



Council Chamber
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Monterey, California

Planning Commission Agenda

Regular Meeting
September 11, 2007

4:00 p.m. – 5:30 p.m.

7:00 p.m. – 11:00 p.m.

Planning Commission

Willard McCrone, Chair
Luis Osorio, Vice-Chair
Toynette Bryant
Paul W. Davis
Leon Garden
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 conduct a field trip to review the Tuesday, September 11, 2007 Planning Commission Agenda. For information call (831) 646-3886. Date Posted: September 7, 2007

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

August 14, 2007 and August 28, 2007

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: Planning Division, 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CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc.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. General Plan Map, Zoning Map, and Cannery Row Land Use Plan Amendments for a Portion of McAbee Beach; C-R Cannery Row Commercial; Negative Declaration Filed.

Recommendation to City Council. The project site (001-021-003) is located on Cannery Row adjacent to the Spindrift Inn. The site encompasses 6,000 square feet (48'x125'). The City of Monterey proposes to amend the General Plan Map (commercial to parks/recreation/open space), Zoning Map (Cannery Row Commercial to Open Space), and Cannery Row Land Use Plan (Visitor Serving Commercial to Public Use) for this site. The City recently acquired this property and plans to develop and maintain it as a city park. The project's purpose is to

show the City's intention to use the property as park/recreation/open space versus a potential commercial building site (current general plan and zoning). A park plan was recently approved for this site.

2. Rezoning of California State Parks Property Located Adjacent to the Ocean Harbor House (125 Surf Way) and the Monterey Beach Resort Hotel (2600 Sand Dunes Drive); R-3-20-S (Residential Medium-Density Multifamily Dwelling District, 20,000 Square-Foot Minimum Lot Size, Special Setbacks); Negative Declaration Filed.

Recommendation to City Council. The project includes the rezoning of three parcels owned by the State of California. The project site contains undeveloped vegetated sand dunes, as well as a segment of the Monterey Bay Coastal Recreation Trail, including a notable switchback that is visible from Del Monte Avenue. The purpose of this rezoning is to allow for the continued use of the property as open space and to bring the City of Monterey Zoning Map into conformance with the City of Monterey General Plan. Specifically, the current R-3-20-S Zoning designation would be changed to O (Open Space) to correspond with its Parks, Recreation and Open Space General Plan designation.

3. Open Space Zoning Ordinance, Harbor Land Use Plan, and Del Monte Beach Land Use Plan Amendments; Application 06-262; Negative Declaration Filed. (Continued from January 9, 2007.)

Recommendation to City Council. Public Hearing for the Planning Commission to consider amendments to Article 4 (Definitions) and Article 9, Section 38-44 (Open Space District) of the City's Zoning Ordinance; as well as the Del Monte Beach Land Use Plan and the Monterey Harbor Land Use Plan. The proposed amendment to the Zoning Ordinance would eliminate the following uses in open space areas: Cultural Institutions, Fast Food-Limited, Horticulture - Limited Agricultural, Animal Husbandry - Limited, Crop Production. The following uses would be added to the list of land uses permitted subject to the issuance of a Use Permit: Coastal Dependent Research and Education, Public Serving Uses, Coastal Dependent or Related Uses. The amendment also creates a requirement for a use permit for a Snack Bar (currently permitted) and establishes specific restrictions for uses. The amendments to the Land Use Plans will coordinate the relevant land use documents.

4. Recommendation to the City Council on the Design Framework and Guidelines for Downtown and East Downtown Mixed Use Area – Draft #2 and Amendments to Zoning Code Section 38-29 (C-2 Zoning District) and Amendment to Resolution 96-194 (Negative Declaration Filed).

The Design Framework and Guidelines have been prepared to implement General Plan Land Use Policies on mixed-use neighborhoods. The proposed Zoning Code Amendments will modify height standards to allow by use permit four-story and 55 foot height in the downtown core and three-story and 45 foot height in the East Downtown area. The current height standard is three stories and 35 foot with a use permit.

The Planning Commission will consider an alternative to this proposal to expand the study to allow 5-6 story buildings in the downtown and 4 stories in the remaining study area.

**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.

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5. 46 El Caminito Del Norte; Small Subdivision and Variance 07-140; Applicant John M. Lotz; Owner Lotz Family Trust; R-1-20 Zoning District; Revised Negative Declaration Filed. (Continued from August 14, 2007.)

The project is a Minor Subdivision that proposes to divide a 39,106 square foot (SF) parcel into two new parcels, Parcel A and Parcel B. Parcel A is 18,496 SF in area. Parcel B is 20,610 SF in area. The property is located at the northwest corner of El Caminito Del Norte with frontage on El Caminito Del Norte and Via Del Rey. Access for Parcel A is proposed from Via Del Rey via a new driveway. The existing access driveway from El Caminito Del Norte will be maintained and provide access to Parcel B. The Minor Subdivision requires approval of a Variance because Parcel A does not conform to minimum area standards. The minimum parcel size in the zoning district is 20,000 SF and Parcel A is 1,504 SF below standard. The existing property is currently developed with a 2-story single-family home and single story detached accessory structure. The home is located on proposed Parcel A and the accessory structure is located on Parcel B. Parcel B will accommodate development of a future single-family dwelling, as water becomes available. No trees are proposed for removal at this time, though the proposed concept location for a home on Parcel B contains seven (7) oak and pine trees that could be impacted by the future development.

An historic survey has been prepared for the project site and indicates the property is eligible for the California Register. The historic survey is new information.

6. 643 Cannery Row (After the Quake); Use Permit 07-098; Applicant Allen Robinson for The Sienna Company; Owner Turie Cavaliere; C-R Zoning District; Exempt from CEQA Requirements. (Continued from August 28, 2007.)

Two-story addition to an existing one-story commercial building. Addition includes six (6) new residential units. First floor commercial to be retained. Three-story height conforms to Zoning standard. Water via previous use credits and parking waiver proposal based on previous approval and paid parking adjustments.

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).

7. Response to Commissioners' Comments at August 28, 2007 meeting.

PLANNING DIVISION UPDATES

This report supplies information on activities or announcements and may request clarification or direction regarding scheduling of Commission meetings and study sessions.

8. Planning Division Updates

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.

