October 3, 2019

AGENDA
REGULAR DEL REY OAKS PLANNING COMMISSION MEETING
WEDNESDAY OCTOBER 9, 2019 AT 6:00 P.M.
CHARLIE BENSON MEMORIAL HALL, CITY HALL

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. CONSENT AGENDA:
   
   A. Adopt September 11, 2019 Planning Commission Meeting Minutes

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 September 2019

6. OLD BUSINESS: None

7. NEW BUSINESS:

   A. Applicant’s Name: Barton Construction
      Owner’s Name: Valeria Batista
      File Number: ARC #19-05
      Site Location: 888 Portola Drive
      Planning Area: APN# 012-473-006
Environmental Status: Categorically Exempt
Project Description: Requesting Architectural Review to build a 458 square foot addition to single family dwelling to include a music room, master bedroom and master bathroom. Colors and materials to match existing.
Recommended Action: Analyze provided material, make appropriate findings, impose conditions as appropriate, and give direction to staff.

B. Applicant’s Name: Steve Avila
   Owner’s Name: Daniella Prue
   File Number: ARC #19-06
   Site Location: 1106 Rosita Rd
   Planning Area: APN# 012-591-001
   Environmental Status: Categorically Exempt
   Project Description: Requesting Architectural Review to enclose existing rear patio to add 64 square feet to single family dwelling. Colors and materials to match existing.
   Recommended Action: Analyze provided material, make appropriate findings, impose conditions as appropriate, and give direction to staff.

8. THE PLANNING COMMISSION ROLE IN THE DESIGN AND USE OF PUBLIC PROPERTY AND SPACE. Discussion Item

9. ANNOUNCEMENTS/COMMENTS BY PLANNING COMMISSIONERS

10. NEXT MEETING: Wednesday, November 13, 2019 at 6:00 P.M.

11. 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, SEPTEMBER 11, 2019 IN THE
CHARLES BENSON MEMORIAL HALL, CITY HALL

Present: Commissioner Kreeger, Commissioner Hallock, Commissioner Donaldson,
Commissioner Burton, Vice Chair Hayworth and Chairman Jaksha

Absent: Commissioner Roesner

Also present: City Attorney Lorca 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

NEW BUSINESS: HOUSING ELEMENT

Presentation of the Preliminary Review Draft Housing Element

Commission and Public Comments

Consider the preliminary draft Housing Element for submission to California
Department of Housing and Community Development

Ashley Quackenbush, Denise Duffy and Associates: Introduces herself and Conor O'Toole,
they have been working on the Housing Element for the City. Explains "HCD" is the California
Department of Housing and Community Development. Asks that questions be held until end of
slide show.

The goal is by the end of 2019 to have a housing element into HCD. Reviews slides.
Housing Element Overview, reviews dates. "RHNA" number is the Regional Housing Needs
Assessment number from HCD. Very important that the data be measureable. The data for this
came from 2010 Census and AMBAG. The population in DRO is growing and aging, housing
issue will arise. Aging house stock is 30 plus years old. Reviews cycles and dates. Housing goals,
policies, programs and measurable objectives essentially become the City’s list of actions to ensure
the City’s housing need now and in the future. Del Rey Oaks already has flexible development
standards. Explains where we are now in the process, as of tonight.
Housing Element Workshop
Del Rey Oaks Planning Commission
September 11, 2019

Agenda

- Introduction & History
- Components of a Housing Element
- Preliminary Draft Housing Element Overview
  - Population Characteristics
  - Employment Trends
  - Housing Inventory
  - Housing Costs
  - Special Needs Groups
  - Proposed Housing Policies
- Approval for Submittal to HCD & Next Steps
Housing Element Historical Overview

- 1992: Del Rey Oak's Housing Element adopted.
- 1995: This Housing Element incorporated into the City's General Plan update.
- 1997: General Plan approved.
- 2003: Early version of Draft Update of HE was prepared and circulated.
  - HCD identified additional policies and programs needed for the 2003 housing element to be consistent with State Law; these were incorporated into Draft.
- 2006: Revised Draft Housing Element update circulated for public review - included HCD revisions.
  - Draft Housing Element included residential areas in Former Fort Ord to address Regional Housing Needs per HCD.
  - 2007 City Council Action - Housing Element not adopted; remained on hold while Former Fort Ord actions were held up.
  - Included Status and progress of Housing Element Policies and Programs.
- Today: City moving ahead to prepare and adopt Housing Element in 2019.

