



Council Chamber
Few Memorial Hall of Records
Monterey, California

Planning Commission Tentative Agenda

Regular Meeting November 13, 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

This publication is a Draft Agenda. The final version will be posted at least 72 hours in advance of the meeting outside Few Memorial Hall at Pacific & Madison Streets, Monterey, CA and may be accessed on our web site at www.monterey.org.

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 12, 2007, at 4:00 p.m. to review the Tuesday, November 13, 2007 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: October 19, 2007

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

October 23, 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CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc.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. Condominium Conversion Ordinance

Recommendation to City Council. Presentation and discussion of proposed Subdivision Ordinance changes regarding procedures and requirements that apply to the conversion of residential rental apartments to

condominium ownership.

**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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- 2. 638 Wave Street (Jose's Mexican Bar & Grill); Review Hearing of Use Permit 05-245; Applicant-Lucio Maldonado; Owner-Peter Mungridis, Inc.; C-2 Zoning District; Exempt from CEQA Requirements. (Continued from October 9, 2007.)**

One-year review of live entertainment Use Permit within an existing restaurant.

- 3. 600 Hawthorne Street; Application 07-339 to Re-Open Use 01-186; Owner First Baptist Church of New Monterey; Applicant Clearwire, L.L.C.; R-3 Zoning District; Exempt from CEQA Requirements.**

Addition of new wireless broadcast antennas to existing building. Building currently contains other wireless antenna installations.

- 4. 131 Lighthouse Avenue; Use Permit and Tentative Map 07-094; Applicant Cabo Investments; Owner Carl Outzen; C-2 Zoning District; Negative Declaration Filed.**

Recommendation to City Council. The project includes the demolition of an existing commercial building and the construction of a three-story, 24,717 square-foot, mixed-use building with a corresponding condominium subdivision. The first floor contains 6,649 square feet of commercial space with two tenant spaces. The second and third floors each contain 9,034 square feet of residential space, with six two-bedroom residential condominiums, including one affordable unit, per floor. The project also includes a parking lot with 35 parking spaces and associated landscaping.

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).

5. Response to Commissioners' Comments at October 23, 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.

6. 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.

