



Council Chamber  
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 Monterey, California

# Planning Commission Draft Annotated Agenda

Regular Meeting  
 June 9, 2009

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

## Commissioners

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

### CALL TO ORDER

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

### ROLL CALL

**Commissioners Present:** Bryant, Davis, Garden, Osorio, Widmar

**Commissioners Absent:** McCrone, Stocker

**Staff Present:** Chief of Planning, Engineering, and Environmental Compliance Chip Rerig, Principal Planner Kimberly Cole, Senior Planner Forrest Ebbs, Senior Associate Planner Christine Hopper, City Engineer Tom Reeves, Recording Secretary Terry Lebda

### 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, Engineering, and Environmental Compliance Division (PEEC), 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.**

### APPROVAL OF ANNOTATED AGENDAS

May 12, 2009

**ACTION:** Approved as submitted. 4-0-1 (Abstain-Osorio)-1 (Absent-Stocker).

#### MOTION:

On a motion by Commissioner Davis, seconded by Commissioner Bryant, the Annotated Agenda of May 12, 2009 was approved as submitted. The motion passed by the following vote:

AYES:	4	COMMISSIONERS:	Bryant, Davis, Garden, Widmar
NOES:	0	COMMISSIONERS:	None
ABSTAIN:	1	COMMISSIONERS:	Osorio
ABSENT:	2	COMMISSIONERS:	McCrone, Stocker

### REVIEW OF CONSENT ITEMS

REVIEW OF CONSENT ITEMS allows for a review of those items recommended for approval on consent or recommended to be continued, tabled or withdrawn, etc.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. Project representation is required.

### 1. Review of Proposed Fiscal Year 2009/2010 Neighborhood Improvement Program (NIP) and Capital Improvement Program (CIP); Exempt from CEQA Requirements.

Recommendation to City Council. Review of proposed Fiscal Year 2009/2010 Neighborhood Improvement Program (NIP) and Capital Improvement Program (CIP) Program for consistency with the General Plan.

**ACTION:** With one correction to the staff report—that the NIP item for the New Monterey Pedestrian Safety project is on the south side of Drake Street and west of Belden—on consent, the Planning Commission recommended to City Council approval of the 2009/2010FY Neighborhood Improvement Program (NIP) and Capital Improvement Program (CIP) Program being consistent with the General Plan. 5-0-2 (Absent-McCrone, Stocker).

#### MOTION:

On a motion by Commissioner Garden, seconded by Commissioner Widmar with one correction to the staff report—that the NIP item for the New Monterey Pedestrian Safety project is on the south side of Drake Street and west of Belden—on consent, the Planning Commission recommended to City Council approval of the 2009/2010FY Neighborhood Improvement Program (NIP) and Capital Improvement Program (CIP) Program being consistent with the General Plan. The motion passed by the following vote:

AYES:	5	COMMISSIONERS:	Bryant, Davis, Garden, Osorio, Widmar
NOES:	0	COMMISSIONERS:	None
ABSENT:	2	COMMISSIONERS:	McCrone, Stocker

### 2. 585-625 Cannery Row; Appeal 09-093 of Application 08-352; Appellant Tene Shake; Owners Angelo Shake and Tene Shake; CR Zoning District; Exempt from CEQA Requirements.

Appeal of Architectural Review Committee denial of proposed paint colors.

**ACTION:** On consent, continued the 585-625 Cannery Row appeal to July 14, 2009 due to a request by the applicant for a one-month extension. 5-0-2.

#### MOTION:

On a motion by Commissioner Garden, seconded by Commissioner Widmar, on consent, it was moved to continue the 585-625 Cannery Row appeal to July 14, 2009 due to a request by the applicant for a one-month extension. The motion passed by the following vote:

AYES:	5	COMMISSIONERS:	Bryant, Davis, Garden, Osorio, Widmar
NOES:	0	COMMISSIONERS:	None
ABSENT:	2	COMMISSIONERS:	McCrone, Stocker

## 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.

### 3. 443 Wave Street (Holiday Inn Express); ARC Application 09-009; Applicant James D. McCord; Owner Holiday Inn Express, Cannery Row L.L.C; VAF Zoning District; Exempt from CEQA Requirements.

Consideration of Architectural Review Committee and Historic Preservation Commission recommendation for a Draft Annotated Agenda  
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proposed porte-cochere and glass entry wall.

**ACTION: Continued the 443 Wave Street review to the June 23, 2009 Planning Commission meeting to enable the applicant to submit a redesign of the project for review of bulk and mass and accessory site accommodations; ensuring that the redesign meets Fire Department and handicap accessibility requirements before going back to the Architectural Review Committee for Preliminary Design Review. 5-0-2 (Absent-McCrone, Stocker).**

Staff Presentation/Commissioners Questions:

Christine Hopper presented the staff report and answered Commissioners' questions.

Applicant:

Jim McCord, representing Holiday Inn Express, Cannery Row, LLC, explained that corporate standards require a full covered area for customers at check in and that the corporate office wishes to enhance the looks of the existing property. He submitted to the Commissioners photographs of the Cannery Row look and design of past and present structures as well as handicapped parking specifications. He said that he has given further thought to the redesign of the project that will satisfy the ADA accessibility standards, create a clear path of travel to the hotel entrance, and satisfy parking and backup requirements. He said that by redesigning the porte-cochere to a single car width to allow access for fire trucks would not work because the posts would still be in the drive lane area and a cantilevered structure at 13.5 feet of clearance would be inappropriate for the current building architecture. He said that he met with the Fire Marshall, David Reade, and understands that the Fire Code needs to be met and that the project plans need to be fine tuned. Mr. McCord and staff answered Commissioners' questions regarding the design of the project as it relates to fire and parking issues and the Planning Commissions' review objectives.

