STEEL SHEETS AND TRIMMED WITH APPROPRIATE PROFILES AT CORNERS, ROOF LINES, PENETRATION LINES, DOORS, AND ALL OTHER PENETRATIONS.

MECHANICAL PLAN BILL OF MATERIAL			
SYMBOL	DESCRIPTION	QTY.	MANUFACTURER
D	EYEWASH STATION	1	HONEYWELL
1	ABC FIRE EXTINGUISHER	2	KIDDIE

PART #
320004620000
2"005752



SHEET EQUIPMENT PLAN
SIZE: 11" x 17"

SHEET TITLE: SAFETY EQUIPMENT LAYOUT
 CUSTOMER NAME: MONTEREY BAY
 DRAWING FILE: 2009-3 - PRINT ROOMS - NEXLAB_C01-25 - Rev2
 PROJECT NAME: C01-W10TUNNEL-25
 SHEET SIZE: B (11x17)
 SHEET: A-202
 PAGE: 3 OF 12
 REVISION: 2
 DATE: --/--/--
 CHECKED BY: --
 JOB#: 26300

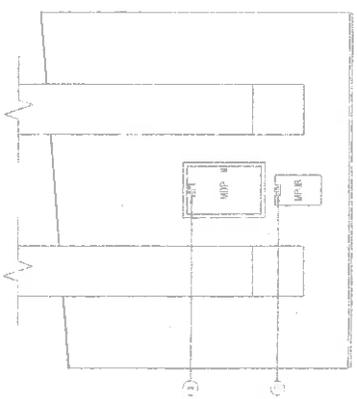
100 FLORIAN ST.
 FOX TOWER
 NEWTON, MA 02459
 TEL: (781) 366-4113
 FAX: (781) 366-4113
 (800) 818-5788
 FLEXMOD SOLUTIONS
 www.flexmod.com
 info@flexmod.com

PROJECTION: 1:1
 STANDARD DIMENSIONS
 DIMENSIONS
 TOTAL: 11" x 17"
 NETIC
 11" x 17" x 0.001"
 11" x 17" x 0.001"

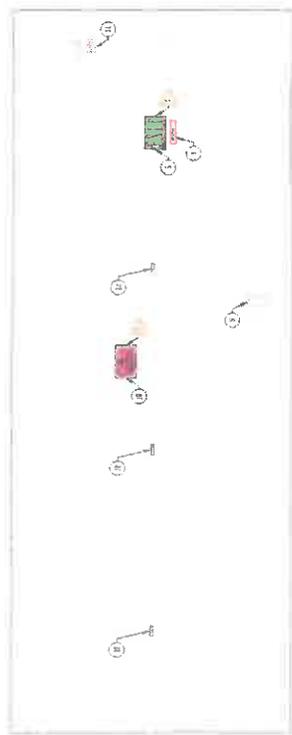
THIS DRAWING AND THE INFORMATION CONTAINED HEREIN ARE THE PROPERTY OF FLEXMOD SOLUTIONS. NO PART OF THIS DRAWING OR INFORMATION MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF FLEXMOD SOLUTIONS.

LABEL SCHEDULE

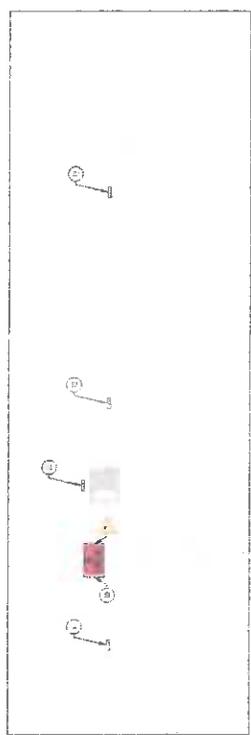
QTY:	TEXT	TEXT HEIGHT	LABEL DIMENSIONS	TEXT/LABEL COLOR
1	NEEP DOOR CLOSED	1"	2"x10"	BLACK/RED
2	MONITORER 12020017001424	1/2"	2.5"x4.5"	BLACK/WHITE
3	MAIN JUNCTION	1/2"	1.5"x4"	BLACK/WHITE
4	DO NOT BLOCK OPENING	1"	2"x12"	BLACK/RED
5	EXIT	-	-	WHITE/SHEN
6	DO NOT BLOCK OR COVER GAS DETECTOR	1/2"	1.5"x2"	BLACK/RED
8	NO SMOKING	-	-	WHITERED
11	PERSONAL PROTECTIVE EQUIPMENT REQUIRED BEYOND	-	-	BLACK/YELLOW
12	NO EXTENSION CORDS	3/8"	1.5"x4"	BLACK/WHITE
13	CLOSET LOOP SO BY STRICTLY PROHIBITED	-	-	BLACK/YELLOW
14	GAS APPROXIMATE DANGEROUS LEVELS WHEN FLASHING. EVALUATE WHEN FLASHERS SOUND.	1/2"	2.5"x8"	BLACK/RED



