



Council Chamber
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Monterey, California

Planning Commission Final Annotated Agenda

Regular Meeting
March 25, 2008

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

Planning Commission

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

CALL TO ORDER

Chair McCrone called the meeting to order at 4:00 P.M.

ROLL CALL

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

Commissioners Absent: Osorio

Staff Present: Deputy City Manager – Plans and Public Works Bill Reichmuth, Principal Planner Kimberly Cole, Principal Planner Chip Rerig, Recording Secretary Terry Lebda

APPROVAL OF MINUTES

March 11, 2008

ACTION: Approved as submitted. 5-0-1-(Abstain-Widmar)-1 (Absent-Osorio).

MOTION:

On a motion by Commissioner Davis, seconded by Commissioner Bryant, the Annotated Agenda of March 11, 2008 was approved as submitted. The motion passed by the following vote:

AYES:	5	COMMISSIONERS:	Bryant, Davis, Garden, McCrone, Stocker
NOES:	0	COMMISSIONERS:	None
ABSTAIN:	1	COMMISSIONERS:	Widmar
ABSENT:	1	COMMISSIONERS:	Osorio

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.

None.

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CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc.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. Consideration of a City Policy Requiring an Engineer’s Report as a Planning Division Submittal Requirement for Development Projects that Propose a Second Story on an Existing Structure.

ACTION: Concurred with the policy as discussed and authorized policy to be forwarded to the Architectural Review Committee for consideration. 6-0-1 (Absent-Osorio).

Staff Presentation/Commissioners Questions:

Kim Cole presented the staff report and answered Commissioners’ questions.

Public Comments:

None.

Commissioner Comments:

Commissioner Stocker said that this policy is a public service and a benefit because it will save the owners’ and builders’ time and money since the structural requirements for the additional second story will be identified early in the process. He recommended that a letter from an engineer be submitted certifying that the plan can be built as designed without the need for demolition. Commissioner Bryant said that if the Architectural Review Committee (ARC) recommends changes to the design, the engineer can agree or disagree based on their report.

Commissioner Garden proposed that, rather than at Concept Review, the requirement for a letter from the engineer be added to the ARC Preliminary Design Review. Ms. Cole said that at the staff level, they prefer the report be available at Concept Review because the proposed foundation and framing is reviewed at that time.

Commissioner Widmar agreed saying that sometimes the ARC grants concept and preliminary approval at the same meeting and he would not want the process delayed for the applicant and if the plans change, they would return for preliminary review anyway. He said the decision should be left up to ARC, but to require it as early as possible in the process. Commissioner Davis concurred but said that a soil report does not need to be done right away and it would be a condition of building department’s plan check. Commissioner Stocker said that if there were a variance request, the engineer’s report and approval would need to be available for consideration. He moved to forward the policy to the Architectural Review Committee for consideration as discussed. Commissioner Widmar seconded the motion.

MOTION:

On a motion by Commissioner Stocker, seconded by Commissioner Widmar, it was moved to concur with the policy as discussed and authorized policy to be forwarded to the Architectural Review Committee for consideration. The motion passed by the following vote:

AYES:	6	COMMISSIONERS:	Bryant, Davis, Garden, McCrone, Stocker, Widmar
NOES:	0	COMMISSIONERS:	None
ABSENT:	1	COMMISSIONERS:	Osorio

2. Recommendation to City Council on Planning Commission Work Program.

ACTION: Recommendation to City Council to approve the work program priorities and funding as outlined by staff. 6-0-1 (Absent-Osorio).

Staff Presentation/Commissioners Questions:

Kim Cole presented the staff report and answered Commissioners’ questions. Chair McCrone stated that letters of support were received from the North Fremont Business District and from Commissioner Osorio who also indicated that traffic circulation on Lighthouse Avenue and area and neighborhood plans being consistent with the General Plan are both critical and work should start once staffing is up to speed.

Public Comments:
None.

Commissioner Comments:

Commissioner Garden moved to recommend to City Council approval of the work program priorities and funding as outlined by staff. Commissioner Bryant seconded the motion.

MOTION:

On a motion by Commissioner Garden, seconded by Commissioner Bryant, it was moved to recommend to City Council approval of the work program priorities and funding as outlined by staff. The motion passed by the following vote:

AYES:	6	COMMISSIONERS:	Bryant, Davis, Garden, McCrone, Stocker, Widmar
NOES:	0	COMMISSIONERS:	None
ABSENT:	1	COMMISSIONERS:	Osorio

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).

- 3. Response to Commissioners' Comments at March 11, 2008 meeting. Report received. There were no new comments.**

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.

- 4. Planning Division Updates. Report received and reviewed.**

- The Commissioners determined that the April Mayor's Meeting topic will be the discussion of appeal procedures and final decision.
- The April 8 Planning Commission Meeting is tentatively scheduled for an afternoon only session and there will be no field trip.

ADJOURNMENT

There being no further business, the meeting adjourned at 4:25 P.M.

APPROVED:

ATTEST:

Planning Commission Chair Bill McCrone

Principal Planner Kimberly Cole, AICP

Respectfully Submitted, Terry Lebda
Recording Secretary
Planning Commission