Components of Housing Element

In general, a housing element must at least include the following components:

- Existing Needs and Projected Needs Analysis
- Sites Inventory and Analysis
- Goals, policies, and programs relating to the community's physical development.
  - Goal: Broad objective, or "ideal future," based on community values and vision.
  - Policy: Specific course of action to implement goals.
  - Program: Specific procedure or action to carry out policy.
Population Trends and Characteristics

- Table 2-4 provides a summary of population growth and AMBAG’s projected population growth.
- AMBAG is estimating that the Del Rey Oaks population will increase significantly over the next 10 years, in comparison to its minimal increase over the past 20 years.
- More specifically, over the past 20 years Del Rey Oaks has seen a population increase of just 3 percent, and AMBAG is estimating that the population will increase by 63 percent by 2030.

<table>
<thead>
<tr>
<th>Table 2-4</th>
</tr>
</thead>
<tbody>
<tr>
<td>Del Rey Oaks Population Size, 1990–2030</td>
</tr>
<tr>
<td>1990</td>
</tr>
<tr>
<td>Population</td>
</tr>
</tbody>
</table>


Population Age

- In 2012, there were approximately 149 owner-occupied elderly householders age 65 or older within the City of Del Rey Oaks (22.5 percent).
- The number of renter-occupied elderly householders age 65 years and over in Del Rey Oaks was 18 (2.7 percent) in 2012.
- The majority of elderly people in Del Rey Oaks are homeowners rather than renters, which may have implications on "over-housing", which means that these elderly people are living alone in three or four-bedroom homes with limited mobility and special housing needs.

<table>
<thead>
<tr>
<th>Table 2-16</th>
</tr>
</thead>
<tbody>
<tr>
<td>Householders by Tenure by Age Del Rey Oaks, 2012</td>
</tr>
<tr>
<td>Age</td>
</tr>
<tr>
<td>---</td>
</tr>
<tr>
<td>15-24 years</td>
</tr>
<tr>
<td>25-34 years</td>
</tr>
<tr>
<td>35-44 years</td>
</tr>
<tr>
<td>45-54 years</td>
</tr>
<tr>
<td>55+ years</td>
</tr>
<tr>
<td>Total</td>
</tr>
</tbody>
</table>

Employment Trends

AMBAG's 2018 Regional Growth Forecast reported that there were 359 jobs in Del Rey Oaks.

> Over the course of the next 25 years AMBAG estimates a 20 percent increase in jobs in Del Rey Oaks.

Table 2-7 shows a full employment forecast for Del Rey Oaks up to 2040. Because of the increase of available jobs in Del Rey Oaks, there will be an increase in the population leading to a need for more housing.

<table>
<thead>
<tr>
<th>Jurisdiction</th>
<th>2015</th>
<th>2020</th>
<th>2025</th>
<th>2030</th>
<th>2035</th>
<th>2040</th>
<th>Numeric</th>
<th>Percent</th>
</tr>
</thead>
<tbody>
<tr>
<td>Del Rey Oaks</td>
<td>209</td>
<td>371</td>
<td>567</td>
<td>404</td>
<td>418</td>
<td>433</td>
<td>73</td>
<td>30%</td>
</tr>
<tr>
<td>Monterey County</td>
<td>201,000</td>
<td>311,799</td>
<td>213,203</td>
<td>226,207</td>
<td>239,212</td>
<td>252,012</td>
<td>32,212</td>
<td>16%</td>
</tr>
</tbody>
</table>

Source: 2018 AMBAG Regional Growth Forecast

Housing Stock

The condition of the housing stock is correlated to age, with older units being more likely in need of rehabilitation or repairs.