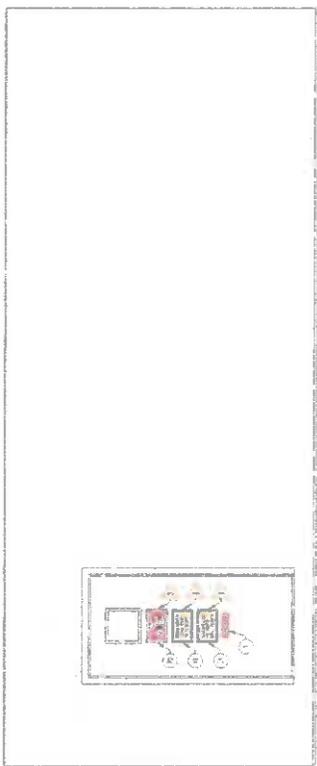
EXTERIOR ELEVATION & UTILITIES
SHEET 201-14-P



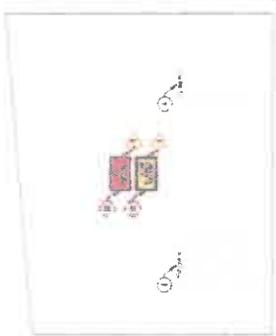
INTERIOR ELEVATION & ENTRY
SHEET 201-14-P



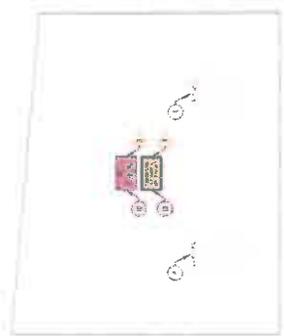
INTERIOR ELEVATION & ENTRY
SHEET 201-14-P



EXTERIOR ELEVATION & ENTRY
SHEET 201-14-P



INTERIOR ELEVATION & INLET
SHEET 201-14-P



INTERIOR ELEVATION & EXHAUST
SHEET 201-14-P

SIGNAGE NOTES:

1. SIGNS/NOTICES ARE TO BE ENGRAVED SELF-ADHERING THERMOCLIC LABELS UNLESS NOTED OTHERWISE.
2. TO BE SELF-ADHESIVE FILM (OR EQUIVALENT), PHOSPHORESCENT YELLOW IN THE DARK LETTERING ON GREEN BACKGROUND.
3. TO BE SELF-ADHESIVE FILM (OR EQUIVALENT), WHITE LETTERING ON RED BACKGROUND.
4. TO BE SELF-ADHESIVE FILM (OR EQUIVALENT), BLACK LETTERING ON YELLOW BACKGROUND.

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info@flexmod.com

PROJECTION
STANDARD TOLERANCES
DIMENSIONS
INCHES
FRACTIONS
DECIMALS
ANGLES
RADIANS

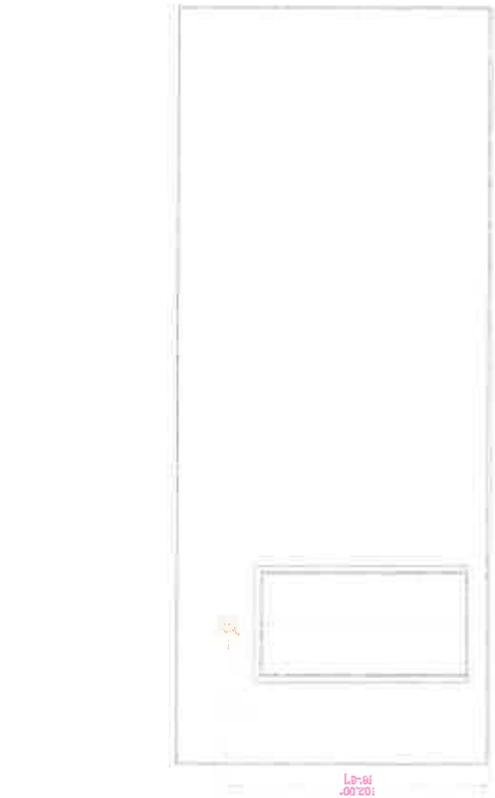
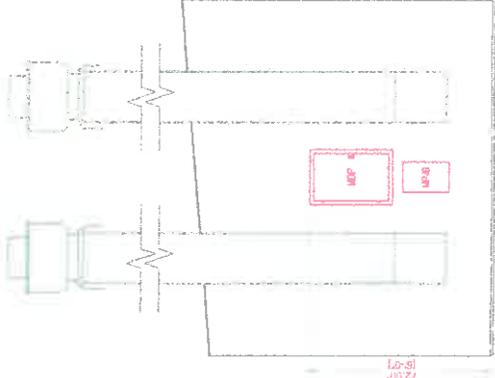
AS SHOWN
UNLESS NOTED OTHERWISE

SHEET TITLE: SIGNAGE PLAN
CUSTOMER NAME: MONTEREY BAY
DRAWING FILE: 2004-3 - PERMIT PACKAGE - FLEXMOD_C01-25 - Rev2
DRAWN BY: COB DATE: 8/9/16 CHECKED BY: --- DATE: ---/---/--- JOB#: 200300

