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# Draft Annotated Agenda Planning Commission

Regular Meeting  
 September 12, 2006

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

DRAFT 09/22/06 5:40 PM

## Planning Commission

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

### CALL TO ORDER

Chair Garden called the meeting to order at 4:02 P.M.

### ROLL CALL

**Commissioners Present:** Bryant, Davis, Garden, McCrone (Arrived 4:08 p.m.), Osorio (Arrived 4:55 p.m.), Stocker, Widmar

**Commissioners Absent:** None

**Staff Present:** Community Development Director Bill Wojtkowski, Senior Planner Rick Marvin, Senior Planner Kim Cole, Administrative Analyst Sandra Reeder, City Engineer Tom Reeves, Recording Secretary Terry Lebda

### APPROVAL OF MINUTES

**August 22, 2006**

**ACTION:** Approved as submitted. 5-0-2 (Absent-McCrone, Osorio).

MOTION:

On a motion by Commissioner Widmar, seconded by Commissioner Davis, the Annotated Agenda of August 22, 2006 was approved as submitted. The motion passed by the following vote:

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

### 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. Note: Public Comments are taken during the afternoon session and continued at the evening session. Individuals may choose to speak once for up to three minutes at either session, but not both.

**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CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc.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. Approval and Public Hearing of Consolidated Annual Performance and Evaluation Report (CAPER) for Housing and Community Development (HCD) and HUD Programs for Fiscal Year 2005-06.**

**ACTION:** Approved as submitted the Consolidated Annual Performance and Evaluation Report (CAPER) for Housing and Community Development (HCD) and HUD Programs for Fiscal Year 2005-06. 6-0-1 (Absent-Osorio).

Staff Presentation/Commissioners Questions:

Sandra Reeder presented the staff report and answered Commissioners' questions.

Public Comments:

None.

Commissioner Comments:

Commissioner Stocker said that report shows that the only new affordable units are provided through condo conversions. He moved to approve the report. He said that it was nicely presented and concise. Commissioner Bryant seconded the motion. Chair Garden said that he is proud of the City's participation in these programs.

MOTION:

On a motion by Commissioner Stocker, seconded by Commissioner Bryant, it was moved to approve as submitted the Consolidated Annual Performance and Evaluation Report (CAPER) for Housing and Community Development (HCD) and HUD Programs for Fiscal Year 2005-06. 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. 426 Alvarado Street; Master Use Permit, Variance, Parking Adjustment, Historic Zoning Designation, Vesting Tentative Map and Condominium Plan 06-006; Applicant Alem Dermicek for Eric Miller Architects; Owner David Nilsen; C-2 Zoning District; Negative Declaration Filed. (Continued from August 22, 2006.)**

The application requests approval of a Master Use Permit, Variance, Parking Adjustment, Historic Zoning designation, Vesting Tentative Map and Condominium Plan to allow expansion of the Regency Theater building and conversion to a mixed-use building for residential and commercial condominiums. The project plan proposes to add a 4<sup>th</sup> floor to the existing theater building without exceeding the height of the Alvarado Street façade and construct a three story over basement addition at the rear of the property with orientation to Calle Principal. The existing theater building will be expanded by 13,764 square feet (SF) for a total building area of 25,697 SF. The proposed uses within the building are generally: 1,419 SF of retail; 3,883 SF of restaurant; 6,338 SF of office and 6,007 SF of residential in 11 units. The remaining building area is proposed as building support, service, access corridors and atrium. Two of the residential units will be dedicated as inclusionary units affordable to qualified low and/or moderate income families as required by the City of Monterey Inclusionary Housing Ordinance.

**ACTION:** Recommendation to City Council: 1) Certification of the Negative Declaration, 2) approval of Master Use Permit, Variance, Parking Adjustment, Historic Zoning Designation, Vesting Tentative Map and Condominium Plan 06-006 subject to the recommended Findings and added Conditions of Approval #21 regarding a construction access plan, #22 to maintain access to the adjacent parking lot throughout the construction process, and #23 that the

**applicant will provide a new driveway curb cut, 3) Condition 9d to be revised to change Sunday construction hours to 10:00 a.m. to 5:00 p.m. to conform with recent City Council decision, and, 4) approval in concept granting of a Downtown Parking Incentive for only that portion of project that provides residential units and new retail; and, approval of an Encroachment Permit to allow a sidewalk elevator lift at the Calle Principal street frontage. 7-0-0.**

Staff Presentation/Commissioners Questions:

Chair Garden called for a five-minute break so that the Commissioners could read the materials that had been submitted at the start of the meeting. The meeting reconvened at 4:17 p.m.

