



Final Annotated Agenda Planning Commission

Planning Commission

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

Regular Meeting
July 11, 2006

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

Council Chamber
Few Memorial Hall of Records
Monterey, California

CALL TO ORDER

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

ROLL CALL

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

Commissioners Absent: Osorio

Staff Present: Senior Planner Chip Rerig, Senior Associate Planner Todd Bennett, Recording Secretary Terry Lebda

APPROVAL OF MINUTES

June 27, 2006

ACTION: Approved as amended. 5-0-1 (Abstain-Bryant) 1 (Absent-Osorio).

MOTION:

On a motion by Commissioner Widmar, seconded by Commissioner McCrone, the Annotated Agenda of June 27, 2006 was approved as amended. The motion passed by the following vote:

AYES:	5	COMMISSIONERS:	Davis, Garden, McCrone, Stocker, Widmar
NOES:	0	COMMISSIONERS:	None
ABSTAIN:	1	COMMISSIONERS:	Bryant
ABSENT:	1	COMMISSIONERS:	Osorio

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CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc.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. 1375 Josselyn Canyon Road; Major Use Permit 06-201 to Reopen Use Permit 71-40; Applicant Daryl Hawkins, AIA, for JHW Architects; Owner Living Hope Church of the Nazarene; R-1-20 Zoning District; Exempt from CEQA Requirements.

Request approval for a Master Plan for the phased expansion of an existing church. The Master Plan proposes expanding the sanctuary by 557 square feet (SF), adding 246 SF to the Fellowship/Classroom Building, adding a detached restroom building and expanding the parking area to accommodate 22 additional vehicles. The expansion is proposed to be completed in four (4) phases.

ACTION: Approved as submitted Use Permit for a Master Plan for the phased expansion of an existing church. 6-0-1 (Absent-Osorio).

Staff Presentation/Commissioners Questions:

Chip Rerig presented the staff report and answered Commissioners' questions.

Applicant:

Darryl Hawkins said that the that the additional parking spaces are needed because the church has grown and current parking standards do not address how much parking is needed for today's church uses. He said that the preschool is no longer at the facility. He said they are complying with Building Codes, the new restrooms will be ADA compliant, and by changing to waterless urinals, that they will be able come up with enough water savings for revision of the project.

Public Comments:

Scott Smitherman asked Mr. Hawkins for information on the water savings firm that was mentioned. Mr. Hawkins said that he will furnish him with the information.

Commissioner Comments:

Commissioner Stocker moved to approve the phased Master Plan as submitted. Commissioner Widmar seconded the motion. Commissioner Davis said that staff covered all the issues in the staff report and that it is an appropriate project for this location. Commissioner Bryant said she was pleased the church found a creative way to utilize their parking problem by having more than one service each Sunday.

MOTION:

On a motion by Commissioner Stocker, seconded by Commissioner Widmar, it was moved to approve, as submitted, Use Permit for a Master Plan for the phased expansion of an existing church. The motion passed by the following vote:

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

2. 499 Webster; Use Permit 04-117; Applicant / Owner – Jorge Duarte, DDS; C-2 Zoning District; Exempt from CEQA Requirements.

Request for a Use Permit to allow mixed-use development. The plan proposes construction of a one-story office building in the rear yard of an existing single family residence. The new building is approximately 825 square feet in area and includes five (5) new parking spaces. Access to the new parking spaces will be provided from Figueroa Street.

ACTION: Approved as submitted Use Permit to allow mixed-use development. 6-0-1 (Absent-Osorio).

Staff Presentation/Commissioners Questions:

Todd Bennett presented the staff report and answered Commissioners' questions.

Applicant:

Jorge Duarte said that the office building will be a nice building for his dental practice that will improve the area and that Monterey will be pleased with the result.

Public Comments:

None.

Commissioner Comments:

Commissioner Davis moved to approve the mixed-use development because it is a creative use of existing commercially zoned property, it preserves a residence on a corner lot, and provides a unique work environment—all of which the City is looking forward to seeing more of. Commissioner McCrone seconded the motion and said that this project is the exact type of project the City likes to see in this area of the city. Commissioner Bryant said that this project follows City policy of single-family homes and mixed use in this neighborhood.