PAGE: 5 OF 12
PROJECT NAME: CUI-WINTUNNEL-25
REVISION: 2
SHEET: A-701

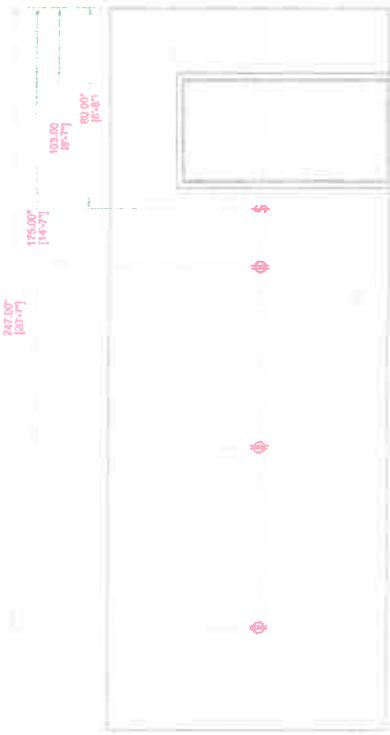
ELECTRICAL PLAN BILL OF MATERIAL

SYMBOL	DESCRIPTION	V/Φ	QTY	MANUFACTURER	PART #
	ELECTRICAL WIRING (GAUGE & COUNT AS LABELED)	-	-	-	-
	LOW VOLTAGE WIRING (GAUGE COUNT AS LABELED)	-	-	-	-
	CURRENT TRANSFORMER & INSTRUMENTS	-	-	-	-
	DISTRIBUTION BOX	-	-	-	-
	120V C/D/I SNAP SWITCH	120V	1	CROUSE-HINDS	EDSC2129
	120V C/D/I RECEPTACLE TRANSFORMER	120V	6	LARSON	EPO-81A-DE-34-12BY
	6A5 DETECTION UNIT	24VDC	1	GLOBALTEK	RT-3514D-24
	INTERIOR HORN/STROBE	24VDC	1	HONEYWELL	SPK300LNFX
	EXTERIOR STROBE	24VDC	1	SPECTRALERT	SRP-P
	AC CURRENT SENSOR, 200V, 1A	24VDC	1	HONEYWELL	SPK4CP
	MAIN POWER JUNCTION BOX	120/208	1	-	CSPOA200001
	EXTERIOR DISK TO DAWN LED LIGHT	120/208	1	-	-
	48" 2-BULB C/D/I FLORESCENT LIGHT w/ EMERGENCY BALLAST	120V	1	NRI	V1W15012
	5000 CFM MAKEUP AIR UNIT WITH HEAT & COOLING	208V	1	GREENHECK	EPL-48-2L
	9000 CFM EXHAUST FAN W/ DAMPER	208V	2	GREENHECK	MBX-118-H32
	MOTORIZED DAMPER	24 VDC	1	GREENHECK	CMB-220-20
				GREENHECK	VCD-42



E2
EXTERIOR ELEVATION
SCALE: 1" = 1'-0"

E1
EXTERIOR ELEVATION
SCALE: 1" = 1'-0"



E3
INTERIOR ELEVATION
SCALE: 1" = 1'-0"

E4
INTERIOR ELEVATION
SCALE: 1" = 1'-0"

SHEET TITLE: ELECTRICAL LAYOUT
CUSTOMER NAME: MONTEREY BAY
DRAWING FILE: 2009-9 - PRINT PACKAGE - REBAR_CDI-25 - Rev2
PROJECT NAME: CIDI-PLINTONEL-25
SHEET SIZE: B (11x17)
DATE: 8/9/16
CHECKED BY: ---
DATE: ---/---/---
JOB#: 20300

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1st floor

STANDARD TOLERANCES

UNLESS OTHERWISE SPECIFIED:

FINISHES: AS SHOWN

CONCRETE: PER LOCAL CODES

STEEL: PER LOCAL CODES

WOOD: PER LOCAL CODES

GLASS: PER LOCAL CODES

MECHANICAL: PER LOCAL CODES

ELECTRICAL: PER LOCAL CODES

PAINT: PER LOCAL CODES

PLASTER: PER LOCAL CODES

CEILING: PER LOCAL CODES

FLOORING: PER LOCAL CODES

MECHANICAL: PER LOCAL CODES

ELECTRICAL: PER LOCAL CODES

PAINT: PER LOCAL CODES

PLASTER: PER LOCAL CODES

CEILING: PER LOCAL CODES

FLOORING: PER LOCAL CODES

ELECTRICAL NOTES:

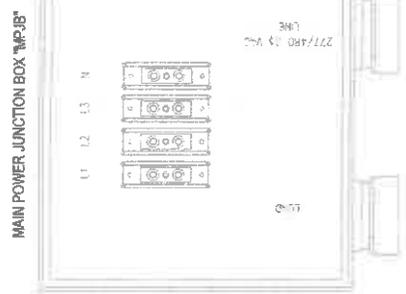
- ELECTRICAL INSTALLATION SHALL COMPLY WITH NFPA 70 (NEC).
- ALL CABLE WITHIN THE MODULE TO BE RUN & SEALED IN CONDUIT FOR USE IN CIDI ENVIRONMENT.
- HORIZONTAL DIMENSIONS MAY BE ADJUSTED TO ELIMINATE INTERFERENCE WITH STRUCTURAL MEMBERS.

