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 Monterey, California

# Annotated Agenda Planning Commission

Regular Meeting  
 May 23, 2006

**Afternoon Session**  
**4:00 p.m. – 6:00 p.m.**

DRAFT 05/25/06 12:03 PM

## Planning Commission

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

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

### APPROVAL OF ANNOTATED AGENDA

May 9, 2006

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

MOTION:

On a motion by Commissioner Garden, seconded by Commissioner McCrone, the Annotated Agenda of May 9, 2006 was approved as submitted. The motion passed by the following vote:

AYES:	5	COMMISSIONERS:	Bryant, Davis, Garden, McCrone, Stocker
NOES:	0	COMMISSIONERS:	None
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CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc.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. Presentation by Monterey County on their General Plan Update**

**ACTION:** Tabled at Monterey County’s request.

**2. 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 April 25, 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, continued to July 25, 2006. 4-0-1 (Abstain-Stocker)-1 (Absent-Widmar).

MOTION:

On a motion by Commissioner McCrone, seconded by Commissioner Davis, on consent it was moved to continue this item to July 25, 2006. The motion passed by the following vote:

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

**3. 850 Park Avenue; Use Permit 06-134; Applicant Allen Robinson (The Sienna Company); Owner Jeanne McWhorter; C-2 & R-3-6 Zoning Districts; Exempt from CEQA Requirements. (Continued from April 25, 2006.)**

This application requests approval to replace a legal non-conforming use, the Drought Resistant Nursery at 850 Park Avenue, with another non-conforming commercial use. The project includes site improvements, including a 40’ x 40’ garage/storage building addition, a 560 square foot office addition, and a parking lot to accommodate eight (8) parking spaces (4 covered and 4 uncovered). A portion of the proposed commercial use will extend into the R-3-6 zone. Access to the parking lot will be from Park Avenue.

**ACTION:** Application withdrawn by applicant.

**4. 557 Robinson Street; Small Subdivision; Use Permit and Variance 06-034; Applicants/Owners–Ben J. Compagno and Rosetta Krovelis; C-2 Zoning District; Exempt from CEQA Requirements.**

Request approval to divide a 4,000 square foot parcel containing two single-family dwellings into two 2,000 square foot lots. Each new lot will contain a single-family dwelling. Use Permit and Variances are required because of the proposed lot dimensions, the location of the new lot line in relationship to the existing houses and the proposal to maintain single-family dwellings in the C-2 Zoning district.

**ACTION: Approved Small Subdivision, Use Permit and Lot Size Variance with staff recommendations. Condition #1 is amended to reference the Minor Subdivision Map received May 23, 2006. 4-1 (Noes-McCrone) -1 (Absent-Widmar).**

Staff Presentation/Commissioners Questions:

Rick Marvin presented the staff report and answered Commissioners' questions.

Applicant:

Ben Compagno, Trustee for the Compagno Family Trust, said that the property is legal non-conforming, that they are the same as the properties on either side and making them individual single family residence lots will not affect the City in any way. He indicated that they want to remodel the homes for greater curb appeal to enhance the neighborhood.

Public Comments:

Steve Wilson, Monterey Bay Engineers, said that they are in agreement with the conditions, but said that restricting the use to Single-Family Residential may be short sighted. A better option is to review changes with a Use Permit.

Commissioner Comments:

Commissioner Stocker said that he has a concern allowing other than residential use, since it furthers the goals of the General Plan to encourage residential units and fits into the neighborhood. He moved to approve the project with staff conditions. Commissioner Davis seconded the motion. Commissioner Garden said that he had some concern about dividing substandard lots into smaller lots, but that there are some parts of Monterey in which small lots supporting small homes is appropriate and that there are enough conditions that this should not be precedent setting. Commissioner McCrone said that he cannot support the motion because he has concerns with subdividing substandard properties into excessively small substandard lots and that one cannot sufficiently anticipate what problems this lot size might create in the future. Chair Bryant said that she will support the motion because it allows for home ownership, there are several other similar homes and lots in the area and the existing lot could accommodate a larger home that is not compatible with the area.

MOTION:

On a motion by Commissioner Stocker, seconded by Commissioner Davis, it was moved to approve the Small Subdivision, Use Permit and Lot Size Variance with staff recommendations. Condition #1 is amended to reference the Minor Subdivision Map received May 23, 2006. The motion passed by the following vote:

AYES:	4	COMMISSIONERS:	Bryant, Davis, Garden, Stocker
NOES:	1	COMMISSIONERS:	McCrone
ABSENT:	1	COMMISSIONERS:	Widmar

- 5. **234 Ramona Avenue; Use Permit 06-141; Applicant Robert Wesenberg for Robert's Auto Repair; Owner Patricia M. Van Inwegen for McFadden Family Partnership; C-3-D-2 Zoning District; Exempt from CEQA Requirements.**

Request for a Use Permit and Concept Design approval to allow for the construction of a 4,423 square foot steel building addition to an existing commercial building.

