



Council Chamber
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Monterey, California

Annotated Agenda Planning Commission

Regular Meeting
January 10, 2006

AFTERNOON SESSION
4:00 p.m. – 6:00 p.m.

Planning Commission

Toynette Bryant, Chair
Leon Garden, Vice-Chair
Paul W. Davis
Willard McCrone
Henry Ruhnke
David Stocker
Ralph Widmar

CALL TO ORDER

Chair Bryant called the meeting to order at 4:00 P.M.

ROLL CALL

Commissioners Present: Bryant, Davis, Garden, McCrone, Ruhnke, Stocker

Commissioners Absent: Widmar

Staff Present: Community Development Director Bill Wojtkowski, Senior Planner Rick Marvin, City Engineer Tom Reeves, Recording Secretary Terry Lebda

APPROVAL OF MINUTES

December 13, 2005

ACTION: Approved as submitted. 5-0-1 (Abstain-McCrone)-1 (Absent-Widmar).

MOTION:

On a motion by Commissioner Stocker, seconded by Commissioner Garden, the minutes of December 13, 2005 were approved as submitted. The motion passed by the following vote:

AYES:	5	COMMISSIONERS:	Bryant, Davis, Garden, Ruhnke, Stocker
NOES:	0	COMMISSIONERS:	None
ABSTAIN:	1	COMMISSIONERS:	McCrone
ABSENT:	1	COMMISSIONERS:	Widmar

PUBLIC COMMENTS

PUBLIC COMMENTS allows the public to speak for a maximum of three minutes on any subject, which is not on the agenda. Any person or group desiring to bring an item to the attention of the Planning Commission may do so by addressing the Commission during Public Comments or by addressing a letter of explanation to: Community Development Director, City Hall, Monterey CA 93940. The appropriate staff person will contact the sender concerning the details.

None.

REVIEW OF AFTERNOON AGENDA AND CONSENT ITEMS

REVIEW OF AGENDA AND CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc. CONSENT ITEMS consists of those items which are routine and for which a staff recommendation has been prepared. A member of the public or a Commissioner may request that an item recommended for approval on consent be heard on the regular agenda for further discussion.

PUBLIC HEARINGS

PUBLIC HEARINGS are held to receive public comment on certain items pending Planning Commission action. You are welcome to offer your comments after being recognized by the Chair. The Chair may limit the time allocated to each speaker.

1. 541 Tyler Street; Use Permit 05-396; Applicant Gurdish Kumar; Owner T.G. Anderson Trust; C-2 Zoning District; Exempt from CEQA Requirements. (Continued from December 13, 2005.)

Request for a Use Permit to sell beer, wine and liquor at an established retail store that currently sells cigarettes and cigars. The sale of beer and wine changes the use from retail store to convenience market. Convenience markets in the C-2 Zoning District require Use Permit approval.

ACTION: On consent, approved Use Permit as submitted. 6-0-1 (Absent-Widmar).

2. 626 Alice Street; Variance 05-526; Applicant Robert C. Mein; Owner Matt & Stacy Gnibus; R-1-5 Zoning District; Exempt from CEQA Requirements.

Request Variance approval to allow reconstruction and addition to a single-family home. In the course of constructing an Architectural Review Committee approved second story addition, more than 50% of the walls have been removed and the work is classified as new construction. A Variance is required to allow one required parking space to locate within the front yard setback.

ACTION: Approved Variance for front yard parking with elimination of Conditions #3 based on findings recommended in the staff report and an added finding that granting this variance does not grant any privileges not enjoyed by their neighbors because of the many single car garages in the neighborhood. 6-0-1 (Absent-Widmar).

3. 201 Cannery Row; Application 05-487 to Reopen Use Permit, Variance, Parking Adjustment, and Vesting Tentative Map 02-204; Applicant/Owner Gregory P. Beardsley; C-R Zoning District; Negative Declaration Previously Filed.

Request for extension of Use Permit, Variance, Parking Adjustment, and Vesting Tentative Map for a proposed project consisting of a 4-story mixed use condominium project on a vacant 4,750 square foot lot that is located at the Southwest corner of Cannery Row and Reeside Avenue. The project will consist of five residential condominium units, 674 square feet of retail commercial area and basement parking for five parking spaces. Permits required include: 1) Use permit for a mixed use building and 45-foot height; 2) Variance for zero corner side yard setback to Reeside Avenue (ten feet is standard); 3) Parking adjustment to waive a minimum of two parking spaces; and 4) Tentative Map to create six condominium units (five residential and one commercial) and one common area parcel. This project was originally approved by the City Council on January 6, 2004.