Rick Marvin presented the staff report. He addressed two letters of concern submitted by Swenson & Silacci Flowers and EMC that were distributed to the Commissioners. He said that staff recommends a positive recommendation to the Council with revised findings and added Conditions of Approval. Mr. Marvin answered Commissioners' questions.

Applicant:

Thomas Schellenberg, project manager of Cedar Funding, said that there are concerns regarding the required Performa because it is difficult to identify the correct perimeters to include and staff have been unable to clarify its requirements. He said that he is also concerned regarding the City's request for both Residential Parking Permits as well as the Parking Adjustment Fee. He said he believes that the cars per residential unit will be there after hours and would not contribute to congestion during the busy time of day and the permits might not be needed. He said he is not asking for a waiver of the 11 spaces, but that clarification of the need based on studies should be provided. He answered Commissioner Bryant's question saying that, rather than first having rental units then changing to ownership units, it seemed more prudent to record the condominium map at the beginning of the process. He said that the units will be built to condo standards.

Public Comments:

Commissioner Osorio arrived at 4:55 p.m.

Michael Groves, EMP Planning Group and representing Marcha Ollason, owner of 432 Alvarado referred to the distributed EMC letter of September 12, 2006 regarding the protection of the adjacent property and three proposed conditions to mitigate impacts. Mark Silacci, President of Swenson & Silacci Flowers, said that in concept they agree with the project to beautify the streets and bring more activity to the downtown area, but that they have concerns as addressed in their letter received September 12, 2006. Mr. Schellenberg, as a point of clarification, said that he had meetings with Ms. Ollason and had tried to include her property in the project. He said there will be no wrecking ball or large equipment that will block Alvarado Street. He stated his desires to work in harmony with the next door neighbors and does not see any issue with providing a curb cut as staff recommended. He said that the insurance matter is an issue to work out between the property owners and businesses.

Commissioner Comments:

Commissioner Davis moved to recommend Certification of the Negative Declaration and to recommend approval of the project to City Council with staff amended Findings and Conditions of Approval. Commissioner Stocker seconded the motion and said that the discussion regarding liability insurance is between the neighbors and that the City should not get into that discussion. Commissioner McCrone concurred. Commissioner Osorio suggested that the motion maker add specific hours when deliveries and parking on Alvarado Street might be allowed. Commissioner Davis did not amend his motion stating that these issues will be treated as any other project. He noted that construction access is not only approved by Public Works but also monitored during the construction process. Commissioner Bryant said she will support the motion. Chair Garden said the City will monitor the project and problems that may arise during construction and that the recommendation for approval to City Council is the right thing for this area.

**MOTION:**

On a motion by Commissioner Davis, seconded by Commissioner Stocker, it was moved to recommend to City Council: 1) Certification of the Negative Declaration, 2) approval of Master Use Permit, Variance, Parking Adjustment, Historic Zoning Designation, Vesting Tentative Map and Condominium Plan 06-006 subject to the recommended Findings and added Conditions of Approval #21 regarding a construction access plan, #22 to maintain access to the adjacent parking lot throughout the construction process, and #23 that the applicant will provide a new driveway curb cut, 3) Condition 9d to be revised to change Sunday construction hours to 10:00 a.m. to 5:00 p.m. to conform with recent City Council decision, and, 4) approval in concept granting of a Downtown Parking Incentive for only that portion of project that provides residential units and new retail; and, approval of an Encroachment Permit to allow a sidewalk elevator lift at the Calle Principal street frontage. The motion passed by the following vote:

AYES: 7 COMMISSIONERS: Bryant, Davis, Garden, McCrone, Osorio, Stocker, Widmar  
NOES: 0 COMMISSIONERS: None  
ABSENT: 0 COMMISSIONERS: None

**Added Conditions of Approval:**

21. (Added) Public Works Condition. Applicant shall develop and submit for approval by the Public Works Department a construction access plan. The approved plan shall be implemented prior to the issuance of a demolition permit.
22. (Added) Planning Division Condition. The applicant shall maintain access to the adjacent parking lot at 432 Alvarado Street through out the construction process.
23. (Added) Planning Division Condition. The applicant shall provide a new driveway curb cut for access to 432 Alvarado Street as shown on the July 21, 2006 2<sup>nd</sup> Floor Plan & Calle Principal St. Access Plan.

