

DRAFT
SPECIAL DEL REY OAKS PLANNING COMMISSION
STUDY SESSION
WEDNESDAY, APRIL 9, 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, Dick Goblirsch, Redevelopment Project Manager, Denise Duffy and Elizabeth Guzman of Denise Duffy and Associates, Brian Finnegan, Attorney at Law, David Gazek and Kevin Wolfe 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: Glad to see so many people. The redevelopment plan amendments will be reviewed. Review the land use plan. Explains the plan and project level components and who will be the approval authority.

Dick Goblirsch, Redevelopment Project Manager: The Army has cleaned up three times to the cost of nine million dollars. Reviews the purpose of the amended preliminary report of the redevelopment plan. Explains the Tax Increment Bonds and how they are distributed.

Chairman Jaksha: If Federal Development falls through, where does the money come from.

Dick Goblirsch: It is a very safe method of bonding, the City will not be responsible. Explains that twenty percent of every dollar has to used for low to moderate income housing which adds up to approximately twenty to thirty million dollars.

Commissioner Thayer: Who is the Redevelopment agency?

Dick Goblirsch: The City Council.

Assistant City Attorney Buchert: Explains the separate entities of the City Council and the Redevelopment Agency, and the purpose of having the two separate.

David Gazek of Federal Development: Shows picture boards with pictures of the proposed phases of buildings. The Planning Commission the “gate keeper” of the design guidelines and will hopefully hold to the standards.

Commissioner Zuccaro: How did they come up with the different styles?

David Gazek: Tried to tie it in with everything from Carmel to North County. They thought it worked with the all the Missions in this area.

Chairman Jaksha: Would the condos and hotels be sold to developers with guide line restrictions and what happens if the company has a different design?

David Gazek: The process won't go as smoothly as it should, because it's not within the design guidelines.

Brian Finnegan: Federal will create master parcels to sell to developers and it's important to have design guidelines as a tool, as a template.

The first tier is the over all plan: EIR, types of uses, and facilities, etc.

The second tier is the development agreement, and that will require all developers to come to the Planning Commission, for them to comply.

Commissioner Thayer: Will the infrastructure be in place when the parcels are sold?

David Gazek: Yes, all water, utilities, will be stubbed. "Vertical Developer" will "hook up" as needed. The golf course is part of the horizontal development and that has to be first because of the market.

Brian Finnegan: The city is interested in hotel agreements first.

PUBLIC COMMENT:

Mike Ventimiglia, 10 Alta Circle: As he understands the Tax Increment plan, the county will also receive a portion of that money.

Dick Goblirsch: We will have one dollar and twenty five cents for every dollar. That money can hopefully be used for things like widening Canyon Del Rey Rd.

Mike Ventimiglia: A lot of Del Rey Oaks residents feel like it looks like a separate city. It doesn't blend. It doesn't look like a livable community. "Building Green" should be identified and required. Like to see parks and community center first as so the current residents to enjoy while the build out happens, that way the city gets some immediate benefit.

Chris Fitz, Landwatch of Monterey County: Limit time, so everyone that wants to make a comment may do so, with out being hurried. Like to see more than the average amount of moderate income housing. What are the cities intentions?

Dick Goblirsch: The city will meet the state guideline.

Chris Fitz: Wants higher then average, other cities have done it and hope Del Rey Oaks considers it.

Anton Prange, Resident: Make sure the bike path continues through out city and it is widen, very dangerous.

Denise Duffy: Would like the commission to consider reviewing the guidelines at the next meeting. Suggests that the study sessions have only one item, due to time for public comment and questions.

7:05P.M. – Meeting Adjourned

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

Approved