ACTION: Approved extension of Use Permit, Variance, Parking Adjustment, and Vesting Tentative Map with the addition of Condition #15 that the applicant will install a temporary asphalt sidewalk to eliminate a possible public safety hazard. 5-1 (Noes-Ruhnke)-1 (Absent-Widmar).

4. 180 East Franklin Street (Doc Rickett's Lab); Review of Permit 04-261 as Conditioned; Applicant Trinacria Investments, LLC; Owner City of Monterey; PC Zoning District; Exempt from CEQA Requirements.

Six-month review of Use Permit 04-261 for a bar with live entertainment to evaluate compliance with conditions of approval. The Use Permit review may consider a continuation of use as approved, added limitations, prohibition of live entertainment, or revocation of the permit.

ACTION: On consent, approved continuation of the Use Permit for live entertainment at Doc Rickett's Lab and granted the elimination of the need for an additional six-month review. 6-0-1 (Absent-Widmar).

5. Recommendation to City Council to Amend the Policy for Minutes to Allow the Planning Commission to Develop Reduced Minutes in lieu of Narrative Minutes.

ACTION: Recommendation to City Council to amend the Policy for Minutes and change the requirement for Planning Commission narrative minutes to reduced minutes, similar to City Council format. 5-1 (Noes-Garden) –1 (Absent-Widmar).

COMMISSION COMMENTS

Commissioners may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, the Commission may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning any City matter, or direct staff to place a request to agendaize a matter of business on a future agenda (G.C. 54954.2).

6. Response to Commissioners' Comments at December 13, 2005 meeting.

ACTION: Report received.

New Comments:

- Chair Bryant said that there will be many more remodels of older homes and dry rot problems like the one heard today. Commissioner Davis said that if in the case whereby the home is rebuilt similarly to the original, then the request for a variance should not need to come before the Planning Commission. Mr. Wojtkowski said that staff can advise applicants to address dry rot concerns on future remodels early and coordinate changes with the Building Division prior to removal of walls. Mr. Marvin said that the Mansionization Subcommittee is also addressing the definition of remodel and demolition.
- The Commissioners commented that they were glad that the Grand Jury Report was forwarded on to them and that they found it very interesting.

DIRECTOR'S REPORT

The Community Development Director's report supplies information on activities or announcements. He may also ask for clarification or direction regarding scheduling of Commission meetings and study sessions.

7. Director's Report

ACTION: Report received.

- Mr. Wojtkowski updated the Commissioners on current projects. He said that the design of the Public Service Center has been further reduced and one that the Planning staff can support. He said that on Friday staff will be meeting in the Bay area with the National Trust and National Park Service to see if they will support the modifications with the hope that if they do, then the local historic group may support it as well.

He said that the City has a tentative agreement with Foothill Partners regarding Trader Joe's and that matter will be heard at the next Council meeting. Foothill Partners will then come to the Planning Commission proposing the project including retail stores, a park area next to Cooper-Molera, and they will be increasing the amount of parking above the current standard.

He said that he and Mr. Marvin met with the IMAX developer who is considering the location of the Edgewater Packing House but that their design will not affect the exterior of the building.

- Mr. Wojtkowski said that the next Planning Commission Meeting of January 24th will be an afternoon only session and that the field trip will be to Swain Court.

- The Planning Commissioners appointed Commissioners McCrone and Paul Davis to the Open Space Policy Review Subcommittee.
- Mr. Marvin updated the Commission on the Parking Adjustment Subcommittee and Mansionization Subcommittee. He said that the Parking Subcommittee has completed most of the recommendations, but that they ran into opposition from the Cannery Row Association. Since that time, he made a presentation to them outlining the conflicting points, he asked them to prepare an Association response and recommendation, and he is now waiting to receive that letter. He said he also made the same presentation to the New Monterey Business Association and asked them to submit a letter regarding their issues and that he expects that response after their February meeting. Once these two letters are received, he said the letters will be submitted to the Subcommittee for review and a follow up subcommittee meeting will be scheduled to complete the policy recommendations for the Planning Commission and City Council.

Regarding the Mansionization Subcommittee, Mr. Marvin said that they have identified a number of policy areas to review. Though many of these items have been reviewed, it is anticipated that two or three more meetings will be needed. Their recommendations will then be submitted to the Planning Commission for recommendation to the City Council. He said the recommendations might affect policy, interpretation and perhaps require ordinance changes.

Commissioner Davis asked if there was consideration for incentives not to go to Floor Area Ratio maximum and what might be done to increase the value of the property without maximizing the FAR. Staff suggested that he submit his suggestions to them for consideration. In answer to Commissioner Garden, Mr. Wojtkowski said that they are looking into the idea of removing the idea that every new home needs a two-car garage.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:10 P.M.