



Planning Commission Final Annotated Agenda Retreat Agenda

February 26, 2008

Planning Commission

Willard McCrone, Chair
Luis Osorio, Vice-Chair
Toynette Bryant
Paul W. Davis
Leon Garden
David Stocker
Ralph Widmar

NOTE SPECIAL LOCATION

**Jacks Restaurant
One Portola Plaza
Monterey, California**

Evening Only

**Dinner 5:30 p.m. – 7:00 p.m.
Meeting 7:00 p.m. – 10:00 p.m.**

CALL TO ORDER

The Planning Commission Retreat began with dinner at 5:30 p.m. at Jacks Restaurant, One Portola Plaza, Monterey, California. The business portion of the meeting began at 7:15 p.m.

ROLL CALL

Commissioners Present: Bryant, Davis, Garden, McCrone, Osorio, Stocker, Widmar

Commissioners Absent: None

Staff Present: Director of Plans, Engineering and Environmental Bill Reichmuth, Principal Planners Rick Marvin, Chip Rerig, Kim Cole, City Engineer Tom Reeves, Recording Secretary Terry Lebda

APPROVAL OF MINUTES – February 12, 2008

ACTION: Approved as submitted. 7-0-0.

MOTION:

On a motion by Commissioner Garden, seconded by Commissioner Osorio, the Annotated Agenda of February 12, 2008 was approved as submitted. The motion passed by the following vote:

AYES:	7	COMMISSIONERS:	Bryant, Davis, Garden, McCrone, Osorio, Stocker, Widmar
NOES:	0	COMMISSIONERS:	None
ABSENT:	0	COMMISSIONERS:	None

PUBLIC COMMENTS

None.

RETREAT DISCUSSION - Planning Commission Work Program Priorities and Budget Recommendations for Fiscal Year 2008-2009.

Mr. Marvin said that the Proposed Planning Commission Work Program Tasks matrix was amended to incorporate suggestions from the February PC meeting. In answer to Commissioners' questions, Mr. Marvin said that it is difficult to rely only on subcommittee members to prepare products for subcommittee discussions. Staff work is involved to take a product to the subcommittee for a constructive subcommittee meeting, to summarize the outcome, and then to prepare for the next meeting. Mr. Rerig said that it will be January 2009 before a full complement of staff will get up to speed after the reorganization is approved staffing levels are able to take on the delayed work program items. Regarding the concern of the Zoning Map not being consistent with the General Plan, Mr. Marvin said that requires a dedicated, focused staff member to work on that project. In answer to the concern that applicants are penalized because their projects require a zoning code amendment, Ms. Cole said perhaps staff can pursue the possibility of a Council approved zoning amendment fee waiver until the zoning map amendments are up to date and consistent with the General Plan.

Mr. Reichmuth reported on the status of the Public Works/CDD reorganization referring to a copy of the presentation prepared for the February 27 City Council Meeting of which, he said, will be modified based on tonight's discussion. If

approved, he said that the Planning Division would have an additional 3 FTE (Full time Equivalent) staff members. Commissioner Garden said that he has heard the budget details of the reorganization; but he is more interested in what are the deliverables and if a project is budgeted will it be completed that same year. He asked, will staff be able to accomplish the Commissions' work programs in the year recommended and can staff reports and agendas be delivered ten days prior to public meetings? Mr. Reichmuth said that it is hard to respond to the question of deliverables because some programs get moved aside due to other statutory or regulatory matters. He said that it will be July 1 before more staff will actually be available to provide assistance. Mr. Marvin said that after staffing is up to speed, an example of an item that can be moved from the Work Program B-List to the A-List is the traffic circulation task. In answer to Commissioner Davis' question, Mr. Rerig said that the specific positions in the Planning Division will be a Chief of Planning, three Principal Planners, two Senior Associate Planners, an Associate Planner and a half-time equivalent Transportation Planner.

PUBLIC COMMENTS

Howard Fosler, representing the New Monterey Neighborhood Association, said that their main concern is that the traffic impact in their area is not acceptable. He said it is getting worse with the DLI (Defense Language Institute) expansion and an additional hotel and mixed use structures moving forward to completion. He said that they have spoken with MST, but they say it is difficult to add bus services because there are 30-minute delays getting through the tunnel on Lighthouse Avenue and that disrupts their entire system. He said that this impact cannot be ignored any longer and that there are Federal funds currently available for this purpose and it would be a shame not to put the money to good use.

COMMISSIONER COMMENTS

Commissioner Widmar said that he agrees with Mr. Fosler; and, if the Planning Division is able to get more staffing, Traffic Circulation should be moved up to the A-List. He said he would also like to see the Civic Center Master Plan moved up because of the historic assets and the unsafe buildings that City staff works in.

Mr. Reichmuth said that the Del Monte Center Plan needs to be added to the task list and that the Landmark District Update is also a first step before tackling the Civic Center Master Plan.

Commissioner Osorio said that the current list is based on current staffing levels and perhaps there should be a list of projects that staff can work on after the reorganization and achieving higher staffing levels. Chair McCrone agreed suggesting an A-List and an A-1 List.

Ms. Cole answered Commissioner Bryant's concern regarding the Coastal Implementation Plan explaining before that can be accomplished the Laguna Grande Land Use Plan needs to be updated by a hired consultant. With the completion of that LUP, then the Implementation Plan can begin.

Commissioner Stocker suggested that two items be selected from the B-List that might be moved up if the reorganization is implemented. He said he is thrilled to see the City being pro-active and being fiscally responsible by getting more front line people, but realistically, the City will need to continue to adjust priorities as needed. He said it is hard to define the deliverables and staff is doing the best they can right now.