The majority of housing in Del Rey Oaks is in good condition despite the age of the stock.

The proportion of older housing units in Del Rey Oaks, Monterey and Seaside is slightly higher than in the County as a whole.

Most homes in the City over 30 years old

Table 3-16

<table>
<thead>
<tr>
<th>Area</th>
<th>Total Housing Units</th>
<th>% Built After 1999</th>
<th>% Built After 1980</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monterey</td>
<td>13,639</td>
<td>25.5%</td>
<td>47.4%</td>
</tr>
<tr>
<td>Salinas</td>
<td>42,234</td>
<td>42.7%</td>
<td>60.8%</td>
</tr>
<tr>
<td>Seaside</td>
<td>10,854</td>
<td>34.1%</td>
<td>38.3%</td>
</tr>
<tr>
<td>Seal and City</td>
<td>737</td>
<td>21.8%</td>
<td>38.6%</td>
</tr>
<tr>
<td>Monterey County</td>
<td>140,169</td>
<td>37.2%</td>
<td>63.1%</td>
</tr>
</tbody>
</table>

Source: Percent built prior to 1999 is 10% of all built prior to 1999. Census American Community Survey (ACS), 2015-2016.
Special Needs Groups Based on Housing Inventory & Costs

- Categories of households in Del Rey Oaks that have been identified as having special housing needs include the following:
  - The Elderly
  - People with Disabilities
  - Large Families/Overcrowded Households
  - Single Parents
  - The Homeless

Regional Housing Need Allocation

- The City's RHNA is set by the California Department of Housing and Community Development (HCD) and is shown below in Table 7-1 for the 4th and 5th Cycles.
- The City has a RHNA allocation of 7 very low-income units for the 5th Cycle. Pursuant to new State law (AB 2634), the City must project the number of extremely low-income (30 percent of less of AMI) housing needs based on Census income distribution or assume 50 percent of the very low-income units as extremely low.

<table>
<thead>
<tr>
<th>Income Category</th>
<th>5th Cycle Allocation</th>
<th>4th Cycle Allocation</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Very low (31-50% of area median income)</td>
<td>7</td>
<td>34</td>
<td>41</td>
</tr>
<tr>
<td>Low income (51-80% of area median income)</td>
<td>4</td>
<td>25</td>
<td>29</td>
</tr>
<tr>
<td>Moderate-income (81-120% of area median income)</td>
<td>5</td>
<td>5</td>
<td>5</td>
</tr>
<tr>
<td>Above moderate (over 120% of area median income)</td>
<td>11</td>
<td>11</td>
<td>11</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>27</strong></td>
<td><strong>56</strong></td>
<td><strong>83</strong></td>
</tr>
</tbody>
</table>

Source: RHNA Determinations HCD; 4th Cycle Carry Over requirements
DRO Policy and Program Overview

- The Preliminary Draft Housing Element contains 5 goal categories the City has identified to address major housing related issues facing the community:
  - Housing Opportunities
  - Affordable Housing
  - Remove Constraints
  - Equal Housing Opportunities
  - Quality Housing Opportunities

Housing Policy Programs (Ch. 7)

**Housing Opportunities**

- **GOAL A:** THE CITY WILL PROVIDE ADEQUATE SITES TO BUILD NEW HOUSING UNITS FOR ALL INCOME LEVELS AND TO MEET THE CITY'S FAIR SHARE OF HOUSING NEEDS.

  **Policies**
  - A.1 Development of Underutilized Sites
  - A.2 Diversity of Housing Types that Meet City and Regional Housing Needs
  - A.3 Affordable Housing
  - A.4 New Sources of Infrastructure Financing
Housing Policy Programs (Cont.)

