



Council Chamber
Few Memorial Hall of Records
Monterey, California

Agenda Planning Commission

Regular Meeting
October 10, 2006

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

Planning Commission

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

The Planning Commission meeting packet may be reviewed by the public beginning late Friday afternoon prior to the date of the meeting in the Library at Pacific & Madison Streets or in the Planning Division at Colton Hall.

NOTICE OF FIELD TRIP

The Planning Commission will not be conducting a field trip to review the Tuesday, October 10, 2006 Planning Commission Agenda.
Date Posted: October 6, 2006

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

September 26, 2006

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.

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CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc.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.

- 835 and 851 Cannery Row (Wing Chong Market and La Ida Cafe); Rezone 04-361 and Development Agreement 05-227; Applicants: City of Monterey (Rezoning) and Frances K. Yee, c/o Christine G. Kemp (Development Agreement); Property Owner: Frances Yee; C-R Zoning District; Mitigated Negative Declaration.**

Recommendation to City Council to rezone property as a City Historic Landmark (C-R-H-1) and consider a Development Agreement. The Development Agreement will be between the City of Monterey and the Property Owner. The Development Agreement includes parking requirements, permitted access to the site from the recreation trail, permitted tree removal, the demolition of the rear portion of the building at 851 Cannery Row, and

other standard contract language.

2. 585 Laine Street; Master Use Permit, Parking Adjustment, Vesting Tentative Map 06-331; Applicant Johnson Architect Group (Philip L. Johnson); Owner Jordco Company (Jeffery Miller and Daryl Zimmerman); R-3-5 Zoning District; Exempt from CEQA Requirements.

Recommendation to City Council. Request approval to convert 19 apartments to condominiums. Four (4) units will be dedicated for low and moderate income housing. The project also requests approval of a ten (10) space Parking Adjustment (38 spaces required with 28 spaces proposed).

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).

3. Response to Commissioners' Comments at September 26, 2006 meeting.

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.

4. Director's Report

ADJOURNMENT

The policy of the Planning Commission is that the meeting will end by 6:00 p.m. Any public agenda items that have not been completed by 6:00 p.m. will be continued either to a special meeting or the next regularly scheduled Planning Commission meeting unless the Commission formally extends the adjournment time.

Members of the public have the right to address the Planning Commission on any item on the Agenda. The Chair will formally open the floor for public comment on items such as "Public Appearance" and "Public Hearings." If you wish to speak to items in any other categories, for example "Consent Agenda" or "Staff Informational Report," please advise the staff or the Chair prior to the Commission's action on that item, and you will be recognized. Notification as much in advance as possible is appreciated.

Planning Commission decisions may be appealed to City Council within ten (10) days from the date of the decision on forms available in the Planning Division during business hours. When the tenth day falls on a weekend or a holiday, the appeal deadline date is the next working day following the holiday or weekend. The appeal filing fee is \$140.

Information distributed to the Planning Commission at the meeting becomes part of the public record. A copy of written material, pictures, etc. should be provided to the Secretary for this purpose. For more agenda information, call 646-3885.

CITY OF MONTEREY'S 24-HOUR SUGGESTION HOTLINES:

Voicemail: 646-3799 FAX: 646-3793 Email: suggest@ci.monterey.ca.us WebPage:
<http://www.monterey.org>

The City of Monterey is committed to include the disabled in all of its services, programs and activities. Telecommunications Device for the Deaf (831) 646-3721. Please speak to the City Clerk prior to the meeting if you require a hearing amplification device.