



Council Chamber  
 Few Memorial Hall of Records  
 Monterey, California

# Annotated Agenda Planning Commission

Regular Meeting  
 April 11, 2006

**Evening Session**  
**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

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

### ROLL CALL

**Commissioners Present:** Davis, Garden, McCrone, Stocker, Widmar

**Commissioners Absent:** Bryant, Ruhnke

**Staff Present:** Community Development Director Bill Wojtkowski, Assistant City Manager Fred Cohn, Public Facilities Director Carl Anderson, Senior Planner Kim Cole, Senior Planner Chip Rerig, City Attorney Deborah Mall, City Engineer Tom Reeves, Traffic Engineer Rich Deal, Parking Administrative Analyst Wayne Dalton, Recording Secretary Terry Lebda

### APPROVAL OF MINUTES

**March 28, 2006**

**ACTION:** Approved as amended. 4– 0– 1 (Abstain-Widmar)- 2 (Absent-Bryant, Ruhnke).

MOTION:

On a motion by Commissioner Stocker, seconded by Commissioner McCrone, the minutes of March 28, 2006 were approved as amended. The motion passed by the following vote:

|          |   |                |                                 |
|----------|---|----------------|---------------------------------|
| AYES:    | 4 | COMMISSIONERS: | Davis, Garden, McCrone, Stocker |
| NOES:    | 0 | COMMISSIONERS: | None                            |
| ABSTAIN: | 1 | COMMISSIONERS: | Widmar                          |
| ABSENT:  | 2 | COMMISSIONERS: | Bryant, Ruhnke                  |

### 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CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc.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 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. **450 Madison Street (Public Service Center); Use Permit, Rezone, Variance and General Plan Amendment 02-067; Applicant/Owner City of Monterey; R-3-6 Zoning District; Certify Final Environmental Impact Report.**

Recommendation to City Council. Public Hearing for the Planning Commission to review the design of the City of Monterey Public Service Center and consider the recommendations of the Historic Preservation Commission on the historic implications of the proposed building and the recommendations of the Architectural Review Committee on Concept Design. The overall application is to amend the City General Plan from Residential – Medium Density (8-30 dwelling units per acre) to Public/Semi-Public Use, Rezone from R-3-6 (Medium Density Multi-Family Residential) to C-O (Office and Professional) to allow government office use. The project requires approval of a Use Permit for the building size. The project requires approval of a Variance to allow the buildings to be located on the property line adjacent to Van Buren Street. The proposed building location allows 10 feet of landscape between the buildings and sidewalk.

The Public Service Center is 35,000 square feet in area and consists of two 2-story buildings that will be located at the corner of Madison and Van Buren Streets. The buildings are designed to appear as three individual buildings. Nine Thousand (9,000) square feet of the total building area is located below grade. The Architectural Review Committee and the Historic Preservation Commission have recommended approval of the project.

**ACTION:** Recommendation that the City Council certify the Environmental Impact Report incorporating staff recommendations as defined in the staff report along with three additional changes as presented. 5-0-2 (Absent-Bryant, Ruhnke)

**ACTION:** Recommendation that the City Council approve the General Plan Amendment, the Rezone, the Use Permit that shall incorporate the four recommendations from the ARC, the setback Variance with Findings for Decision, and Conditions of Approval as proposed by staff. 5-0-2 (Absent-Bryant, Ruhnke)

**ACTION:** Recommendation that the City Council add a Condition of Approval that the City, at a minimum, meet the standards for a LEED Silver Certification as a 'Green Building' and that City staff further study increasing the amount of landscape and reducing the amount of parking and hardscape. 5-0-2 (Absent-Bryant, Ruhnke)

## 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).

### 2. **Response to Commissioners' Comments at March 28, 2006 meeting.**

**ACTION:** Report received.

### **New Comments:**

- To follow up from a previous meeting, Commissioner Stocker asked, where in the process is the matter regarding adopting standard conditions to regulate construction activity during certain times of the day? Mr. Wojtkowski responded saying that he supports an Ordinance change and that staff will bring it up as a discussion item in May.
- Regarding parking at the Civic Center, Commissioner Davis commented that staff needs to make sure there are no parking impacts for the residents on Van Buren.

### **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.

### **3. Director's Report**

#### **ACTION: Report received.**

- The Planning Commission appointed Commissioners Paul Davis and David Stocker to the newly formed subcommittee that will focus on water resources for Monterey. They suggested that Janna Aldrete, from Monterey Commercial Property Owners Association, also serve on this water subcommittee.
- Mr. Wojtkowski announced that on the evening of April 20, the City of Monterey is sponsoring the Museum of Art Third Thursday; and on that night, the Colton Hall Museum will also be open to celebrate the event.
- Mr. Wojtkowski reviewed the April 25 Planning Commission agenda. The Planning Commission concurred that there will be a field trip at 4:00 p.m. on April 24.
- Commissioner Garden requested a re-broadcasting schedule for tonight's AMP televised Planning Commission meeting.

### **ADJOURNMENT**

**There being no further business, the meeting adjourned at 9:45 P.M.**