Affordable Housing

► GOAL B: THE CITY WILL ENCOURAGE THE PROVISION OF A WIDE RANGE OF HOUSING BY LOCATION, TYPE OF UNIT, AND PRICE TO MEET THE EXISTING AND FUTURE HOUSING NEEDS IN THE CITY.

Policies
► B.1 Adoption of Inclusionary Housing Ordinance
► B.2 Homeownership Housing
► B.3 Provide Incentives for Affordable Housing
► B.4 Affordable Rentals

Housing Policy Programs (Cont.)

Remove Constraints

► GOAL C: THE CITY WILL WORK TO REMOVE GOVERNMENTAL AND NON-GOVERNMENTAL CONSTRAINTS TO HOUSING DEVELOPMENT

Policies
► C.1 Flexible Development Standards
► C.2 Reduce or Eliminate Non-Governmental Constraints
Housing Policy Programs (Cont.)

Equal Housing Opportunities

- **GOAL D:** PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL PERSONS
  
  **Policies**
  
  - D.1: Fair Housing Services
  - D.2: Reasonable Accommodation
  - D.3: Housing for Seniors
  - D.4: Family Housing
  - D.5: Student and Single-Room Occupancy Housing
  - D.6: Support Organizations Serving the Homeless Community

Housing Policy Programs (Cont.)

Quality Housing Opportunities

- **GOAL E:** THE CITY WILL CONTINUE TO CONSERVE AND IMPROVE THE CONDITION OF THE EXISTING HOUSING STOCK TO ENSURE THE SAFETY, WELFARE, AND AFFORDABILITY OF RESIDENTS
  
  **Policies**
  
  - E.1: Residential Rehabilitation
  - E.2: Code Enforcement
  - E.3: Preserve Quality Single Family Housing and Rental Stock
  - E.4: Sustainable Housing Design
**Questions & Comments**
Policies/Text

Housing Policy Programs (Ch. 7)

GOAL A: THE CITY WILL PROVIDE ADEQUATE SITES TO BUILD NEW HOUSING UNITS FOR ALL INCOME LEVELS AND TO MEET THE CITY'S FAIR SHARE OF HOUSING NEEDS.

The City wants to facilitate a wide range of housing types to ensure there is adequate supply to meet the current and future needs of the City. By maintaining a balanced inventory of housing types including sizes, price and style the City will ensure that adequate supply is available to meet existing and future housing needs. Persons and households of different ages, types, incomes, and lifestyles have a variety of housing needs and preferences that evolve over time and in response to changing life circumstances. This goal will ensure the provision of adequate sites that will allow for development of a variety of affordable housing in a safe and sustainable environment for all residents of the City of Del Rey Oaks, consistent with the City's housing allocation adopted by the Association of Monterey Bay Area Governments (AMBAG).

Policies

A.1 Development of Underutilized Sites: The City shall ensure adequate vacant land and underutilized sites suitably zoned and prepared for residential development and/or redevelopment are available to meet the City's housing need as identified by AMBAG.

A.2 Diversity of Housing Types that Meet City and Regional Housing Needs: The City shall implement land use policies that allow for a range of residential densities and housing types, prices, ownership, and size, including low-density single family uses, live-work units, and units in mixed-use developments.

A.3 Affordable Housing: The City shall promote the development of housing affordable to lower- and moderate-income households by pursuing state and federal funding sources for affordable housing projects. Where possible, the City will partner with existing non-profit and for-profit corporations that are interested and able to construct and manage very low and low-income households in the City.

A.4 New Sources of Infrastructure Financing: The City shall continue to seek new sources of financing for necessary infrastructure improvements for new development to facilitate new housing development.
Housing Policy Programs (Cont.)

Affordable Housing

Goal B: The city will encourage the provision of a wide range of housing by location, type of unit, and price to meet the existing and future housing needs in the city.

