



Annotated Agenda Planning Commission

Regular Meeting February 14, 2006

Planning Commission

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

Council Chamber
Few Memorial Hall of Records
Monterey, California

4:00 p.m. – 5:30 p.m.
7:00 p.m. – 11:00 p.m.

CALL TO ORDER

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

ROLL CALL

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

Commissioners Absent: Ruhnke, Widmar

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

APPROVAL OF MINUTES

January 24, 2006

ACTION: Approved as amended. 5-0-2 (Absent-Ruhnke, Widmar).

MOTION:

On a motion by Commissioner Garden, seconded by Commissioner McCrone, the minutes of January 24, 2006 were approved as amended. The motion passed by the following vote:

AYES:	5	COMMISSIONERS:	Bryant, Davis, Garden, McCrone, Stocker
NOES:	0	COMMISSIONERS:	None
ABSENT:	2	COMMISSIONERS:	Ruhnke, Widmar

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CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc.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.

- 799 Lighthouse Avenue, Application 05-557 to Re-Open Use Permit 83-65, Applicant/Owner Carl Outzen; C-2 Zoning District; Exempt from CEQA Requirements.**

Request to re-open Use Permit 83-65 to allow the conversion of 1,925 square feet of office space on the second floor into three (3) apartment units. The building is currently a mixed-use building with six apartment units.

ACTION: On Consent, approved Use Permit as submitted. 5-0-2 (Absent-Ruhnke, Widmar).

2. **685 Cannery Row; Use Permit 05-501; Applicant Marvin Romero; Owner Cannery Row Company; CR Zoning District; Exempt from CEQA Requirements.**

Request for approval of a Use Permit to allow Live Entertainment within an existing Commercial Recreation establishment (Blue Fin Billiard Parlor).

ACTION: Approved Use Permit as amended. Condition #1 is amended to specify that live entertainment is allowed on the third floor only; Condition #10 is amended whereby the computerized photo identification system shall be operable beginning one hour prior to the start of live entertainment and operated through the duration of the live entertainment. Condition #12 is amended to specify that patrol and monitoring of the immediate area is required when there is live entertainment. 5-0-2 (Absent-Ruhnke, Widmar).

3. **787 Foam Street; Appeal 06-016 of Application 05-556 to Re-Open Permit 05-336; Appellant Todd Waldman; Applicant Paul W. Davis, Owner Naoki Aiba; C-2 Zoning District; Exempt from CEQA Requirements.**

Appeal of Zoning Administrator's decision that approved changes in the floor plan of an approved mixed-use building including the addition of 203 square feet to second floor residential use and the shift of previously approved first floor addition from the rear (south) of the building to the front (north) of the building.

ACTION: Denied the appeal and upheld the decision of the Zoning Administrator adding a condition to require provision of a landscape planter between the parking lot and sidewalk on Foam Street. The planter shall be subject to review and approval by the Architectural Review Committee in conjunction with the overall change in design. 4-0-1 (Abstain-Davis) 2 (Absent-Ruhnke, Widmar).

**Recess 5:15 p.m.
Reconvene 7:00 p.m.**

CALL TO ORDER

Chair Bryant called the meeting to order at 7:00 P.M.

ROLL CALL

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

Commissioners Absent: Widmar

Staff Present: Senior Planner Rick Marvin, Recording Secretary Terry Lebda

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 EVENING 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 that are routine and a staff recommendation has been prepared. A member of the public or a Commissioner may request that an item recommended for approval on consent is heard on the regular agenda for further discussion.

PUBLIC HEARINGS

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4. **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. (Continued from January 24, 2006)**

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: Approved Use Permit as submitted. 6-0-1 (Absent-Widmar).

5. **698 Alice Street; Variance 06-015; Applicant/Owner Vince DiMaggio; R-1-5 Zoning District; Exempt from CEQA Requirements.**

Variance request to maintain a 6-foot tall wall, which encroaches 4-feet 2-inches in the front yard setback. Walls and fences in the front yard setback are limited to a maximum height of 4 feet.

