



# Agenda Planning Commission Regular Meeting November 28, 2006

## Planning Commission

Monterey Library Community Room  
625 Pacific Street  
Monterey, California

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

**\*\*Note: Location Change to Library**

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 conduct a field trip on Monday, November 27, at 4:00 P.M. to review the Tuesday, November 28, 2006 Planning Commission Agenda. The Planning Commission departs for the field from behind Monterey City Hall – Colton Hall Museum. For information call (831) 646-3886. Date Posted: November 22, 2006

### **CALL TO ORDER**

### **ROLL CALL**

### **APPROVAL OF MINUTES**

November 14, 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CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc.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.

- 1. 602 Terry Street; Appeal 06-382 of Variance 06-355; Appellant Gordon and Cathryn Garrett; Applicant/Owner Matthew Binder and Carla Rosal; R-1-5 Zoning District; Exempt from CEQA Requirements.**

Appeal of Zoning Administrator's decision to approve a Variance for a deck located in the rear yard setback. The deck, which replaces a patio, is currently under construction. A variance is required because the deck is higher above the ground than the patio.

**2. 1 Swain Court; Major Use Permit 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.**

Master Use Permit industrial office and Major Utility (private well). The development will consist of two (2) two-story industrial office buildings and associated grading and parking. Total proposed building area is 45,760 square feet with 199 on-site parking spaces. Vehicle access is to be provided from Swain Court (a private road) via two driveways. Water will be provided to serve the project by a well and water demand is calculated at less than 4.99 acre feet per year. Wells that exceed 500 gallons per day are classified as a Major Utility, Water Facility and they require approval of a Use Permit. The name of Swain Court is also proposed to be changed to Ryan Court and this name change will require separate City Council approval.

**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 November 14, 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:**

Voice: 646-3799 FAX: 646-3793 Email: [suggest@ci.monterey.ca.us](mailto: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.