PAGE: 7 OF 12
REVISION: 2
SHEET: E-201

ELECTRICAL PLAN BILL OF MATERIAL					
SYMBOL	DESCRIPTION	V/φ	QTY	MANUFACTURER	PART #
	ELECTRICAL WIRING (GAUGE & TYPE)				
	LOW VOLTAGE WIRING (GAUGE & COLOR) AS LABELED				
	VOLUME RUN INDICATOR & INFORMATION				
	120V C/D1 SNAP SWITCH	120V	1	CROUSE-HINDS	ED8C2428
	120V C/D1 RECEPTACLE	120V	6	LARSON	EP09A4E34413Y
	120VAC TO 24VDC TRANSFORMER		1	GLOBTEK	RT-3S100-24
	GAS DETECTION UNIT	24VDC	1	HONEYWELL	SPX020LNF4
	INTERIOR HORN / STROBE	24VDC	1	SPECTRALERT	SHRP
	EXTERIOR STROBE	24VDC	1	SPECTRALERT	SRK4P
	AC CURRENT SENSOR, 200V/1A	24VDC	1	HONEYWELL	CBFOA200001
	MAIN POWER JUNCTION BOX		1		
	120/208 3φ 250A DISTRIBUTION PANEL	120/208	1		
	EXTERIOR DUSK TO DAWN LED LIGHT	120V	1	NSI	VTW180-2
	48" 2-BULB C/D1 FLORESCENT LIGHT w/ EMERGENCY BALLAST	120V	2	LARSON	8FL-48-2L
	5000 CFM MAKEUP AIR UNIT WITH HEAT & COOLING	208V	1	GREENHECK	MSK-116H-52
	5000 CFM EXHAUST FAN W/ DAMPER	208V	2	GREENHECK	OWB-200-30
	MOTORIZED DAMPER	24 VDC	1	GREENHECK	VCD-42



ELECTRICAL WIRING DIAGRAM



MAIN POWER JUNCTION BOX "MPJB"

MAIN DISTRIBUTION PANEL "MDP" SCHEDULE						
BREAKER SIZE	WIRE SIZE	V/φ	LOAD	DESCRIPTION	LOAD	BREAKER SIZE
200 AMP	5/0	240/3	191	MAIN SUPPLY		200 AMP
9 AMP	12	120/1	4	110V RECEPTACLES		20 AMP
20 AMP	12	120/1	4	110V RECEPTACLES		20 AMP
20 AMP	12	120/1	4	110V RECEPTACLES		20 AMP
20 AMP	12	120/1	2	INTERIOR & EXTERIOR STROBE		20 AMP
20 AMP	12	120/1	2	GAS DETECTION UNIT		20 AMP

SHEET TITLE: ELECTRICAL DETAILS
 CUSTOMER NAME: MONTEREY BAY
 PROJECT NAME: C/D1-WINDTUNNEL-25
 DRAWING FILE: 2000-3 - PERMIT PACKAGE - FLECHM - C/D1-25 - Rev0
 SHEET SIZE: B (11x17)
 DRAWN BY: CCB DATE: 8/9/16 CHECKED BY: --- DATE: ---/---/---
 JOB#: 20300

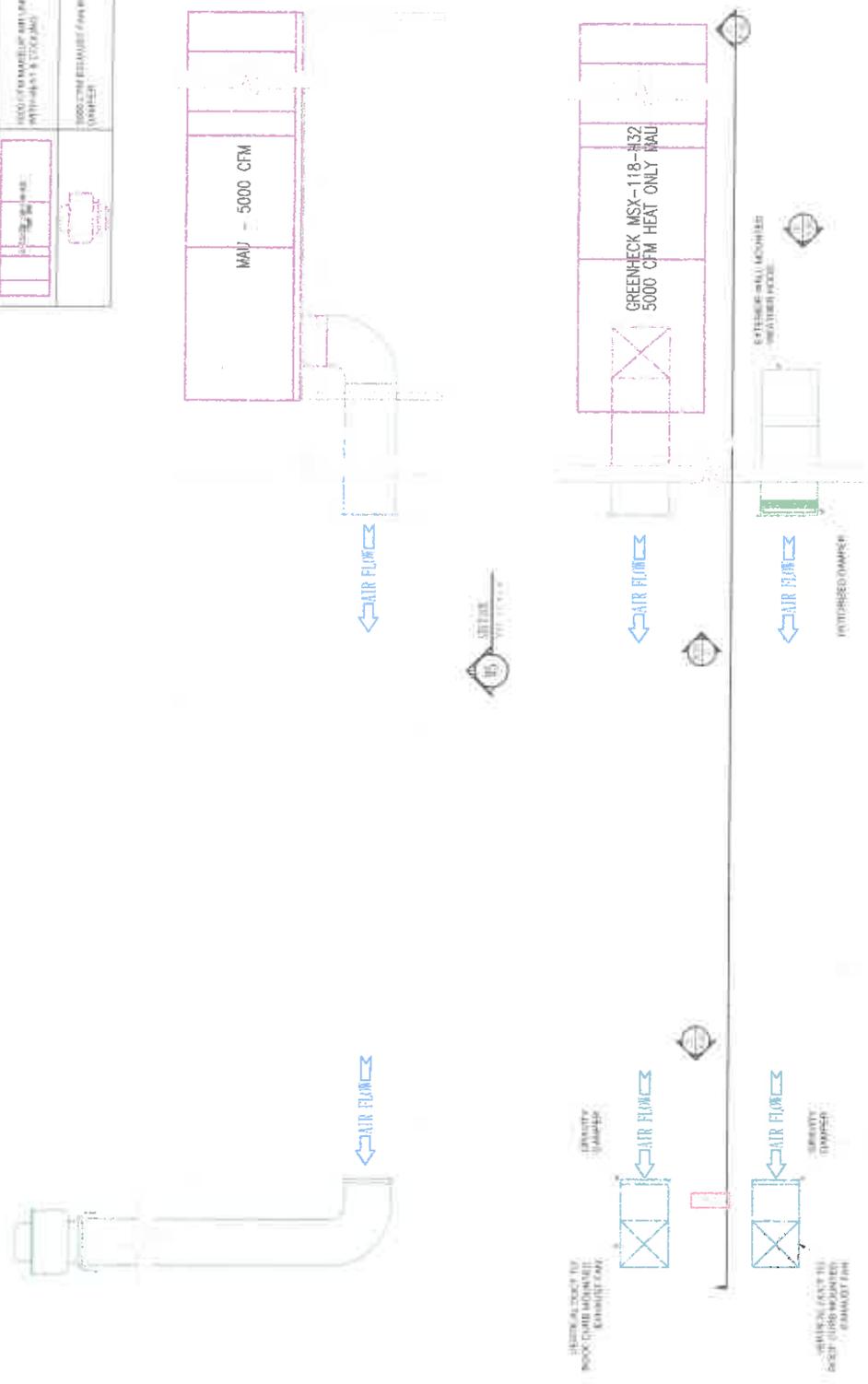
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 FAX: (714) 538-8788
 Email: info@flexmod.com