**Revised Condition of Approval:**

- 9.d. (Revised) That the hours for construction to expand the building as approved with a building permit by the Building Division shall be limited to between the hours of Monday through Friday between 7:00 a.m. and 7:00 p.m., Saturday between 8:00 a.m. and 6:00 p.m., and Sunday between 10:00 a.m. and 5:00 p.m.

**3. 599 Fremont Street (G.T. Marsh Building); Rezone 06-263 and Use Permit 06-266; Applicant/Owner Jerry Janssen; C-2 Zoning District; Exempt from CEQA Requirements.**

Recommendation to City Council. Historic Preservation Commission recommendation to rezone property as a Historic Landmark (C-2-H-1). Use Permit is required for mixed-use building, three-story height, and to waive one parking space for the addition of one new residential unit. The new unit adds a third story element that is contained within the existing building and there is no increase in height.

**ACTION: Recommendation to City Council for approval as submitted of Rezone 06-263 and Planning Commission approval of Use Permit 06-266 including the waiver of one parking space. 7-0-0.**

Staff Presentation/Commissioners Questions:

Kim Cole presented the staff report. She addressed a letter of concern submitted by Sharon Dwight that was distributed to the Commissioners. Commissioners' questions were answered and the proposed third floor loft plan was clarified as remaining in the project.

Applicant:

Jerry Janssen said that he is in agreement with the staff presentation. In answer to Commissioner Davis's question, he said they hope to be open in late Spring 2007. Commissioner Osorio's asked about the possibility of removing the outer walls so that the public could view the beautiful gardens.

Public Comments:

To answer Commissioner Osorio's question, Ms. Enid Sales, an Historian, said that the wall is the entire point of

the design and it is typical for the Chinese to provide an inside sanctuary such as this.

Commissioner Comments:

Commissioner Bryant moved to recommend rezoning to City Council and to approve the Use Permit. She said that once it is opened it will provide a marvelous place for the community to go to visit. Luis Osorio seconded the motion. Commissioner Stocker said that he has had the opportunity to go through the building a number of times and thanked the applicant for taking on this huge and expensive project. He said that everything from the proposed reuse of the huge residential component, breaking it up into two apartments and utilizing the loft is gift to City. Commissioner Davis said he never thought a private property owner would advance to H-1 designation and that he appreciate and accepts it with open arms. Commissioner McCrone asked if the motion included approval of the parking waiver? Commissioners Bryant and Osorio concurred that it does.

MOTION:

On a motion by Commissioner Bryant, seconded by Commissioner Osorio, it was moved to recommend to City Council for approval as submitted of Rezone 06-263 and Planning Commission approval of Use Permit 06-266 including the waiver of one parking space. The motion passed by the following vote:

AYES: 7 COMMISSIONERS: Bryant, Davis, Garden, McCrone, Osorio, Stocker, Widmar  
NOES: 0 COMMISSIONERS: None  
ABSENT: 0 COMMISSIONERS: None

**4. 458 High Street (Mrs. Charles B. McDougall House); Rezone 06-271; Applicant/Owner Geoff and Tammy Hunziker; R-1-6 Zoning District; Exempt from CEQA Requirements. (Staff Recommends Consent.)**

Recommendation to City Council. Historic Preservation Commission recommendation to Planning Commission to rezone property as a City Historic Resource (R-1-6-H-2).