The City is committed to provide adequate housing to meet the needs of extremely low-, very low-, low-, and moderate-income households. In order to do this, the City has identified a number of policies and programs ranging from seeking funding from varied sources increases the opportunities for the development of affordable housing units to working with non-profit and for-profit developers in the production of affordable for-sale and rental housing. Recognizing that homeownership plays a significant role in establishing strong neighborhoods and a sense of community pride, the City also supports programs that make purchasing a home a realistic option for lower-income households.

Policies

A.1 Adoption of Inclusionary Housing Ordinance: The City shall ensure availability of affordable housing to moderate, low, very low, and extremely low-income households through the adoption of Inclusionary and Affordable Housing Requirements.

A.2 Homeownership Housing: The City shall encourage the development of ownership housing and assist tenants to become homeowners within the parameters of federal and state housing laws.

A.3 Provide Incentives for Affordable Housing: The City shall promote the use of density bonuses and other incentives to facilitate the development of new housing for extremely low-, very low-, and low-income households.

A.4 Affordable Rentals: The City shall identify and solicit redevelopment funds as well as federal and state financial assistance for the construction of rental housing units and for rent subsidies for very-low-income and low-income households.

Housing Policy Programs (Cont.)

Remove Constraints

Goal C: The City will work to remove governmental and non-governmental constraints to housing development.

Pursuant to State law, the City is obligated to address, and where legally possible, remove governmental constraints affecting the maintenance, improvement, and development of housing. Removing constraints on housing development can help address housing needs in the City by expediting construction and lowering development costs.

Policies

C.1 Flexible Development Standards: The City shall continue to improve and streamline the project review process by periodically evaluating and ensuring that zoning provisions, City site improvement standards, development review procedures, entitlements procedures, and development fees do not unreasonably constrain the development, conservation, and rehabilitation of housing. Should constraints be identified, actions such as amendments to policies and procedures may be implemented to reduce or eliminate those constraints.

C.2 Reduce or Eliminate Non-Governmental Constraints: The City will monitor non-governmental constraints, such as interest rates, construction costs, water availability, and others through consultation with developers, lenders and other entities directly involved in the provision of housing. Should constraints be identified, actions such as amendments to policies and procedures may be implemented to reduce or eliminate those constraints.
Housing Policy Programs (Cont.)

Equal Housing Opportunities

- **GOAL 1:** PROMOTE EQUAL HOUSING OPPORTUNITIES FOR ALL PERSONS
  - The City recognizes the importance of extending equal housing opportunities for all persons, regardless of race, religion, sex, family status, marital status, ancestry, national origin, color, age, physical or mental disability, sexual orientation, source of income, or any other arbitrary factor.
  - The City has many residents who have special housing needs. State law requires the housing element to address the needs of specific "special needs" groups, including seniors, persons with disabilities, large families with children, female-headed households, and people who are homeless. Meeting the needs of these residents requires a broad range of strategies for housing and other services. This section also addresses student and faculty housing.

Policies

- **D.1:** Fair Housing Services: The City shall support efforts to eliminate housing discrimination on the basis of race, color, religion, sex, age, national origin, disability, or familial status. The City shall ensure that anyone seeking housing services, including people with disabilities, receive equal opportunity for housing. The City shall ensure that all housing services are provided in a manner that is accessible to people with disabilities.

- **D.2:** Reasonable Accommodation: The City shall encourage provision of an adequate supply of suitable housing to meet the needs of people with disabilities. The City will continue to implement a reasonable accommodation process for persons with disabilities to request exceptions or modifications of zoning, permit processing, and building regulations to ensure housing is accessible. The City will require incorporation of ADA and California Title 24 Accessible Kitchen and Bath Guidelines into new construction.

- **D.3:** Housing for Seniors: The City will support housing programs that increase the ability of senior households to remain in their homes or neighborhoods, and if necessary, to locate other suitable affordable housing to rent or purchase.

- **D.4:** Family Housing: The City shall facilitate and encourage the development of larger rental and ownership units for families with children, including lower- and moderate-income families, and the provision of services such as child care and after-school care when feasible.