STANDARD TOLERANCES:
 DIMENSIONS: ±0.125"
 ANGLES: ±0.5°
 HOLE LOCATIONS: ±0.005"
 HOLE DIAMETERS: ±0.005"
 SURFACE FINISH: AS-BUILT

- ELECTRICAL NOTES:**
- ELECTRICAL INSTALLATION SHALL COMPLY WITH NFPA 70 (NEC).
 - ALL CABLE WITHIN THE RIGGABLE TO BE RUN & SEALED IN CONDUIT FOR USE IN C/D1 ENVIRONMENT.
 - HORIZONTAL DIMENSIONS MAY BE ADJUSTED TO ELIMINATE INTERFERENCE WITH STRUCTURAL MEMBERS.

MECHANICAL PLAN BILL OF MATERIAL			
SYMBOL	DESCRIPTION	QTY	MANUFACTURER
	1000 CFM MAKEUP AIR UNIT (WITH-HEAT & COOLING)	1	GREENHECK
	1000 CFM RETURN FAN (WITH-HEAT)	1	GREENHECK
	1000 CFM RETURN FAN (WITH-HEAT)	1	GREENHECK



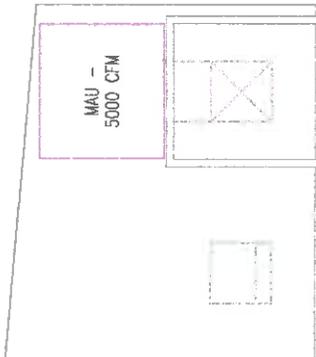
SHEET TITLE: HVAC LAYOUT
 CUSTOMER NAME: MONTEREY BAY
 PROJECT NAME: CIDI-FINOTRANEI-25
 DRAWING FILE: 2000-1 - PERM PACKAGE - FLEAB_CDI-25 - Rev2
 SHEET SIZE: B (11x17)
 PAGE: 9 OF 12
 REVISION: 2
 SHEET: M-101
 DATE: 10/10/16
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PLOTTED BY: [Name]

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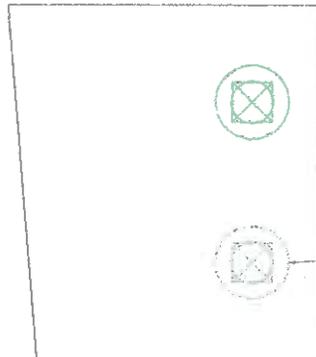
100 FLEMING ST.,
 SUITE 100,
 MONTEREY, CA 94034
 TEL: (831) 372-2200
 FAX: (831) 372-2201
 INFO@FLEXMOD.COM

- MECHANICAL NOTES:**
1. ELECTRICAL INSTALLATION SHALL COMPLY WITH NFPA 70 (NEC).
 2. ALL CABLE WITHIN THE ROOMS TO BE RUN & SEALED IN CONDUIT FOR USE IN CIDI ENVIRONMENT.
 3. HORIZONTAL DIMENSIONS MAY BE ADJUSTED TO ELIMINATE INTERFERENCE WITH STRUCTURAL MEMBERS.