**ACTION: On consent, recommendation to City Council for approval as submitted of Rezone 06-271 to R-1-6-H-2. 5-0-2 (Absent-McCrone, Osorio).**

MOTION:

On a motion by Commissioner Stocker, seconded by Commissioner Bryant, on consent, it was moved to recommend to City Council approval as submitted of Rezone 06-271 to R-1-6-H-2. The motion passed by the following vote:

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

**Recess 5:50 p.m.  
Reconvene 7:00 p.m.**

**CALL TO ORDER**

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

**ROLL CALL**

**Commissioners Present:** Bryant, Davis, Garden, McCrone (Arrived 7:01 p.m.), Osorio, Stocker, Widmar

**Commissioners Absent:** None

**Staff Present:** Community Development Director Bill Wojtkowski, Senior Planner Rick Marvin, Senior Planner Chip Rerig, Associate Civil Engineer Andrea Renny, City Engineer Tom Reeves, 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. Note: Public Comments are taken during the afternoon session and continued at the evening session. Individuals may choose to speak once for up to three minutes at either session, but not both.

**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. 570 Munras Avenue; Major Use Permit 06-230; Applicant Doug Wiele for Foothill Partners; Owner City of Monterey; C-2 Zoning District; Negative Declaration Filed.**

Use Permit application to remodel and expand the existing grocery store into a specialty grocery store (lease with Trader Joe's) and several commercial shops. A new 3,655 square foot freestanding, one-story commercial structure will be constructed on the site adjacent to Munras Avenue. Total building square footage will be 25,187 square feet. The parking lot will be reconfigured.

**ACTION: Approved Major Use Permit 06-230 with staff recommended amended Findings and Conditions of Approval. Condition of Approval #3 shall also incorporate language that the ARC may adjust the basic footprint of the new building, adjust the location of the Hartnell Gulch pathway, and modify the overall height of the new building to reduce impacts on the Cooper Molera adobe garden as well as explore landscaping that will help screen the proposed development from the Cooper Molera adobe garden and to ensure that shopping carts will be screened from view. 6-1 (Noes-McCrone) -0.**

Staff Presentation/Commissioners Questions:

Chip Rerig presented the staff report. As distributed to the Commission, he said that staff recommends revised Findings for Decision and amended Condition of Approval 7.a., removing the criteria that mechanical equipment should not be located on the roof of the new building. He said the distributed Mitigation Monitoring table indicates the responsible City Division and timeline when due. He addressed letters of concern that were distributed to the Commissioners, submitted by Molly Erickson, National Trust and Department of Parks and Recreation, League of Women Voters, and Monterey Bay Unified Air Pollution Control District. Mr. Rerig answered Commissioners' questions. Associate Civil Engineer Andrea Renny presented information and answered questions regarding parking and traffic concerns.

Applicant:

Doug Wiele of Foothill Partners, reviewed the proposed parking lot configuration, buildings and lease potentials, truck deliveries, foot paths; Hartnell exit and driving surface, and employee parking area. He answered questions from letters received from the public and Commissioners' questions regarding the design of the project, the separation of pedestrians from vehicular traffic in the parking lot, the Hartnell Gulch walking path, dedicated parking spaces to State Parks and employee parking, probable hours of operation, and security concerns. Kevin Donnelly, Ekistics Design, answered Commissioners' questions regarding the design of the parapet roof with height allowance to hide mechanical equipment but with sensitivity to the views from Cooper Molera; limitations to where the mechanical equipment can be located; the style of the building being from the 1940's that is a bit more industrial in nature; and the location of the buildings and pedestrian walkway in relationship to the Cooper Molera and the historic wall.

Public Comments:

Judy Lehman, resident at Del Monte Beach, said that she has concerns regarding impacts Cooper Molera and to the unreinforced masonry buildings that might be caused by vibrations from delivery trucks; the preservation of the chalk rock wall; she would rather see more plaza area next to Cooper Molera and to open the driveway circulation by reducing the building footprint by five feet. She said she would like to see old world lighting and little niches and entries to reduce the mass and bulk. Mr. Wiele said that they could look at building smaller or shorter and deeper, but that links to the City and rent. He said that lighting is important to them and he did not believe that there would any traffic issues with regard to the Hartnell Street driveway. Mr. Donnelly said that they are in consideration of the chalk rock walls and they were discussed at the ARC meetings.

