



Council Chamber  
Few Memorial Hall of Records  
Monterey, California

## Annotated Agenda Planning Commission

Regular Meeting  
March 28, 2006

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

March 14, 2006

**ACTION:** Approved as submitted. 3- 0- 1 (Abstain-Davis)- 3 (Absent-McCrone, Ruhnke, Widmar).

**MOTION:**

On a motion by Commissioner Stocker, seconded by Commissioner Garden, the minutes of March 14, 2006 were approved as submitted. The motion passed by the following vote:

AYES:	3	COMMISSIONERS:	Bryant, Garden, Stocker
NOES:	0	COMMISSIONERS:	None
ABSTAIN:	1	COMMISSIONERS:	Davis
ABSENT:	3	COMMISSIONERS:	McCrone, 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CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc.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.

1. **556 Abrego Street; Rezone 06-038; Applicant Michael G. Adamson, Monterey County Bank; Owner/Monterey County Bank; C-2 Zoning District; Exempt from CEQA Requirements.**

Recommendation to City Council to rezone property as a City Historic Resource (C-2-H-1).

**ACTION: On consent, recommended to City Council approval of rezoning 556 Abrego Street as a City Historic Landmark Overlay (H-1) designation. 4-0-3 (Absent-McCrone, Ruhnke, Widmar).**

2. **Roberts Lake Open Space Restoration - Northwest Side of Roberts Avenue between Highway 1 Off Ramp to Canyon Del Rey and Roberts Lake in the City of Monterey; Application 06-019; Applicant/Owner Monterey Peninsula Regional Park District (Tim Jensen); C-2-D-2 Zoning District; Negative Declaration Filed.**

Proposal to enhance and preserve a 2.5 acre vacant site adjacent to Roberts Avenue across from Roberts Lake. The plan includes guidelines for re-contouring this berm, sand stabilization, placement of protective fencing, native plant seed collection, re-seeding, propagation of site specific seedling native plants, planting native seedling plants, monitoring of the restoration planting plan, maintenance and placement of environmental educational signs. Planning Commission approval is required because of the D-2 (Development Control) Zoning overlay.

**ACTION: On consent, approved Roberts Lake Open Space Restoration as submitted. 4-0-3 (Absent-McCrone, Ruhnke, Widmar).**

3. **442 Belden Street; Variance 06-059; Applicant Wald, Ruhnke & Dost Architects (Peter Holmsky); Owner Nina Von Saltza; R-3-5 Zoning District; Exempt from CEQA Requirements.**

Variations request to rebuild, expand, and remodel an existing two-story Single-Family Dwelling. Variations are required to maintain a side yard setback of 3'9" for the rebuilt house (5' 0" minimum required), allow the proposed expansion of the garage to maintain a 3'0" rear yard setback (5'0" minimum required) and expand further into the required rear yard area and allow lot coverage to exceed 35%.

**ACTION: Approved the requested side yard setback, rear yard setback, and rear yard lot coverage variances. The total lot coverage variance was denied, as the house will only need to be reduced by approximately 9 inches in depth across the back to meet the maximum lot coverage standard of 35%. 4- 0- 1 (Abstain-Stocker)- 2 (Absent-Ruhnke, Widmar).**

4. **19 Upper Ragsdale Drive; Application 06-087 to Re-Open PUD and Minor Subdivision 03-003 and Re-Open Use Permit 02-079; Applicant Wald, Ruhnke & Dost Architects (Henry Ruhnke); Owner F. David LaRiviere; I-R-150-D-2 Zoning District; Exempt from CEQA Requirements.**

Request to reopen Planned Unit Development (PUD) and Minor Subdivision 03-003 and Use Permit 02-079 for approval of a Small Subdivision and (PUD) to allow for the conversion of an existing 2-story office building to condominiums.