MOTION:

On a motion by Commissioner Davis, seconded by Commissioner McCrone, it was moved to approve, as submitted, Use Permit to allow mixed-use development. The motion passed by the following vote:

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

3. 2170 N. Fremont Street (Longs Drugs); Major Use Permit 06-213; Applicant Laile Giansetto, AIA, for PSM Architects, Inc.; Owner Longs Drug Stores, Inc., C-2 Zoning District; Exempt from CEQA Requirements.

Request Use Permit to allow the addition of a drive-through window for the pharmacy. The proposed drive-through window is located on the Airport Road (east) side of the building. The parking lot will be reconfigured for the drive-through access lane. Eight (8) parking spaces will be removed. The total number of parking spaces provided on the property will be 147, which substantially exceeds the minimum standard for this retail building. The minimum standard by building area is 52 parking spaces.

ACTION: Approved as submitted Use Permit for a pharmacy drive-through window. 6-0-1 (Absent-Osorio).

Staff Presentation/Commissioners Questions:

Chip Rerig presented the staff report and answered Commissioners' questions.

Applicant:

Laile Giansetto, Architect, said that most Longs locations are adding a drive-through pharmacy window to better serve their clients. She said that they would like the option of utilizing the hours that the store is opened and that they have no problem with adding a screen wall and landscaping to buffer potential noise impacts. She answered Commissioners' questions saying that the conversation between driver and employee at the window is at a low volume; that there was discussion of increasing landscaping in the parking lot, but that she is not sure they would want to lose any more parking spaces; and, that she will take back to Longs the suggestion of repairing the sidewalk on Airport Road as part of the project.

Public Comments:

Scott Smitherman asked if they were going to close the northeast entrance? Ms. Giansetto said that entrance will be closed off and interior changes will be made, but that the exterior of the building, where the canopy is located, will not change.

Commissioner Comments:

Commissioner Bryant moved to approve the project as submitted. She said she too would not like to see any more parking spaces diminished because there are certain times of the year when the parking lot is full. Commissioner Widmar seconded the motion. Commissioner Davis said that the elimination of the one entrance will help in terms of noise in the neighborhood because it will force parking onto the Fremont side of the lot. Commissioner McCrone said that he will support the motion, but he is concerned about the amplified voices and he is wary that that does not cause any noise back into the neighborhood. Chair Garden said that this is one more case where parking standards have been exceeded and if the parking lot were built today, it could be designed to enhance the neighborhood with 95 less parking spaces and increased landscaping.

MOTION:

On a motion by Commissioner Bryant, seconded by Commissioner Widmar, it was moved to approve, as submitted, Use Permit for a pharmacy drive-through window. The motion passed by the following vote:

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

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 June 27, 2006 meeting.

ACTION: Report received.

New Comments:

- Commissioner Stocker said that he will not be able to attend the July 25 meeting.
- Chair Garden asked if any of the Commissioners wished to change their seating location. All concurred that they will stay where they are currently seated.

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. Rerig reviewed the July 5 City Council meeting. He said that Council approved the Public Service Center and that there is currently a movement in the community to add a ballot initiative referendum. He said they are collecting signatures and that the Commission can go to www.montereyvoter.com to read the discussion. He said that the good news regarding the Cannery Row Hotel is that all permits have been issued and that they will begin construction after the upcoming Moto Grand Prix weekend.

- Mr. Rerig reviewed the July 25 Planning Commission Meeting and said that there will be afternoon and evening sessions. Chair Garden suggested that a time for public comments, like the City Council, should be allowed during the afternoon session as well as the evening session. Mr. Rerig said that staff will add this item as suggested. Commissioner Davis said that he understands the Swain Court item may not be heard at that meeting and asked if it is possible to move the Code Enforcement item to the evening session. Mr. Rerig said that the Code Enforcement Officer is working part-time and that staff had to arrange this meeting time with him and suggested that it remain during the afternoon session.
- Mr. Rerig asked the Commission if the newly formatted Zoning Report was acceptable. They concurred and the format will remain as designed.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:45 P.M.

APPROVED:

ATTEST:

Leon Garden, Chair

Bill Wojtkowski, Secretary

Respectfully Submitted, Terry Lebda
Recording Secretary
Planning Commission