



Council Chamber
Few Memorial Hall of Records
Monterey, California

Agenda Planning Commission

Regular Meeting
December 12, 2006

4:00 p.m. – 5:30 p.m.
7:00 p.m. – 11:00 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 conduct a field trip on Monday, December 11, at 4:00 P.M. to review the Tuesday, December 12, 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: December 7, 2006

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

November 14, 2006 and November 28, 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CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc.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. **212 Belden Street; Permit Extension 06-385; Applicant/Owner 212 Belden Street L.P. (Anthony Davi, General Partner); R-3-5 Zoning District; Exempt from CEQA Requirements.**

Extension of Use Permit 02-188 to allow additional time to Record the Final Map and complete the requirements for a condominium conversion.

This application to be withdrawn.

2. **900 Cass Street, Master Use Permit for Planned Unit Development and Tentative Parcel Map and Condominium Plan 06-352; Applicant Frank Dost for Wald, Ruhnke and Dost Architects; Owner Dr. Ron Chaplan; C-O Zoning District; Exempt from CEQA Requirements.**

Request approval to convert an existing medical office building to commercial condominium airspace units.

3. **482 Alvarado Street; Appeal 06-388 of ARC Application 06-064; Appellant Yamuna and Dee Shrestha; Applicant Kris Blichfeldt; Owner Joung Kim; C-2 Zoning District; Exempt from CEQA Requirements.**

Appeal of Architectural Review Committee requirement to remove an existing sign, as a Condition of Approval, for a new sign. The existing sign was approved June 8, 2006.

4. **5 Lower Ragsdale Drive; Appeal 06-386 of ARC Application 06-349; Appellant/Applicant Wald, Ruhnke & Dost Architects, LLP (Kurt Hengelbrok); Owner Salinas Valley Memorial Healthcare System (SVMHS); I-R-150-D-2 Zoning District; Exempt from CEQA Requirements.**

Appeal of Architectural Review Committee decision that denied Design approval of business signage.

**Recess 5:30 p.m.
Reconvene 7:00 p.m.**

CALL TO ORDER

ROLL CALL

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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

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5. **484 Wave Street; Appeal 06-366 of Historic Permit 06-320; Appellant Sharon Dwight; Applicant Christine Hopper; Owner Cathy Scherzer & Charles Hawley; C-2 Zoning District; Exempt from CEQA Requirements. (Continued from November 14, 2006.)**

Appeal of Historic Preservation Commission decision to remove the property from the adopted Historic Survey List.

Staff recommends continuance.

- 6. 620 Devisadero; Application 06-391 to Reopen Use Permit 91-029; Applicant Aman Gonzalez for California American Water; Owner City of Monterey; R-1-5 Zoning District; Exempt from CEQA Requirements.**

Requests approval to upgrade pumping facilities and install emergency backup power generator at existing tank site.

- 7. State Route 68 (Holman Highway) Widening Project.**

Planning Commission comments on the Draft Environmental Impact Report (EIR).

- 8. 101 Wilson Road (31 Upper Ragsdale, Ryan Ranch Lot 11, Phase II); Application 06-364 to Reopen Master Use Permit 04-548; Applicant Wald, Ruhnke & Dost Architects, LLP (Shawn Capps); Owner Jerome Rubin; I-R-150-D-2 Zoning District; Negative Declaration Previously Filed and Certified.**

Request approval to construct a 26,453 square foot two-story medical office building and associated parking. This building is the final phase of a two-phase development project.

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).

- 9. Response to Commissioners' Comments at November 28, 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.

- 10. Director's Report**

ADJOURNMENT

The policy of the Planning Commission is that the meeting will end by 11:00 p.m. Any public agenda items that have not been completed by 11:00 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.