- **D.5:** Student and Single-Room Occupancy Housing: The City shall facilitate and encourage the development of rental and ownership units for families with children, including lower- and moderate-income families, and the provision of services such as child care and after-school care when feasible.

- **D.6:** Support Organizations Served by the Homeless Community: The City shall support the efforts of non-profit and community organizations that provide emergency shelter and other assistance for the homeless population, including those for substance abuse and drug recovery programs.

Quality Housing Opportunities

- **GOAL 2:** THE CITY WILL CONTINUE TO CONSERVE AND IMPROVE THE CONDITION OF THE EXISTING HOUSING STOCK TO ENSURE THE SAFETY, WELFARE, AND AFFORDABILITY OF RESIDENTS
  - Conserving and improving the housing stock helps maintain investment in the community and keeps existing housing affordable. Many factors can contribute to the deterioration of residential units including quality of workmanship, age, type of construction, and location. Preventing these problems from occurring and addressing them when they do occur protects the safety and welfare of residents and adds to meeting housing needs throughout the City. As the majority of the City's housing stock is over 30 years old, it is important to maintain residential units and keep them from deterioration. The City will focus its efforts on rehabilitation, code enforcement, preservation of quality of family home and will take a proactive approach to conserving the current housing stock.

Policies

- **E.1:** Residential Rehabilitation: The City will assist lower-income households whose housing units are in need of rehabilitation to ensure the safety and habitability of housing units and the quality of residential neighborhoods.

- **E.2:** Code Enforcement: The City will promote the continued maintenance of the City's existing housing stock and residential neighborhoods through enforcement of adopted code requirements that set forth the acceptable health and safety standards for the occupancy of housing units.

- **E.3:** Preserve Quality Single-Family Housing and Rental Stocks: As single-family and rental stocks deteriorate, the City will preserve the existing single-family housing, especially those single-family and rental units occupied by lower-income households.

- **E.4:** Sustainable Housing Design: The City shall improve affordability by promoting the incorporation of energy efficient practices into residential design.
**Commissioner Donaldson:** If our affordable housing number is 86, then how many do we have now and is it included in the 63% increase number?

**Chairman Jaksha:** The Oaks?

**Commissioner Kreeger:** None, and that answer comes from last meeting.

**Commissioner Donaldson:** So we have to create 86 units then?

**Ashley Quackenbush:** It’s not a project for development, but a planning document. Policies and programs to get to the 86.

**Commissioner Donaldson:** What is the forcing function?

**Ashley Quackenbush:** There is multiple legal action and fees that can be taken against City if they are not in compliance with the housing element.

**Commissioner Kreeger:** It’s a goal and if we don’t do Housing Element, there won’t be grant money available.

**City Attorney Lorca:** The State will do it for you.

**Commissioner Hayworth:** Has anyone ever appealed the numbers?

**Ashley Quackenbush:** No

**Chairman Jaksha:** It’s a goal, so it could take 10 years.

**Ashley Quackenbush:** During the 6th cycle, number will change and could increase.

**Commissioner Donaldson:** Is the 63% increase driven by the Ft. Ord development?

**Ashley Quackenbush:** It comes from AMBAG and yes it is because of former Ft. Ord.

**Commissioner Hallock:** Tonight is to approve the submittal of the draft only. We are very fortunate because of our land and being able to provide affordable housing and move forward.

**Commissioner Burton:** Who is paying DD&A?

**Ashley Quackenbush:** Contract services with the City for updating Housing Element and do environmental review.

**Commissioner Burton:** Did you (DD&A) analyze the number 86?

**Ashley Quackenbush:** No, it’s from AMBAG.

**Commissioner Burton:** It doesn’t make any sense that in 30 years the city has had a small increase of 20%, basically since the 1992 Housing Element, population increase. It’s like a black box number. AMBAG numbers are wrong. It will be an overly large population, where are they going to live?