**ACTION: On consent, continued to June 27, 2006. 5-0-1 (Absent-Widmar).**

MOTION:

On a motion by Commissioner McCrone, seconded by Commissioner Davis, on consent it was moved to

continue this item to June 27, 2006. The motion passed by the following vote:

AYES:	5	COMMISSIONERS:	Bryant, Davis, Garden, McCrone, Stocker
NOES:	0	COMMISSIONERS:	None
ABSENT:	1	COMMISSIONERS:	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).

**6. Response to Commissioners' Comments at May 9, 2006 meeting.**

**ACTION: Report received.**

**New Comments:**

- Commissioner Garden said that he would like to agendize in June a presentation by the Code Enforcement Officer detailing the code enforcement process as well as suggestions on things that should be changed in the Zoning Ordinance. Commissioner Stocker said that he serves on the Appeals Board and that they have not met for nine months because monetary damages brought resolution and the threat of fines works. Commissioner Garden said that the Neighborhood Association had suggested that there might be some weaknesses in the Zoning Ordinance and that changes might need to be considered if the Code Enforcement Officer sees something that needs to be improved or revised. Chair Bryant said that this may be a good thing to do, but it should be general in presentation due to the time it takes staff to prepare a detailed report. She recommends this matter be presented when most Commissioners could attend.
- In answer to Commissioner Davis' question, Mr. Wojtkowski said that the Cannery Row Hotel permits are ready to be issued, but that they have not closed escrow. He said that one permit is outstanding, they are updating construction estimates, but they are ready to start construction. He said that they may be requesting consideration for nighttime construction, but that matter should go to Council.
- Commissioner Garden reported that the Cannery Row and Lighthouse Avenue Parking Adjustment Subcommittee had their last meeting and they came up with reasonable ideas that will soon be presented to the Planning Commission.
- Commissioner McCrone reported that the Open Space Subcommittee concluded their work in April and their recommendations will soon be propose to both the Parks & Recreation Commission and Planning Commission.
- Chair Bryant reported on the recent Economics of Historic Preservation conference that she attended last week. She said that Richard Roddewig did a good job speaking on the economic value and advantages to buyers of historic properties and that Kim Cole's presentation in the afternoon was very professional and that she is an asset to the City.

**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 answered Commissioner McCrone's question saying that it is a good idea to have a subcommittee with Planning Commission, staff and Old Monterey Business Association representatives to

evaluate and recommend to City Council suggestions for the Valero sites. He said that the City has hired Nore' Winter to prepare the Downtown/East Downtown Mixed Use Design Guidelines. The Planning Commission appointed Commissioners Garden and Davis to serve as representatives of the subcommittee that will work on those guidelines.

- Mr. Wojtkowski announced that Housing Property Manager Charmaine Geiger is retiring on June 2 and the City will be recruiting for that position. He said that he, too, will be retiring November 17, 2006 and he thanked the Planning Commission for their support to staff and himself. He said that Bill Reichsmuth, TAMC Manager, will come back to the City as Director for Public Works; he will learn about the Community Development Department and will take over both departments once he retires. He said that the City Manager did not support the proposed Assistant Planner position or the additional consultants to help with work programs, but said that he will re-evaluate the need with the reorganization of departments. Commissioner Stocker said that super departments may work if managers have some decision-making authority, but if only one, two, or three people are making all the decisions, then it may not work.
- In answer to Commissioner Stocker's question regarding the governor's announcement of windfall tax income, Mr. Wojtkowski said that the City is doing better than the last two or three years, but that the City is still not able to be meet all of the requests. He said that the budget presentation will be heard at the June 6 City Council meeting and final decision will be made at their June 20 meeting.
- Mr. Wojtkowski reminded the Commissioners that the Public Service Center project will be presented to the City Council on Wednesday, March 31 at 7:00 p.m.
- Mr. Wojtkowski said that the Annual Election of Officers will be agendized in July.
- The Commission concurred that the item for discussion at the June Mayor's Meeting will be regarding the extension of downtown beyond Alvarado Street.
- Chair Bryant said that she will not be able to attend the June 27. All other Commissioners said that they will be able to attend. Vice Chair Garden will preside in Chair Bryant's absence.

## **ADJOURNMENT**

**There being no further business, the meeting adjourned at 4:55 P.M.**