



Council Chamber
Few Memorial Hall of Records
Monterey, California

Planning Commission Tentative Agenda

Regular Meeting
January 22, 2008

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

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 not conduct a field trip on Monday January 7, 2008, to review the Tuesday January 8, 2008, Planning Commission Agenda. For information call (831) 646-3886. Date Posted: January 3, 2008

CALL TO ORDER

ROLL CALL

APPROVAL OF MINUTES

December 11, 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CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc.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 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.

1. **Green Building Ordinance, Green Building Resolution-Guidelines, Green Building Resolution-Thresholds, Green Building Resolution-Construction and Demolition, Green Building Resolution-Incentives.**

Policy Direction to Staff. Presentation to the Planning Commission on the City's proposed Green Building Ordinance and Implementation Resolutions. The intent of the Ordinance and Resolutions are to establish minimum standards of green building practices for all new residential and non-residential construction projects. Some key provisions of the proposed policy are, a requirement for future public projects to meet a minimum

LEED Silver standard, guidelines to meet state-mandated construction and demolition requirements, and a variety of incentives to encourage the development community to reach exceptional design standards.

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.

2. Amendments to Cannery Row Land Use Plan for McAbee Beach

Recommendation to the City Council. Review of proposed amendments to Cannery Row Land Use Plan to implement changes requests by the Coastal Commission.

3. 701 Lighthouse Avenue; Major Use Permit 07-450; Applicant Joan Kenny and Tobi Lunt; Owner Ray Cardinale; C-2 Zoning District; Exempt from CEQA requirements.

Request approval for a Use Permit to allow a non-conforming Convenience Market to intensify the use by allowing the sale of hard liquor and spirits.

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).

4. Response to Commissioners' Comments at January 8, 2008 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.

5. Planning Division Updates

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:

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.