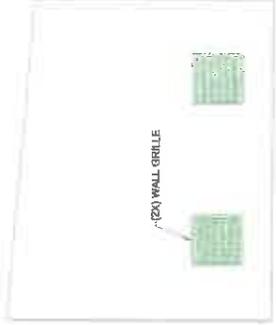
MECHANICAL PLAN BILL OF MATERIAL			
SYMBOL	DESCRIPTION	QTY.	MANUFACTURER
	5000 CFM MAKEUP AIR UNIT WITH HEAT & COOLING	1	GREENHECK
	5000 CFM EXHAUST FAN W/ DAMPER	2	GREENHECK



41 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



42 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



43 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



44 INTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

PROVISIONS
STANDARD TOLERANCES
FINISHES
DIMENSIONS
UNLESS OTHERWISE SPECIFIED
ALL DIMENSIONS ARE IN INCHES
FRACTIONS SHALL BE IN 16THS
DECIMALS SHALL BE TO 2 PLACES
ANGLES IN DEGREES
UNLESS OTHERWISE SPECIFIED

100 FILLMORE ST.
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MENLO PARK, CA 94025
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FAX: (650) 321-1100
www.flexmod.com

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SOLUTIONS

LET WORKMAN AND THE PERMITTING AGENCIES BE AWARE OF ANY INTERFERENCES WITH STRUCTURAL MEMBERS.
LET SET TO BE USED. REVISIONS TO BE INDICATED BY FIELD OR PERMIT NOTATION. REVISIONS FROM FIELD.

MECHANICAL NOTES:

- ELECTRICAL INSTALLATION SHALL COMPLY WITH NFPA 70 (NEC).
- ALL CABLE WITHIN THE MODULE TO BE RUP & SEALED IN CONDUIT FOR USE IN CIDA ENVIRONMENT.
- HORIZONTAL DIMENSIONS MAY BE ADJUSTED TO ELIMINATE INTERFERENCE WITH STRUCTURAL MEMBERS.

SHEET TITLE: HVAC LAYOUT
CUSTOMER NAME: MONTEREY BAY
DRAWING TITLE: 2000-3 - PERMIT PACKAGE - RELOC. CUI-35 - RELOC
DRAWN BY: CCB DATE: 8/9/16
CHECKED BY: -- DATE: --/--/-- JOB#: 20300

PROJECT NAME: CUI-PLANTING-25
SHEET: B (11x17)
REVISION: 2
SHEET: M-201

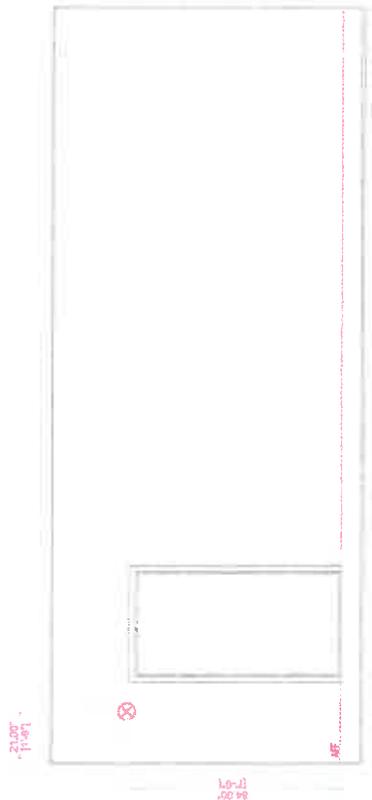
PAGE: 10 OF 12

GAS DETECTION PLAN BILL OF MATERIAL

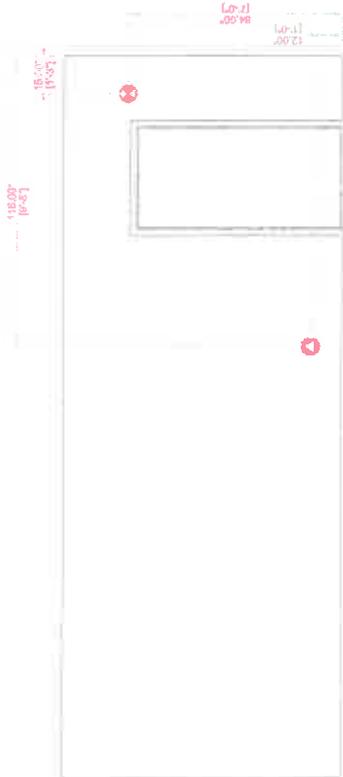
SYMBOL	DESCRIPTION	QTY.	MANUFACTURER	PART #
	ELECTRICAL WIRING (GAUGE & COUNT AS LABELED)	-	-	-
	LOW VOLTAGE WIRING (GAUGE & COUNT AS LABELED)	-	-	-
	HOME RUN INDICATOR & TRANSFORMER	1	GLORTEK	RT-38180-24
	GAS DETECTION UNIT	1	HONEYWELL	XRKJATU-4WHER
	INTERIOR HORN / STROBE	1	SPECTRALERT	SAR-P
	EXTERIOR STROBE	1	SPECTRALERT	SRHK-P
	120/208 3Ø 250A DISTRIBUTION PANEL	1	-	-

EVENT DESCRIPTION	1	2	3	4	5	6	7	8	9	10	11
ACTIVATE VISUAL INDICATOR AT THE INTRUSING DEVICE	X	X	X	X	X	X	X	X	X	X	X
ACTIVATE INTERIOR EXTERIOR STROBE	X	X	X	X	X	X	X	X	X	X	X
OPEN MOTORIZED DAMPER											
POWER ON AUXILIARY EXHAUST FAN											
SHUNT TRIP SIGNAL TO DISCONNECT POWER TO RECEPTACLE CIRCUITS											
ACTIVATE INTERIOR ALARM											
DEACTIVATE VISUAL INDICATOR AT THE INTRUSING DEVICE											
DEACTIVATE INTERIOR EXTERIOR STROBE											
CLOSE MOTORIZED DAMPER											
POWER OFF AUXILIARY EXHAUST FAN											
DEACTIVATE INTERIOR ALARM											