**ACTION: On consent, approved re-opening Planned Unit Development 03-003 approving the Small Subdivision to allow for the conversion of an existing two-story office building to condominiums. 3- 0- 1-(Abstain-Stocker) 3-(Absent-McCrone, Ruhnke, Widmar).**

**Recess 4:50 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

**Commissioners Absent:** Ruhnke, Stocker, Widmar

**Staff Present:** Community Development Director Bill Wojtkowski, 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

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.

**5. General Plan Amendment; Application 06-052; Applicant Henry Ruhnke for Wald, Ruhnke & Dost Architects; Negative Declaration Filed.**

Recommendation to City Council. Request to amend the General Plan Safety Element Policy b.1 to allow consideration of development on slopes greater than 25%.

**ACTION: Continued to April 25, 2006. Staff will incorporate comments received to clarify Policy b.1 as recommended by staff and return to the Commission with suggested language modifications. Staff to eliminate use of "natural" as description of slope, consider clarification of "minimal" and consider limiting exception to non-residential areas only. Staff will also identify potential sites where the proposed 25% slope amendment may apply. 4-0-3 (Absent-Ruhnke, Stocker, Widmar).**

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

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: On consent, the Planning Commission continued the application to the April 25, 2006 meeting as requested by the applicant. 4-0-3 (Absent-Ruhnke, Stocker, 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).

#### **7. Response to Commissioners' Comments at March 14, 2006 meeting.**

**ACTION: Report received.**

#### **New Comments:**

- Commissioner Garden said he went to the Planners Institute last week and left excited and empowered with new ways to look at how people are solving parking and development in their cities. He said the information is valuable and it was interesting to learn how similar our problems are with others and how differently we go about looking for solutions. He thanked the city and department for allowing him to attend. Mr. Wojtkowski said he attended a seminar on walkable cities and that the speaker was very impressed with Monterey's Recreation Trail and said that it is the best example of a walking experience. The speaker had also said that one of his favorite spots was Griffin Plaza. Chair Bryant said she also attended the conference and was enlightened from Dan Burden's session on pedestrians and traffic. She said that she was appreciative that the City is able to send the Commissioners to these types of seminars. Mr. Wojtkowski said that the City may want to bring in someone like Dan Burden to talk about problem areas, such as the Lighthouse Avenue area, and how he would address them.
- Chair Bryant said that the televised City Council meetings is an important feature. Mr. Wojtkowski said that staff hopes for the Planning Commission meetings to be televised starting April 11.
- Commissioner Bryant commended the Police Department for meeting with neighborhoods. She said they are doing a beautiful job of presenting what they are doing in the neighborhoods, making themselves more visible and how to make neighborhoods safer. She said that it helps to know about your neighborhood and to be more aware. She suggested that they do this on a yearly basis because it helps to keep in touch with the neighborhoods and is good for public relations. Commissioner Garden said that their meetings have also helped in New Monterey.

### **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.**

- In discussion regarding the April 14 Planning Commission meeting regarding the Public Service Center, Commissioner Davis requested a chronological listing of how many meetings have been held for this project. Mr. Wojtkowski said that the staff report will include a comprehensive analysis in response to Michael Stamp's letter and that the feasibility study will be discussed. Chair Garden said that by not having a master plan, this has caused the city to proceed one step at a time, such as adding modulars, and without an overall

vision of what the citizens feel the civic center should look like. Chair Bryant said that she will not be able to attend this meeting and that she gave Mr. Wojtkowski her priorities for discussion.

- The Commissioners determined that the item for the April 10<sup>th</sup> Mayor's meeting will be discussion on what the Commissioners learned from the Planning Institute seminars on walkable cities and parking issues. In Chair Bryant's absence, Vice Chair Garden will attend the meeting.
- Mr. Wojtkowski reminded the Commission of the City Council and Planning Commission Joint meeting tomorrow, March 29, at 4:00 p.m. Commissioner Bryant said she was unable to attend this meeting and mentioned her concerns and priorities. Vice Chair Garden will help facilitate the meeting.

## ADJOURNMENT

**There being no further business, the meeting adjourned at 8:25 P.M.**