ACTION: Approved Variance as submitted and finding that the variance is de minimus and because of the physical location of the structure. 6-0-1 (Absent-Widmar).

6. **PLANNING COMMISSION MEETING TELEVISION CABLECAST**

Recommendation to City Council. The Planning Commission will consider whether to air their meetings live on local cable Channel 25, as well as videotape them for later cablecast on Channel 25.

ACTION: Recommendation to City Council for approval of Planning Commission meetings to be aired live and, because the meetings will be videotaped, that the Planning Commission minutes be reduced from narrative minutes to annotated agendas. 6-0-1 (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 agendize a matter of business on a future agenda (G.C. 54954.2).

7. **Response to Commissioners' Comments at January 24, 2006 meeting.**

ACTION: Report received.

New Comments:

- Commissioner Stocker said that he would like to see the City adopt standard conditions to regulate construction activity during certain times of the day the same as surrounding jurisdictions. He said that under special circumstances and conditions, then the hours could be extended. He said that when the Galaxy Theater at Del Monte Center was being remodeled, construction occurred 24 hours a day and when the noise was reported to the Police, they said there was nothing they could do to stop it.
- Commissioner Davis asked what are the plans for the City owned parcel where the gas station is located across from the mattress outlet? He asked if there would be Request for Proposal (RFP) like that sent out on the Safeway site? He said this is an opportunity for the whole block to be improved. Commissioner McCrone added, especially since it backs up to the Stevenson House.
- Commissioner McCrone said that he has noticed at the Tarpp y's property that there is a painted truck parked on the corner. He asked if there is anything that the City can do about it since it is apparently a blatant attempt to have a commercial sign at that site. Mr. Marvin said that the property is not in the City of Monterey, but that even if it was in the City, vehicles with permanent signs are not regulated.

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.

8. Director's Report

ACTION: Report received.

- Mr. Marvin reviewed the February 7 City Council items. The Commissioners asked what were the final approved fees.
- Mr. Marvin reviewed the February 28 Planning Commission Meeting and said that a field trip is scheduled to review the two appeals. He said that the afternoon public hearing will be scheduled from 4:00 p.m. to 6:00 p.m., then the meeting will be adjourned to the Conference Center for a dinner break, followed by the annual retreat beginning at 7:00 p.m.

He said that topics suggested by Commissioner Garden are the review of the Zoning Ordinance for compliance with the General Plan and review of the parking standards. Commissioner Stocker suggested the discussion of investigation into other water sources, which is a General Plan specific goal. Commissioner McCrone suggested open space zoning—current uses allowed versus what the Commission might think are good uses. Commissioner Davis suggested alternative types of dwelling units and other ways to develop sites in the City.

- Commissioner Garden said that the Housing Expo went well and he learned that the County is drafting ways and means for workforce housing and asked how can the City determine alternatives for workforce housing? Mr. Marvin said that the City has identified income levels for workforce housing and that it is a City Council priority to develop workforce housing. He said that the Ryan Ranch Park site is a feasible location, but there is a potential water issue. He said that staff will be meeting regularly to brainstorm potential ideas and would like to see a project proceed in a year or so. Commissioner Garden suggested that the aquarium has property and perhaps the City could buddy up with them. Chair Bryant suggested that the City look at old apartments to purchase for affordable housing opportunities. Commissioner Stocker said we need water before anything can be done.
- Chair Bryant attended the recent Mayor's Meeting and reported on the status of the Parking Adjustment Subcommittee and Mansionization Subcommittee. She said she learned of the TAMC half-cent proposal. She mentioned a few widening projects that were of interest to her and that there is mention that for every dollar the City contributes, there will be matching funds provided.

- Mr. Marvin reminded the Commissioners to inform Terry if they wish to attend the March 22-24 Planners Institute. Commissioner Garden will be attending.
- The Planning Commission received a copy of a news release regarding the February 23 presentation on redesign of the Public Service Center--7:00 p.m. at the Council Chambers. Mr. Marvin said it is not a public hearing but rather an informational meeting and that a model of the Public Service Center and the surrounding Civic Center area will be displayed.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:10 P.M.