**Ashley Quackenbush:** Numbers come from HCD.

**Commissioner Burton:** Not satisfied with the numbers! The role of a Planning Commission is to make healthy and safe decisions and to make the citizens happy. They do want to pay attention to lower income and aging population. Is a math person and wants the numbers to be analyzed. The 20% increase in jobs is fictitious! False expectations in these numbers.

**Ashley Quackenbush:** Measurable objectives are important, they will look at the numbers.

**Chairman Jaksha:** Does DD&A see the comments tonight?

**Ashley Quackenbush:** Yes, every comment.
Commissioner Hayworth: Reviews steps. When it’s time to do 6th cycle can we change the 5th cycle. Binding language with lots of “shall”.
Ashley Quackenbush: Dino’s errata will be given to Planning Commissioners when complete. Some of the binding language is required by the State.
Commissioner Hayworth: Are the time lines in chapter 7 realistic?
Ashley Quackenbush: They will look at deadlines. Many of them pertain to the zoning code.
Commissioner Hayworth: In light of the research of the numbers, what to do tonight?
Ashley Quackenbush: Strongly suggest submittal now and to incorporate comments. We have the option to accept HCD’s comment or not.
Commissioner Hayworth: Isn’t it condoning the number 86, if accepted tonight?
Ashley Quackenbush: If the numbers aren’t accepted, the City won’t be in compliance with the State, and those numbers might change in the 6th cycle.
Commissioner Burton: The City will do their fair share, we have values and always do what’s right!
Commissioner Hallock: Can the numbers be addressed with the binding language addressed at the same time? Will the minutes be included?
City Attorney Lorca: The comments will be worked into the application but cannot be a condition of approval. The City can work toward 86 and clear the path as the developers come on board.
Commissioner Kreeger: What about commercial uses, mixed uses, and granny units. No water. Did you mainly focus on the former Ft. Ord?
Conor O’Toole: Yes, with no water in the city limits, the focus is on the Ft Ord property.
Ashley Quackenbush: Yes those uses are addressed.
Commissioner Kreeger: Aging population, maybe subletting. Organization that pairs up seniors with renters.
Conor O’Toole: Yes, rentals are included and ADU’s too.
Ashley Quackenbush: The Draft Housing Element will be on the website during the 60 day review period for public comment. There will be noticing process as part of the environmental review. DRO is on a 4 year cycle, once they successfully adopt a housing element for two 4 year cycles, then they will go on 8 year cycle.

PUBLIC COMMENT:

Lorene Link, United Way: Even though HCD hands down the numbers, wants City to speak with AMBAG. Is tracking ordinances for ADU, internal units and Jr. ADU’s too. If the deadline to adopt ordinance is 2020, why not adopt the States?

Commissioner Donaldson: Cannabis businesses need to be included for the employment numbers. Looking at the fee schedule, are the regulated and are they similar to other cities?
City Attorney Lorca: Staff time and tasks are taken into mind when figuring out the fees. Different Cities have different needs, so fees will be different.
**Commissioner Donaldson:** If the cease and desist order is lifted that would change a lot of constraints. Most of our items will be on Ft. Ord property.

**Commissioner Burton:** Wants DD&A to ask certain questions to HCD regarding the numbers. Why 86 affordable units? Why 658 people in the next 10 years, if the vacancy rates are at 2%, it’s just another reason numbers don’t make any sense!

**Commissioner Donaldson:** Where are the City Council comments from last meeting?

**Conor:** In the packet.

**Commissioner Kreeger:** Grant money on the table if we don’t submit now. Then we will know what to fight in the 6th cycle.

**Chairman Jaksha:** No additional questions or comments, will always have the water issue and time line of goals.

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**Motion to approve item 4, submit draft Housing Element to California Department of Housing and Community Development (HCD), as submitted.**

*Commissioner Hayworth*

*Second:* *Commissioner Hallock*

*Public Comment:* None

*Vote:* 5-1 *(Commissioner Burton)*

*Motion passes*

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**COMMISSIONER ANNOUNCEMENTS:**

**Commissioner Kreeger:** See you at the picnic.

7:05 p.m., Adjourned to next meeting date October 9, 2019 at 6:00 pm.

