



Council Chamber
Few Memorial Hall of Records
Monterey, California

Draft Annotated Agenda Planning Commission

Regular Meeting
September 26, 2006

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

DRAFT 10/12/06 3:24 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 4:00 P.M.

ROLL CALL

Commissioners Present: Bryant, Davis, Garden, McCrone (Arrived 4:02 p.m.), Stocker, Widmar
Commissioners Absent: Osorio
Staff Present: Community Development Director Bill Wojtkowski, Senior Planner Rick Marvin, Senior Planner Chip Rerig, City Engineer Tom Reeves, Recording Secretary Terry Lebda

APPROVAL OF MINUTES

September 12, 2006

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

MOTION:

On a motion by Commissioner Bryant, seconded by Commissioner Davis, the Annotated Agenda of September 12, 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CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc.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. 735 Pacific Street; Use Permit 06-260 and Parking Adjustment 06-261; Applicant Daryl Hawkins for JHW Architects, Inc.; Owner Monterey Institute of International Studies; C-O Zoning District; Exempt from CEQA Requirements. (Continued from August 22, 2006.)**

Use Permit and Parking Adjustment request to convert an existing convalescent hospital to a 17-unit apartment complex. The proposed conversion includes an approximate 1,200 square foot building addition. As proposed, the project is three (3) parking spaces below standard and a Parking Adjustment is required.

ACTION: Application withdrawn by applicant.

- 2. 2401 Del Monte Avenue (La Quinta Inn); Appeal 06-325 of ARC Minor Commercial Review 06-189; Appellant/Applicant James D. McCord, Architect; Owner Del Monte Hospitality, VAF Zoning district; Exempt from CEQA Requirements.**

Appeal of Architectural Review Committee decision that prohibited use of internally illuminated building identification signs as a condition of approving exterior alterations.

ACTION: To uphold the appeal and to allow for internally illuminated signs that only design elements of the lettering, sun and trim outline are translucent and the remainder of the sign is opaque. 6-0-1 (Absent–Osorio).

Staff Presentation/Commissioners Questions:

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

Appellant/Applicant:

Jim McCord, architect representing Del Monte Hospitality LLC, said that without internally illumination, he does not think the signs will be readable from the surface streets entering the property. He presented a variety of internally illuminated signs already established in the neighborhood. He said that they want to create signs that will be long lasting, attractive and allow customers to find the property effectively. He said they can change the readability of the signs, they cannot change the color of the logo signs, and they need to be visible during the day and lit at night. He said other options considered are less attractive and less durable. He answered Commissioners' questions regarding the location and design of signs.

Public Comments:

None.

Commissioner Comments:

Commissioner Stocker said that he agrees with the appellant that internally illuminated signs, in this case, should be allowed. He said that there are other internally illuminated signs approved in the area and this is a perfect case where there can be better signage with controlled lighting. He moved to agree with the appellant and overturn the Architectural Review Committee's decision. Commissioner McCrone seconded the motion. Commissioner Davis said that he was involved in another ARC board and they had come up with two different definitions of illuminated signs. He said that he understands their dilemma that he Agrees with Commissioner Stocker in this case. Commissioner Widmar said that the United Rentals sign is unique because of the material used to make it effective business identification without being a glaring white sign. That type of lighting could apply in this case. Mr. Rerig answered Chair Garden's question that this area is one of four areas in the City where internally illuminated signs are permitted. Chair Garden said that it is difficult to find the hotel and it's entrance and that is one purpose to have signs. He said that he agrees to look at objective standards and what

determines an internally illuminated sign, but to allow only white letters to be internally illuminated to show through at night so that the front entrance can be found. Mr. Rerig clarified and Commissioner Stocker concurred that the lettering, sun and trim can be internally illuminated.

MOTION:

On a motion by Commissioner Stocker, seconded by Commissioner McCrone, it was moved to uphold the appeal and to allow for internally illuminated signs that only design elements of the lettering, sun and trim outline are translucent and the remainder of the sign is opaque. 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. 3051 Monterey Salinas Highway (St. John the Baptist Greek Orthodox Church); Use Permit 06-297 to Reopen Use Permit 04-344; Applicant John Scourkes for John Thodos Architects; Owner St. John the Baptist Greek Orthodox Church; C-O-D-2 Zoning District, Exempt from CEQA Requirements.

Request for extension of Use Permit for construction of a church. The applicant is intending to proceed with the project as previously approved. There are no design changes and the project is on the waiting water list.

ACTION: On consent, approved a 2-year extension of the permit with revised Condition of Approval 14 that the permit shall become null and void if not exercised or extended on or before September 26, 2008. 6-0-1 (Absent-Osorio).

MOTION:

On a motion by Commissioner Widmar, seconded by Commissioner Stocker, on consent, it was moved to approve a 2-year extension of the permit with revised Condition of Approval 14 that the permit shall become null and void if not exercised or extended on or before September 26, 2008. The motion passed by the following vote:

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

4. City Council Referral – Review of Condominium Conversion Policies.

Discussion and direction only.