Commissioner Comments:

Commissioner Bryant said that she has concerns about the visual impacts from the Cooper Molera garden and that six parking spaces reserved for the National Parks is not enough for decent parking and events. She said that the proposed Hartnell Gulch walkway a great idea but that it should not meander along the edge of the Cooper Molera wall. She encouraged the new building to be smaller to lessen the view impacts from Cooper Molera gardens. She suggested putting the building at the back of the lot because it would ease the view from Cooper Molera and enhance the parking lot. She said that parking spaces should not be reduced any more than necessary and that she is skeptical of the 20-foot two-way driveway to Hartnell Street.

Commissioner McCrone said that he does not like this design because it is Ryan Ranch in style. He said a roof design, rather than the parapet wall, is better for this location. He said he has concerns with traffic impacts onto Hartnell Street due to traffic exiting from the post office, Hartnell Professional Center and office sites. He said he would like to see the exit that is in conflict with Tyler Street moved near Cooper Molera. He said this change would remove Tyler Street from the complex mix of traffic movements and safer traffic circulation would result. He said he likes the design of open space and the outdoor café.

Commissioner Stocker said that he would not want to move the building to the back of the lot, as parking would then be on the street side. Regarding circulation and traffic impacts, he said that the Traffic Division has looked at this and he believes that the Hartnell exit is appropriate. He said he does not agree with the development of walkways through the parking lot because shopping carts will end up in the walkway and that the design of the Hartnell Gulch walkway is for others to work out. He said he agrees to adjust the building by five feet for more driveway space, but he would not move the building down further; and that the roof plain running away from Cooper Molera is an opportunity to make it different from the boxy design of the existing building. He said that this is a very sensitive spot that everyone will see and this building does not need the downtown architecture. This building has space around it and can it be designed differently. He said that the project needs to go back to the Architectural Review Committee to work out design and details.

Commissioner Widmar said that he likes what is being done with the two-way Hartnell exit but it would be better if it could be greater than 20 feet wide. He said he is concerned about the Munras driveway and suggested closing Tyler Street to mitigate traffic problems and create a plaza area. Regarding the design of the small building, he suggested that it be broken up to look more like the old Monterey style and that additional trees might help to screen building as well. He moved to approve the project with amended Findings and Conditions of Approval as

recommended by staff. He said that the motion would include delegation to the Architectural Review Committee of the basic footprint of the small building on the street side, as well as final bulk and mass, to insure appropriate views from Cooper Molera, to design an aesthetically pleasing cart corral, and that the design of the walking path should be left up to the National Trust, the ARC, and Bellinger & Foster.

Commissioner Davis seconded the motion. He said with the elimination of a few parking spaces as proposed there should be enough space for the vehicular operational movements. He said that the walkway as shown is nice and he does not want it along the adobe wall. He said he believes that the architecture is going in the right direction as most buildings in the Downtown have parapets and it is designed to create a downtown appearance. He indicated that this building has much more detail and articulation than Ryan Ranch buildings. He said to move the building five feet will not change the visual impact to Cooper Molera. He said he would leave that matter, as well as height issues, up to the architect and the Architectural Review Committee.

Commissioner Osorio said that moving the building or putting a third building to the back of the site could be explored, he is concerned about the conflict between cars, carts and pedestrians in the parking lot, and the design of the parapet roof. He said that he would like to see clear direction to ARC for better design and style of the buildings.

Chair Garden said that he will support the motion leaving up to the ARC the design of the buildings, their bulk and mass, and the view from Cooper Molera. He said traffic circulation will be a challenge for the Traffic Engineer to make it work, but that this is the best possible plan for revising the ingress and egress to this new development. He would like to see the entire historic property converted to park with only six parking places the best use for that area. He said he has not heard too many comments regarding the Negative Declaration.