**Attest:**

**Date:**
<table>
<thead>
<tr>
<th>PERMIT#</th>
<th>DATE</th>
<th>ADDRESS</th>
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<td>9 Los Encinos</td>
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<td>B-19-38</td>
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<td>Walsh/Ricardo Munoz</td>
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Staff Report

DATE: October 9, 2019

TO: Planning Commission

FROM: Karen Minami-Deputy City Clerk

SUBJECT: Agenda Item 7.A.- 888 Portola Drive

CEQA: Categorically Exempt pursuant to Guidelines § 15061 and 15301

Applicant’s Name: Barton Construction
Owner’s Name: Valeria Batista
File Number: ARC #19-05
Site Location: 888 Portola Drive
Planning Area: APN# 012-473-006
Project Description: Requesting Architectural Review to build a 458 square foot addition to single family dwelling that will include a music room, master bedroom and master bathroom. Colors and materials to match existing.

Chairman Jaksha will need to step down
CITY OF DEL REY OAKS

Use Permit: Conditional
Choose all that Apply
Home Occupational Signage
Auxiliary Building

Variance: Yes
Architectural Review Type: Residential

Applicants Name: Charles W. Barton DBA Barton Construction

Owner's Name: Valeria Batista

Project Address: 888 Portola

Telephone#: 831-383-9511 APN #: 012-473-006-000

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.

Ground level addition to include Music Room 134 sq ft, Master Bedroom 234 sq ft, and Master Bath 88 sq ft. on south side of house. Colors & materials to match existing.

☐ 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 #: AR1 19-05 DATE: 9/19/19

FEE: $200.00 CASH/CHECK/CC # 2570 RECEIVED BY: Kenne Minami

DATE SCHEDULED FOR CONSIDERATION: Oct 9th @ 6:00pm

APPROVED ______ DENIED ______

Flagging 9/12/19
Staff Report

DATE: October 9, 2019

TO: Planning Commission

FROM: Karen Minami-Deputy City Clerk

SUBJECT: Agenda Item 7.B.- 1106 Rosita Rd

CEQA: Categorically Exempt pursuant to Guidelines § 15061 and 15301

Applicant's Name: Steve Avila
Owner's Name: Daniella Prue
File Number: ARC #19-06
Site Location: 1106 Rosita Rd
Planning Area: APN# 012-591-001
Project Description: Requesting Architectural Review to enclose existing rear patio to add 64 square feet to single family dwelling. Colors and materials to match existing.

Chairman Jaksha and Commissioner Burton will need to step down
CITY OF DEL REY OAKS

Use Permit: \[
\begin{array}{ll}
\text{Conditional} & \text{Variance:} \\
\text{Minor} & \text{Yes} \\
\text{Home Occupational} & \text{No} \\
\text{Signage} & \text{Architectural Review Type:} \\
\text{Auxiliary Building} & \text{Residential} \\
\end{array}
\]

Applicants Name: Steve Audi

Owner’s Name: Danielle Pru

Project Address: 1166 Rosita Rd.

Telephone#: 831 595-4059 APN #: 012, 591-001

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.

Remodel Kitchen, Bathroom, Living & Master Bedroom.
Enclose existing rear covered patio with existing roof line.
And building foot print. Upgrade electric line.

☐ 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: [Signature]

***************************************************************************
APPLICATION #: AR 19-06 FOR OFFICE USE ONLY
DATE: 9/25/19
FEE 200.00 CASH/CHECK/CC #: 9746 RECEIVED BY: K. Pasciuci
DATE SCHEDULED FOR CONSIDERATION: Oct. 9, 2019 @ 6:00 pm

APPROVED _______ DENIED _______