Commissioner Osorio said that any mixed-use tasks should move up on the list because that is the core land use policy in the General Plan. Chair McCrone interjected that mixed use is not this Council's vision.

Commissioner Davis said that he would like to see any tasks that relates to the General Plan moved up to the A-List when staffing is up to speed, including the Lighthouse traffic circulation. He said that NIP and CIP projects do not necessarily happen in a year's time and he does not see planning staff in the reorganization as project managers.

Mr. Reichmuth said that the reorganization will merge enough engineers and planners so that the City can study the scope of a project for appropriate project development. He said the City needs the engineering and planning group to also evaluate and develop a revenue plan to fund facilities, like improvements to the tunnel, creating capital projects.

Chair McCrone said that there seems to be a consensus to support the Task A-List as submitted in the staff report with current staffing and to create Task A-1 List noting projects to be undertaken as more staffing becomes available.

Commissioner Widmar said that he agrees with the A-List and he would recommend moving to the A-1 List both the Landmark District and Lighthouse circulation but that he also agrees with moving up, with staff's discretion, items that relate to the General Plan.

Chair McCrone said that he supports the reorganization as presented. Commissioner Stocker agreed saying that even the A-List will not get done without more staff. Mr. Marvin clarified that it is staff's intent to complete the A-List this year with current staffing. Commissioner Davis said he supports more staffing as approved by the reorganization. Commissioner Garden said that he wants to see more than what is currently on the A-List and he reiterated that PC subcommittees can effectively accomplish the details required in some tasks such as the analysis of the Zoning Map's consistency with the General Plan. Commissioner Bryant said that she would like moved up on the A-List the Zoning Ordinance Map consistencies with the General Plan, the analysis of area and neighborhood plans with the General Plan, and updating the Landmark District.

Ms. Cole reminded the Commissioners that another item to add to the B-List is the State mandated Housing Element update, which is a major work program and is required to be completed in 2009.

Chair McCrone clarified, and all Commissioners concurred, that once additional staff is up to speed, the two proposed B-List Tasks to be moved up the Task A-1 List are:

- Developing policies to address traffic circulation on the Lighthouse Avenue corridor and developing policies to address traffic circulation on the Del Monte/Washington Avenues corridor.
- Consistency analysis of area and neighborhood plans with the General Plan.

GENERAL DISCUSSION – ADDITIONAL ITEMS

- Mr. Marvin answered Commissioner Garden's concern about certain zoning determinations recommended to City Council but should be approved by Planning Commission. He said that there is a City ordinance that requires subdivisions and tentative maps to be heard by City Council, but that a change in the subdivision ordinance can be pursued. However, he said, until that ordinance change is approved by Council, the Planning Commission will continue to take an advisory role. Mr. Rerig said that one purpose of the reorganization is for decisions to be made at lower levels as long as those decisions are allowable under State law. Mr. Reichmuth concurred that this subdivision ordinance is a good example and should be changed so that the determination is at the Planning Commission level. He said other ordinances could be changed as well unless there is a State law requiring Council approval. Commissioner Osorio suggested that this is an important item and perhaps should be added to the A-1 List and the other Commissioners agreed.
- Commission Stocker said that Planning Commission appeal determinations are going through a whole new hearing at the Council level. He said he would like the Commission to send a message to City Council to change their policy on appeals so that they hear the same information and factual data as the Planning Commission. Commissioner Bryant agreed and said that at the Commission level the grounds for appeal rights language should be clear and indicate what information they can present. In response to Chair McCrone's recommendation, staff indicated that this type of requirement could be more clearly stated on the current Appeal Form and that revisions to the form would be brought back to the Commission for review.
- Commissioner Garden said that Planning Commission recommendations to City Council should be only those recommendations reviewed and recommended by the Commission rather than new ideas or alternatives offered by staff. Chair McCrone said that he does not object if staff advises or recommends against the decision, but he objects to other alternatives recommended because it confuses the Council and the Commissions' well thought out decision is lost. Commissioner Widmar said that the new Council does not have the experience and background that the previous Council had and there is more opportunity for confusion. He said staff could clarify if the same set of alternatives were offered to Council as the Commission. Chair McCrone said that the report should read whether staff agrees with the Planning Commission or not and list the findings. Mr. Reichmuth said that the Downtown Design Guidelines Council and Commission joint study session was a good idea. He said that when carrying a recommendation forward, staff should not discuss options with the City Council that were not offered to the Planning Commission.

RESPONSE TO COMMISSIONERS' COMMENTS AT THE FEBRUARY 12, 2007 MEETING. Report Received.

New Comments:

- Mr. Marvin said that the major projects listed on the City's web site are not yet updated because staff is preparing a more extensive list of projects. He said once that task is completed, staff will set up a format to provide quarterly updates of major projects. He said staff anticipates providing this information to the Commission by the March 11 meeting.

PLANNING DIVISION UPDATES. Report received and reviewed.

- Mr. Marvin said that there will be no field trip for the March 11, 2008 Planning Commission Meeting.
- Commissioner Garden suggested that the Design Guidelines scope of work item should go before the Planning Commission Subcommittee before going to City Council. Ms. Cole said that it is not necessary because the City Council Study Session is already past and the report is already completed and in the process for the March 4 City Council Meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:40 P.M.

APPROVED:

ATTEST:

Planning Commission Chair Bill McCrone

Principal Planner Richard S. Marvin

Respectfully Submitted, Terry Lebda
Recording Secretary
Planning Commission