Public Comments:

None

Commissioner Comments:

Commissioner Widmar said that Mr. McCord has come up with a plan to satisfy the handicap parking issue, that he would rather see a small landscaped area instead of parking in front of the porte-cochere, and that the project will need to go back to the Architectural Review Committee for review of the redesign and materials of the porte-cochere. Commissioner Davis said that the accessible parking issue is resolved as discussed and that parking is an operational issue rather than a Planning Commission matter. He said that he agrees with Commissioner Widmar and, regarding fire access, that Fire, Building, Planning, and ARC need to work out the details. Commissioner Garden said that concerns have been discussed, and with not knowing where employees park, the Planning Commission needs to see the redesign. He moved to continue this review to enable the Planning Commission to see the redesign, as discussed, including bulk and mass, meeting all Fire Department, parking and ADA accessibility requirements, and then forwarding the redesign back to the ARC for Preliminary Design Review. Commissioner Bryant said that she does not think that the Architectural Review Committee erred in their decision and that she does not currently see how the plan will work without the submission of a redesign. She seconded the motion.

MOTION:

On a motion by Commissioner Garden, seconded by Commissioner Bryant, it was moved to continue the 443 Wave Street review to the June 23, 2009 Planning Commission meeting to enable the applicant to submit a redesign of the project for review of bulk and mass and accessory site accommodations; ensuring that the redesign meets Fire Department and handicap accessibility requirements before going back to the Architectural Review Committee for Preliminary Design Review. The motion passed by the following vote:

AYES:	5	COMMISSIONERS:	Bryant, Davis, Garden, Osorio, Widmar
NOES:	0	COMMISSIONERS:	None
ABSENT:	2	COMMISSIONERS:	McCrone, Stocker

#### 4. Final Review of Submittal Checklists.

Final Review of Submittal Checklists for Use Permit, Variance, Zoning Ordinance/Map Amendment, and Other/Miscellaneous Applications.

**ACTION: Discussed and suggested modifications to the Submittal Checklists for Use Permit, Variance, Zoning Ordinance/Map Amendment, and Other/Miscellaneous Applications. The final version will be submitted to the Commissioners as an attachment to the June 23, 2009 Planning, Engineering, and Environmental Compliance Update.**

Staff Presentation/Commissioners Questions:

Forrest Ebbs presented the staff report and answered Commissioners' questions.

Public Comments:

None.

Commissioner Comments:

The Commissioners discussed and suggested to staff modifications to the Submittal Checklists for Use Permit, Variance, Zoning Ordinance/Map Amendment, and Other/Miscellaneous Applications. It was determined that the final version will be submitted to the Commissioners as an attachment to the June 23, 2009 Planning, Engineering, and Environmental Compliance Update.

Planning Commission Suggested Modifications:

- the North arrow requirement should be broken out from the 1/4" scale requirement
- identify any encroachments into a public right of way
- identify location of adjacent sites and how the development will affect their view, light, air, etc.
- delete 'midpoint of roofline' as that is no longer needed
- add an Employee Parking Plan to the checklist
- indicate that the Draft Green Building Program is discretionary until such time that it is required
- include a link to the Trash Enclosure Standards
- indicate that it is at staffs' discretion that a topographic survey may be required for change in use
- reword 'rafter edge' to 'fascia' to be better understood by the general public
- add cut and fill grading calculations on site plans
- have checklists tested by a few applicants and request feedback from them to be sure they are working

Mr. Ebbs said that staff will also add the Architectural Review Commission comments relating to tree removal tables and other ARC comments. Commissioner Bryant said that these documents are much easier to follow, she appreciates the wordsmithing, and from a general applicant's viewpoint, they will be helpful.

#### 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 agendize a matter of business on a future agenda (G.C. 54954.2).

#### 5. Response to Commissioners' Comments at May 12, 2009 Meeting. Report received.

**New Comments:**

- Commissioner Widmar inquired about the status of the AT&T equipment cabinets that are becoming quite large and appear to be in the right of way. Mr. Rerig reported that staff met with AT&T today to discuss these issues and that they are coordinating a way to work closer together to ensure we look at potential impacts. Commissioner Widmar said that San Francisco also dealt with this issue and he suggested giving them a call to see what they may have done to resolve this matter.
- Commissioner Davis inquired if the City has a plan or strategy to approach State Parks to deal with the

potential closure of local state parks. Mr. Rerig reported that there is an upcoming meeting with State Parks. He said that City Manager Fred Meurer will pitch an idea to State Parks to allow the city to manage some parks, such as the Larkin House, with volunteers or City staff. He said that the State's plan is to first close those parks that do glean any income and then to close other parks in the fall, such as Pfeifer State Beach. Commissioner Bryant reported that this summer the State will know specifically which parks will close, but that the Cooper Molera would not close until after Labor Day. She said that the expense of this line item in the State's budget is minuscule and that there are active organizations that could step up to staff the historic parks.

### **PLANNING, ENGINEERING, AND ENVIRONMENTAL COMPLIANCE DIVISION UPDATE**

This report supplies information on activities or announcements and may request clarification or direction regarding scheduling of Commission meetings and study sessions.

#### **6. Planning, Engineering, and Environmental Compliance Division Update. Report received and reviewed.**

- Ms. Cole reminded the Commissioners that the City Manager is encouraging attendance at the June 18, 2009 budget workshop that will introduce a new philosophy towards budgeting and the City may be heading in that direction.
- Ms. Cole advised that the June 23, 2009 Planning Commission meeting may now turn into an afternoon and evening session.

### **ADJOURNMENT**

**There being no further business, the meeting adjourned at 5:45 P.M.**