GAS DETECTION SYSTEM CAUSE AND EFFECT MATRIX



11 EXTERIOR ELEVATION
21.00' x 11.00'



12 INTERIOR ELEVATION
16.00' x 10.00'



GAS DETECTION SYSTEM PLAN
SHEET 1 OF 2

FLEXMOD SOLUTIONS
www.flexmod.com

100 FULLER ST.
8th FLOOR
DENVER, CO 80202
TEL: (303) 390-4113
FAX: (303) 390-2998
info@flexmod.com

PRODUCTION STANDARD TOLERANCES UNLESS OTHERWISE SPECIFIED:
DIMENSIONS: .005" - .010" - .015" - .020" - .030" - .040" - .050" - .060" - .070" - .080" - .090" - .100" - .125" - .150" - .175" - .200" - .250" - .300" - .375" - .500" - .625" - .750" - .875" - 1.000" - 1.250" - 1.500" - 1.750" - 2.000" - 2.500" - 3.000" - 3.750" - 4.500" - 5.000" - 6.000" - 7.000" - 8.000" - 9.000" - 10.000"

THIS WORK AND THE INFORMATION CONTAINED HEREIN IS UNCLASSIFIED UNLESS INDICATED OTHERWISE AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM FLEXMOD SOLUTIONS.

GAS DETECTION NOTES:

1. ELECTRICAL INSTALLATION SHALL COMPLY WITH NFPA 70 (NEC).
2. ALL CABLE WITHIN THE ROOMS TO BE AIR & SEALED IN CONDUIT FOR USE IN CIDI ENVIRONMENT.
3. HORIZONTAL DIMENSIONS MAY BE ADJUSTED TO ELIMINATE INTERFERENCE WITH STRUCTURAL MEMBERS.

SHEET TITLE: GAS DETECTION SYSTEM LAYOUT

CUSTOMER NAME: MONTEREY BAY

DRAWING FILE: 2009-1 - PERMIT PACKAGE - FLEHLEH_CDI-25 - Rev'd

DRAWN BY: CCB DATE: 8/9/16 CHECKED BY: --

PROJECT NAME: CIDI-WINTUNNEL-25

SHEET SIZE: B (11x17)

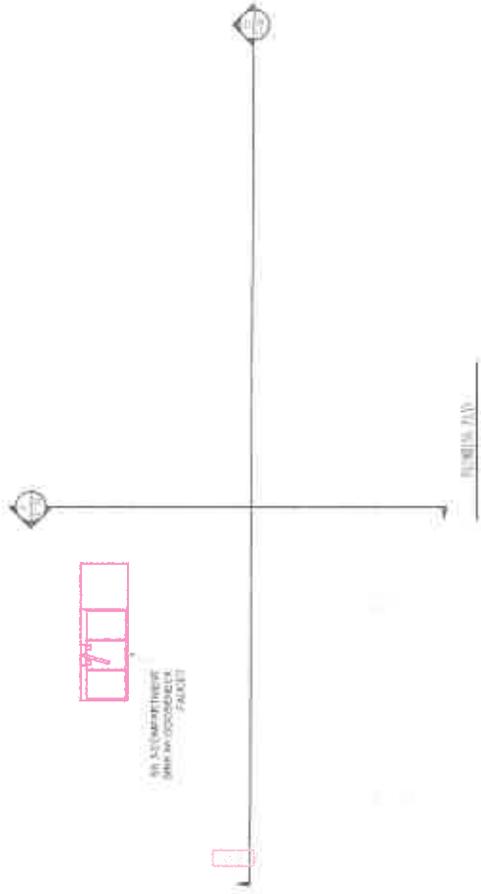
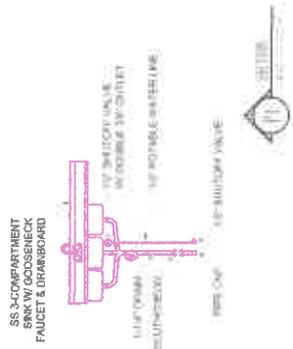
JOB#: 20900

PAGE: 11 OF 12

REVISION: 2

SHEET: X-101

PLUMBING PLAN BILL OF MATERIAL			
SYMBOL	DESCRIPTION	QTY	MANUFACTURER
1	SS 3-COMPARTMENT SINK WITH COORDINATE FAUCET & DRINKBOARD	1	UNION FABRIKOR
			PART #
			UNION FABRIKOR



SHEET TITLE: PLUMBING LAYOUT
 CUSTOMER NAME: MONTEREY BAY
 DRAWING FILE: 2009-3 - PERMIT PACKAGE - ELEM0 - 001-25 - Rev2
 SHEET: P-101
 DATE: 8/9/16
 CHECKED BY: ---
 PROJECT NAME: CUDI-WINDTUNNEL-25
 SHEET SIZE: B (11x17)
 REVISION: 2
 PART: 20100

FLEXMOD SOLUTIONS
 www.flexmod.com
 100 FLOWER ST.,
 SUITE 100, SUITE
 THURSDAY, CA 94915
 TEL: 415-885-9288
 FAX: 415-885-9288
 info@flexmod.com

- PLUMBING NOTES:**
1. PLUMBING INSTALLATION SHALL COMPLY WITH IPC 2012.
 2. HORIZONTAL DIMENSIONS MAY BE ADJUSTED TO ELIMINATE INTERFERENCE WITH STRUCTURAL MEMBERS.

