



Council Chamber
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 Monterey, California

Annotated Agenda Planning Commission

Regular Meeting
 January 24, 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, Widmar

Commissioners Absent: None

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

APPROVAL OF MINUTES

January 10, 2006

ACTION: Approved as submitted. 6 -0 -1 (Abstain-Widmar) -0.

MOTION:

On a motion by Commissioner Stocker, seconded by Commissioner Garden, the minutes of January 10, 2006 were approved as submitted. The motion passed by the following vote:

AYES:	6	COMMISSIONERS:	Bryant, Davis, Garden, McCrone, Ruhnke, Stocker
NOES:	0	COMMISSIONERS:	None
ABSTAIN:	1	COMMISSIONERS:	Widmar
ABSENT:	0	COMMISSIONERS:	None

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CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc.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. 698 Laine Street; Use Permit 05-385; Applicant Leah Hernikl for Cingular Wireless; Owner Coptic Orthodox Church of Monterey; R-3-5 Zoning District; Exempt from CEQA.

Request approval of Use Permit to add four (4) crosses to the top of the tower element of the existing building (currently used for religious assembly. The crosses are 5'-2" tall and they are intended to cover three antennas. The antennas are part of a local personal communications system for Cingular Wireless. The project includes the addition of equipment cabinets to be located within the basement area of the building and exterior electrical and telephone service cabinets at the Prescott Avenue side of the building.

ACTION: On consent, continued to February 14, 2006 as requested by the applicant. 7-0-0.

2. Home Occupation Zoning Ordinance Amendment; Negative Declaration Filed.

Recommendation to City Council amending the Home Occupation City Zoning Ordinance provision to eliminate Notice requirement.

ACTION: Recommendation to City Council to deny the Home Occupation Zoning Ordinance Amendment finding that notification to neighbors and the Neighborhood Associations enables them to know that a business is being conducted in their residential community. 4-3 (Noes-Davis, Ruhnke, Stocker) -0.

3. 1 Swain Court; Use Permit, Variance and Tentative Map 05-464; Applicant Christopher Arnold of Wald, Ruhnke & Dost Architects, LLP; Owners David Stocker and Dennis Chambers; I-R-150-D-2 Zoning District; Negative Declaration Filed.

Recommendation to City Council. Master Use Permit and Tentative Map for a Planned Unit Development industrial office (PUD). The development will consist of seven two-story industrial office buildings and associated grading and parking. Total proposed building area is 129,756 square feet with 473 on-site parking spaces. A Tentative Map has been filed to merge Lots 6 and 7 and re-subdivide them to create seven building lots and one common lot, which will contain open space, parking and access. A Variance is required to allow a 22-foot building setback to the Monterey/Salinas Highway right-of-way (50-foot minimum required).

ACTION: Continued to March 28, 2006 for further study of water and traffic impacts and the policy regarding 25% slope terrain. 5- 2 (Abstain-Ruhnke, Stocker) -0-0.

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).

4. Response to Commissioners' Comments at January 10, 2005 meeting.

ACTION: Report received. There were no new comments.

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.

5. Director's Report

ACTION: Report received.

- Mr. Wojtkowski said that the February 14, 2006 agenda is currently scheduled for afternoon only. The Commission concurred that there is no need for a trip.
- Mr. Wojtkowski reminded the Commission of the January 26th Historic Workshop as well as the February 13th Housing Expo.
- Regarding the February 13th Mayor's Meeting topic, the Commission agreed on an update of the Parking Adjustment and Mansionization Subcommittees.
- The Commissioners decided that their Annual Retreat will be held during the afternoon session of the February 28th Planning Commission Meeting.
- Mr. Wojtkowski reminded the Commissioners that the Building and Planning Divisions have a web site that reports on major current developments and is updated monthly.
- The Commission deferred their discussion until they have a full Commission to consider whether or not they want to be recorded on live TV (similar to the City Council).

ADJOURNMENT

There being no further business, the meeting adjourned at 5:20 P.M.