ACTION: Discussed and provided direction to staff on key policies that should be considered for possible inclusion in a Condominium Conversion Ordinance amendment. The discussion was tabled until a future Planning Commission meeting during an evening session to allow for more public input.

Staff Presentation/Commissioners Questions:

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

Public Comments:

Bob Chorney said that he is working with Mahara and Kimberly Place residents regarding conversions from rent to ownership. He said that condominium conversion guidelines, such as quality of the units and parking, should be set and followed, not negotiated. Phil Johnson said that he agrees with the previous speaker that if projects fit the requirements then it will work. However, he said, there are exceptions to parking requirements that need to be looked at on a case by case basis. He said that it may be too early to look at a data analysis. Robert

Wemheuer, New Monterey Neighborhood Association, said that a review and potential revisions are in order for this item; that a parking plan should be included for every development so the neighborhood is not impacted; that a cap is put on apartment to condo conversions; and allow renters first option to purchase with financing to make it possible. Doug Landsaro said that good examples of what the City can do with conversions of apartments to condos are the Mahara and Kimberly Place conversions. He said that every person cannot be a homeowner, but the way the City is approaching the conversions is commendable. In the long run, he said, there will be a lot more homeowners and the Monterey community will prosper.

Commissioner Comments:

Mr. Marvin answered Commissioner McCrone's questions saying that staff will need to do research to determine what is an appropriate mix for apartments and home ownership in this type of community. He said that the City is out of balance and that was a key finding when the Housing Element was established. Commissioner McCrone said that if statistics are not accurate for our kind of community, maybe the premise of out of balance is incorrect. He said you cannot compare Monterey to La Jolla or Merced and that he would like to see relevant information. Commissioner Davis said that there are three types of owners—those who purchase to live in the units, those who purchase as rental units and those who purchase for vacation homes—and that he would like to see the later two restricted if possible. He said that there is financing for low-income families and he suggested that the City look at how the inclusionary housing or ratio is divvied up and to look at incentives to gain pricing for middle class workforce housing. Mr. Marvin answered Commissioner Bryant's questions regarding apartment statistics, bonds for improvements, and need for annual review of conversions. Chair Garden said that in the General Plan there are many items that had time lines that should have been completed by 2006 and one is the shortage of workforce housing. He said that the City is not on track to accomplish these time lines when continuing to review commercial projects and discussing parking for employees. He said that low and moderate housing has all sorts of incentives, but that workforce housing is not in balance and needs to be integrated more fully in all applications. Commissioner Stocker said that we cannot get workforce housing without water. He said that the General Plan is not meant to be specific, but now is the time to be specific with ordinance recommendations. He said we should not over react, staff's comments are very good, and most should be reflected in the conversion ordinance. Commissioner McCrone said that it is shocking to hear the percentage of Ocean Harbor House units that are not owner occupied and how many are vacation homes. He said if we do not monitor these units, the risk is Monterey will turn into a second-home community. He said he has always been disturbed that the City does not have the ability to deny apartment to condo conversions. He said he would like to see the vacancy survey continue and that he does not want to see Monterey become a rent-controlled city because that will not serve the goal for workforce housing. Commissioner Widmar said to look at trigger points such as when condo conversions should be discouraged. He said that the City workforce housing is critical to retain police, firefighters and teachers, but that there is no water for new units. He said that appropriate contractual limits might be to limit turning ownership units back into rental units.

MOTION:

On a motion by Commissioner Bryant, seconded by Commissioner Widmar, it was moved to table the discussion until a future Planning Commission meeting, scheduling the hearing during an evening session to allow for more public input. The motion passed by the following vote:

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

**Recess 5:30 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, Stocker, Widmar

Commissioners Absent: Osorio (Recused)

Staff Present: Community Development Director Bill Wojtkowski, Senior Planner Rick Marvin, Senior Planner Kim Cole, 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 APPEARANCE

PUBLIC APPEARANCE items are reports on non-routine issues that might stimulate public discussion, but that do not require formal noticing as public hearings. You are welcome to offer your comments after being recognized by the Chair. The Chair may limit the time each speaker is allocated.

5. Presentation by Monterey County on their General Plan Update.

ACTION: Heard the Monterey County General Plan presentation, accepted public input and provided staff direction on issues to include in a comment letter. 6-0-1 (Osorio-Recused)

Staff Presentation/Commissioners Questions:

Luis Osorio recused himself since he works for the County of Monterey. Kim Cole introduced staff from the Monterey County Planning Department. Alana Knaster said that she is responsible for shepherding the 2006 General Plan Update. She answered questions received from the City Manager and, to help focus the discussion, referred to the color-coded handouts that are excerpts from the EIR and General Plan. Carl Holm gave a Power Point presentation. He said that 2006 Monterey General Plan Update #4 is significantly different from the previous three versions. He said that tonight's presentation is tailored to the City of Monterey and their concerns, and that the main purpose of the General Plan is to layout a blueprint of how to deal with growth in the next 20 years. He answered Commissioners' questions.