STAFF REPORT

City of Del Rey Oaks

Office of the City Clerk

DATE: September 14, 2016
TO: Planning Commission
FROM: Karen Minami - Deputy City Clerk
RE: Agenda Item 7.B. – 820 Rosita Rd

Applicant's Name: Ken Rutherford
Owner's Name: Same
File Number: ARC# 16-09
Site Location: **820 Rosita Rd**
Planning Area: APN# 012-561-003
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to add a 12'x16' deck and a new patio door to the side of the single family dwelling. All colors and materials to match existing.



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: Ken RUTHERFORD

Owner's Name: Ken RUTHERFORD / Steve ELLIOTT

Project Address: 820 Rosita Rd

Telephone#: (901) 275-9137 APN #: 012561003

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.

I would like to add a matching Patio Door on the west side of house from dining room onto side yard patio. Door to be 72" x 80" Aluminum frame (Bronze) to match existing patio door on east side of house (living room). Would like to add a 12' x 16" wood deck outside of new patio door (side yard) for outdoor patio dining area.

Check here if additional materials are attached.

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 16-09 DATE: 8/15/16

FEE 200.00 CASH/CHECK/CC # 1032 RECEIVED BY: M. Minami

DATE SCHEDULED FOR CONSIDERATION 9/14/16 @ 6:00pm

APPROVED DENIED

STAFF REPORT

City of Del Rey Oaks

Office of the City Clerk

DATE: September 14, 2016
TO: Planning Commission
FROM: Karen Minami - Deputy City Clerk
RE: Agenda Item 7.C. – 110 Carlton Drive

Applicant's Name: Phillip Cordrey
Owner's Name: Steve & Amanda Ray
File Number: ARC# 16-10
Site Location: **110 Carlton Drive**
Planning Area: APN# 012-511-016
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to add 380 sq. ft. of living space which includes extending 3 bedrooms and 2 bathrooms, all existing. To add a new 380 sq. ft. deck to the rear of the proposed addition. . All colors and materials to match existing.

***Vice Chair Weir will need to step down,
she 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: Phillip Byington Cordrey

Owner's Name: Steve & Amanda Ray

Project Address: 110 Carlton Dr., Del Rey Oaks, Ca. 93940

Telephone#: 831-595-1324 APN #: J 012-511-016

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.

expand house by 10' @ Back, this will add 380 sq ft to expand master bedroom, master bath, guest bath & bedrooms 1 & 2 also 380 sq ft of deck to the rear of proposed addition all exterior finishes to match to existing.

Check here if additional materials are attached.

Phillip B. Cordrey
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: PB

-FOR OFFICE USE ONLY-

APPLICATION # ARC-16-10 DATE: 8/26/16

FEE \$200.00 CASH/CHECK/CC # 4163 RECEIVED BY: K Minami

DATE SCHEDULED FOR CONSIDERATION Wednesday Sept 14, 2016 @ 6pm

APPROVED DENIED

STAFF REPORT

City of Del Rey Oaks

Office of the City Clerk

DATE: September 14, 2016
TO: Planning Commission
FROM: Karen Minami - Deputy City Clerk
RE: Agenda Item 7.D. – 866 Portola Drive

Applicant's Name: Stefan and Maia Carpenetti
Owner's Name: Same
File Number: ARC# 16-11
Site Location: **866 Portola Drive**
Planning Area: APN# 012-473-001
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review for an addition of a new two car garage with second story to include the following: A 576 sq. ft. garage with a 545 sq. ft. second story family room, 120 sq. ft. deck and a half bathroom. Request also includes the conversion of the current garage into living space with the addition of two windows. All colors and materials to match existing.

***Chairman Gaglioti will need to step down,
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
[x] No

Architectural Review Type:
[x] Residential
[] Commercial

Applicants Name: Stefan and Maia Carpenetti

Owner's Name: Stefan and Maia Carpenetti

Project Address: 866 Portola Drive

Telephone#: 831-216-6324 APN #: j 012-473-001

Lot #: 1 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.

Requesting architectural review to allow for the addition of a garage with second story.
-Lower garage (576 sf) for vehicle parking, with second story family room (545 sf) includes a 120 sf deck and half bathroom (water credits verified with water district). 28'x24'x23' structure will be within setbacks, will match existing roof lines, paint, and siding. To include a distinctive driveway with drought resistant native landscaping.
-Asking to convert current single car garage into living space with the addition of two windows; one in front, facing Portola Drive west, and one facing Portola Drive north.

[] 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 SC

-FOR OFFICE USE ONLY-

APPLICATION # ARC-16-11 DATE: 8/30/16

FEE \$200.00 CASH/CHECK/CC # 9580 RECEIVED BY: [Signature]

DATE SCHEDULED FOR CONSIDERATION 9/14/16 @ 6:00 pm

APPROVED _____ DENIED _____