



Council Chamber
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Monterey, California

Planning Commission Agenda

Regular Meeting
November 27, 2007

EVENING SESSION ONLY
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, November 27, 2007 Planning Commission Agenda. For information call (831) 646-3886. Date Posted: November 9, 2007

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

November 13, 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 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CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc.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 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.

- 681 Madison Street; Historic Application 07-371; Applicant/Owner Richard Mayer; R-1-6 Zoning District; Exempt from CEQA Requirements.**

Recommendation to City Council. Consideration of an application to rezone property as a City Historic Resource from R-1-6 to R-1-6-H-2 and a Mills Act contract (property tax savings program for historic structures).

- 2. 463 Larkin Street; Variance 07-358; Applicant/Owner Adam A. Rust and Jen Mathieu; R-3-6 Zoning District; Exempt from CEQA Requirements.**

Request to approve height variance for three stories to allow conversion and remodel of attic to habitable floor area. The application does not propose any increase in structure height.

- 3. 475 Alvarado Street, Use Permit and Lot Line Adjustment 07-350; Applicant George Ash, Architect; Owner Saucito Land Company; C-2 Zoning District; Exempt from CEQA Requirements.**

Conversion of an existing structure from retail and office to mixed use retail and residential. The ground floor will be used for commercial retail use and the upper floor will be remodeled to contain three apartments. The Lot Line adjustment increases the width of an existing non-conforming lot and will bring that lot closer to conformance with standards. A building addition at the rear of the building will be removed and the proposed building will contain less building area than the current building. The building is an identified potential historic resource and the modifications proposed to accomplish the conversion conform to Secretary of Interior Standards for remodel of historic resources.

PUBLIC APPEARANCE

PUBLIC APPEARANCE items are reports on non-routine issues that might stimulate public discussion, but that do not require formal noticing as public hearings. You are welcome to offer your comments after being recognized by the Chair. The Chair may limit the time each speaker is allocated.

- 4. Recommendation to City Council. Review and Discussion by Planning Commission regarding: 1) Request that City Council delegate approval of all future condominium conversion Tentative Maps to Planning Commission; and, 2) Request that City Council direct staff to evaluate options for preparing a nexus study for consideration of conversion mitigation fee.**
- 5. Planning Commission Annual Report.**

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).

- 6. Response to Commissioners' Comments at November 13, 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.

- 7. 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.