**MOTION:**

On a motion by Commissioner Widmar, seconded by Commissioner Davis, it was moved to approve Major Use Permit 06-230 with staff recommended amended Findings and Conditions of Approval. Condition of Approval #3 shall also incorporate language that the ARC may adjust the basic footprint of the new building, adjust the location of the Hartnell Gulch pathway, and modify the overall height of the new building to reduce impacts on the Cooper Molera adobe garden as well as explore landscaping that will help screen the proposed development from the Cooper Molera adobe garden and to ensure that shopping carts will be screened from view. The motion passed by the following vote:

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

**Amended Condition of Approval:**

3. Planning Division Condition. That the approval establishes the basic size of the development, the building locations, heights, access and parking layout. Prior to applying for building permits for any exterior modifications or new construction, the applicant shall obtain Architectural Review Committee (ARC) Preliminary Design Review approval. The ARC review shall include exterior design and architecture, building style, detailing, materials, colors, landscaping, signage, and exterior lighting. The ARC shall have the authority to adjust the footprint and location of the new building provided the new building remains located at the Munras Avenue sidewalk edge. The ARC shall have the authority to adjust the location of the Hartnell Gulch pathway through the project site and modify the overall height of the new building to best compliment the character of the neighborhood and reduce impacts on the Cooper Molera adobe garden. The ARC shall explore landscape opportunities to help screen the proposed development from the Cooper Molera adobe garden and ensure that shopping carts will be screened from view. The intent is to ensure that this project compliments and contributes to the downtown, and represents exemplary urban design principals.
7. **Negative Declaration Mitigation Measures Condition.**
  - a. All mechanical equipment must be screened from view. ~~and should not be located on the roof of the new~~

~~building~~ Special attention shall be given to views from the Cooper Molera adobe garden.

**6. 23 Ryan Ranch Road; Major Use Permit 06-250; Applicant Leah Hernikl for Ruth & Going, Inc; Owner City of Monterey; P-C Zoning District; Exempt from CEQA Requirements.**

Recommendation to City Council. Use Permit request to install a 50-foot tall monopole for a cell phone antenna installation including ground-mounted equipment.

**ACTION: On consent, recommended to City Council approval as submitted of Major Use Permit 06-250 to lease the property and to install a cell antenna at 23 Ryan Ranch Road. 7-0-0.**

Staff Presentation/Commissioners Questions:

Mr. Marvin answered Chair Garden's question that the study of cell phone antenna standards is a work program item and there is no funding currently allocated to move forward. In this particular situation, he said that the two existing antennas were not designed for co-location antennas and, as proposed, neither is this antenna designed for co-location.

MOTION:

On a motion by Commissioner Stocker, seconded by Commissioner McCrone, on consent, it was moved to recommend to City Council approval as submitted of Major Use Permit 06-250 to install a cell antenna. The motion passed by the following vote:

AYES:	7	COMMISSIONERS:	Bryant, Davis, Garden, McCrone, Osorio, Stocker, Widmar
NOES:	0	COMMISSIONERS:	None
ABSENT:	0	COMMISSIONERS:	None

Commissioner Stocker excused himself at 9:38 p.m.

**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 August 22, 2006 meeting.**

**ACTION: Report received. There were no new comments.**

**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. Wojtkowski reviewed the September 5, 2006 City Council actions.
- Mr. Wojtkowski reviewed the September 26, 2006 Planning Commission items. He said that if the Commissioners have questions regarding the Monterey County General Plan Update, to please pass them on the staff in advance of the meeting. He said that the Draft General Plan is on the Web, at the Library and the Planning Division has a copy that can be borrowed, which is copied to CD as well. He said that the discussion will be regarding infrastructure and areas adjacent to Monterey rather than the development in

Salinas Valley. He said that this will be the only presentation to Monterey and that the City Council, Business and Neighborhood Associations, and other interested groups will be invited to attend.

- Mr. Wojtkowski said that the Mixed-Use Guidelines Meetings with Nore Winter went well. He said that Senior Planner Kim Cole compiled a good summary and staff will forward the summary to the Commissioners. Commissioner Davis said that during the evening meeting, he observed that a lot of people are interested in the topic, and many residents need more communication in order to understand the concept. Mr. Wojtkowski requested that the Planning Commission and Architectural Review Committee representatives stay involved in this work program.
- Mr. Wojtkowski reminded the Commissioners of the Design Awards Program and he encouraged them to submit their nominations on the projects they believe are worthy of recognition.

## ADJOURNMENT

**There being no further business, the meeting adjourned at 9:42 P.M.**