Public Comments:

Janet Brennan, League of Women Voters, stated concerns referred to in their letter of September 25, 2006 that was distributed to the Planning Commissioners. Judi Lehman suggested that to protect our resources is to have our area omitted from the General Plan and to strike together and work on a Peninsula-wide Master Plan that will protect our borders and to maintain the City's ambiance. She suggested that the City look into helping those areas that are not developed, such as Carmel Valley, so there are more regional hospitals and police to assist, and that approach would also cut down on traffic coming into Monterey. Tom Carvey of Common Ground Monterey said that from the public perspective it is good to see the City and County in collaboration and not

conflicting or competing because resources are scarce. Regarding Level of Service, he said to consider the most efficient use of resources we have. He said there is a large amount of input by the agricultural and hospitality industries, there are lots of jobs and employment, there are not enough places to live, we are severely overcrowded, and Monterey needs affordable housing. Greg Pickens, member of the Deer Flats Association and Neighborhood Alliance Association, said that there are rumors of a 10-acre, high-density development in Monholland with Paquins. He said that he and both organizations are against that type of project due to traffic and water impacts and he encouraged the City to make all information available to the public to understand what is going on with that project. May Gong said that she is also concerned about the development of that property. She said that property is adjacent to Monterey and in order to be developed into workforce housing it will have to be annexed into the City of Monterey because the County does not want to accommodate facilities for this high-density project. Mr. Brown, Aguajito Oaks Neighborhood Association, said that he has been following this matter since 1998 and since then there have been many versions of development with many impact issues due to density. Mr. Wojtkowski said that there is no annexation being considered and that the City has not spoken with Mr. Paquin for years.

Commissioner Comments:

Alana Knaster said that she hopes to receive the Planning Commissioners' comments in writing by the EIR deadline date of October 6. Chair Garden said that many of the issues addressed in the City Manager's letter were addressed by County staff and that those explanations ought to be the direction our staff takes on comments to the EIR and General Plan. He said that with the review city staff has done on the EIR and General Plan, the Commission knows what direction staff is trying to move. Commissioner McCrone said that he is concerned that we are not making any allowances for affordable housing. He said that Monterey is a built out city and unable to deal with higher density for affordable housing. He said that the Urban Reserve should have a higher density without having to get a General Plan amendment and there should be flexibility to look at higher density housing to equate to affordable housing. He said that the longer the issue is avoided, the more our quality of life deteriorates. He said that there is Level F on Highway 1 South to Monterey because people cannot afford to live here and by putting them into the Urban Reserve, would take those cars off of Highway 1. Commissioner Stocker said that he disagrees. He said that the only parts of the County adjacent to the City are at the end of the infrastructure and if developed with high density of any sort will have impacts on Monterey. He said that zoning is in place inside the City of Monterey to allow that to occur and the Urban Reserve would be the worst spot. He said the General Plan Committee avoided the thought of annexation and that it is important for the County as it relates to the City to concentrate any growth in the city not in the fringes. He said that all of Fort Ord will be suburban soon and that there needs to be an urban center and development concentrated at that time, but not on the fringes. He said slopes can be developed safely although it does require studies, and to use agricultural land ag land. He added that the County responded well to the City questions. Commissioner Davis asked if the City and County positively communicate together regarding affordable housing issues? Mr. Wojtkowski said they do have a good working relationship and that the Del Monte Skating Rink is an example the City Housing and County Housing Authority working together, but that the water issues impacted that development. Commissioner Bryant said that she is concerned of any further development on Highway 68 and at the fringe of the City of Monterey. She said workforce housing should be within the city so that people can either walk to work or use the transit system. She said she can see TAMC working to solve that problem, but not the County General Plan. Commissioner Widmar said that he agrees with Commissioner Stocker and Commissioner Bryant that the County needs affordable and workforce housing, as well as market housing with appropriate infrastructure so that there is no need for the use of a car. He said he does not think that developing high density housing at the edge of the City is the way to go; rather, to focus on urban centers and to work towards Level A service.

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 September 12, 2006 meeting.

ACTION: Report received.

New Comments:

- Commissioner Davis said that fee increases are impacting the ability to provide affordable housing and that the City should carefully consider this impact when fee proposals are evaluated.
- Commissioner Bryant said that last Friday she attended an AMAP workshop with presenter David Look from Parks Services. She said he spoke on standards for rehabilitation and that all of the Commissioners should listen to the presentation if it was copied.

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 said that the new definitions on 'coastal related' is tentatively scheduled for the October 10 Planning Commission Meeting. Commissioner Davis said he will not be able to attend that meeting. The Commissioners concurred that if the Open Space item comes off of the agenda, that the meeting will then become an afternoon only meeting with only two items and that no field trip is necessary for that meeting.
- The Commissioners concurred that the topic for the October 9 Mayors Meeting will be Mixed-Use Design Guidelines for Downtown and East Downtown.
- Mr. Wojtkowski said that regarding the Mayor's, Councilmember Roberson's, and his retirement notices, that three separate invitations will be coming out in the near future.

ADJOURNMENT

There being no further business, the meeting adjourned at 8:50 P.M.