

DRAFT
DEL REY OAKS PLANNING COMMISSION
STUDY SESSION
WEDNESDAY, MARCH 12, 2008
6:00P.M.-7:00P.M.
CHARLIE BENSON MEMORIAL HALL

Present: Commissioner Thayer, Clarke, Zuccaro, Hayworth, Weir, and Chairman Jaksha

Absent: Commissioner Lucido

Also Present: Assistant City Attorney Buchert , Assistant Deputy City Clerk Minami, Denise Duffy of Denise Duffy and Associates, Elizabeth Guzman of Denise Duffy and Associates, Brian Finnegan, Attorney at Law, and David Gazek of Federal Development.

PUBLIC COMMENT: None

Commissioner Weir steps down from dais (and sat in the audience) because of the proximity of the project to her home.

Denise Duffy of Denise Duffy and Associates: A scheduled hearing under the Brown Act. Reviews the propose of the study session and the schedule differences from the last time the commission met. There will be no decision making during any of the study sessions, the sessions are for information only, and a chance to ask questions. Asks for questions at will, not so formal.

Assistant City Attorney Buchert: Keep questions to the subject, no opinions, just listen and ask questions, but no judgment at this time.

Denise Duffy: Thank you to the commission for making them selves available an hour earlier for the next few months. The information given of the study sessions will always be given in plenty of time in order for the commission to look everything over. The project guide lines that are in the binders, will be discussed at the next meeting, as it was not put on the agenda, it can not be discussed.

Assistant City Attorney Buchert: The revised schedule is due to the fact that the project guidelines were not put on the agenda and has to be re scheduled for next month. Having a quorum for these scheduled study sessions is not a problem, because no action will be taken.

Commissioner Zuccaro: Will there be more time than normal, to review the draft EIR.

Brian Finnegan: There will be at least 45 days.

Chairman Jaksha: Will the schedule have to be approved?

Assistant City Attorney Buchert: No.

Denise Duffy: It's a fluid document, lots of flexibility.

Denise Duffy: Reviews the project status. The EIR process- to date. Overhead presentation to show dates and subjects of meetings, as of this meeting.

Chairman Jaksha: Who will approve ordinances, and zoning codes?

Denise Duffy: The Planning Commission.

David Gazek of Federal Development: Overhead presentation of the Resort at Del Rey Oaks Project.

Commissioner Thayer: Who is responsible if there is an unexploded ordinance is found.

Assistant Deputy City Attorney: The army is responsible, as long as we follow all of the guidelines.

David Gazek: Reviews that the project will be phased in small areas, detailed on map. Huge diversity of people, and a lot will be owning the homes as 2nd homes. Resort living, not generating traffic, every day living less ownership to take care of and more to play.

Brian Finnegan: Townhouse owners own the structure and the land under it. Condominium owners own the air space and commonly owns the land under it together with the home owners.

David Gazek: Open space percentage is very high, highest in Monterey County. California Redevelopment Law requires 20% of market rate homes, will be for affordable housing.

Commissioner Zuccaro: What kind of units will be "affordable".

David Gazek: C.O.R.E. will be the affordable housing partners, and Federal will be the co-designer. Apartments will be rentals. The affordable homes are in the phase across from the golf course.

Denise Duffy: Everything will go through Planning Commission for design and application.

Brian Finnegan: All of the uses for this project will require use permits.

David Gazek: Development standards fall within FORAS guideline, two units an acre. Building in sustainability.

PUBLIC COMMENT:

Gail Weir, 114 Carlton: Wants developer to consider the possibility of the residents that are on private septic tanks, to be able to connect to the sewer system of the development, at their own cost.

Chris Fitz, Landwatch of Monterey County: Thanked everyone for the information, it is very interested. Interested in the amount of jobs that the development will generate, not construction but after it's complete. Glad to hear that the city is requiring higher than normal affordable housing, but wonders why it isn't mixed within all of the other homes. Hopefully there will be more public at the next meeting.

7:05P.M. – Meeting Adjourned

NEXT STUDY SESSION MEETING: Wednesday, April 9, 2008 at 6:00 P.M.

Approved

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