

Council Chamber
 Few Memorial Hall of Records
 Monterey, California

Planning Commission Annotated Agenda

Regular Meeting
 June 23, 2009

Afternoon Session
 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: Davis, Garden, McCrone (arrived at 4:18 PM), Osorio, Stocker, Widmar
Commissioners Absent: Bryant
Staff Present: Chief of Planning, Engineering, and Environmental Compliance Chip Rerig, Principal Planner Elizabeth Caraker, Senior Associate Planner Christine Hopper, Recording Secretary Lisa L. Hanes

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

June 9, 2009

ACTION: Approved as submitted. 4-0-1 (Abstained-Stocker)-2 (Absent-Bryant, McCrone).

MOTION:

On a motion by Commissioner Davis, seconded by Commissioner Widmar, the Annotated Agenda of June 9, 2009, was approved as submitted. The motion passed by the following vote:

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

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ITEMS allows for a review of those items recommended for approval on consent or recommended to be continued, tabled or withdrawn, etc.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. **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. (Continued from June 9, 2009.)**

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

ACTION: Approved ARC Application with Option 1 and directed staff to draft appropriate Findings for Decision, striking Finding 4 and Condition of Approval A and B. 5-0-1 (Abstained-McCrone)-1 (Absent-Bryant).

Staff Presentation/Commissioners Questions:

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

Applicant:

Jim McCord, Architect representing the Applicant, said that the two (2) parking spaces staff is suggesting be removed are a necessary function of the hotel both as permanent parking spaces and for use as temporary storage facilities while repairs and upgrades are made to the hotel. He said that he would like the Commission to approve Option 1 and strike the requirements to remove the two (2) valuable parking spaces from the street level.

Public Comments:

None.

Commissioner Comments:

Chair Osorio made reference to a letter submitted by Sharon Dwight. Christy Hopper addressed Ms. Dwight's concerns and said that lighting plans have been submitted and, along with the corrugated metal proposal, will be reviewed by the Architectural Review Committee.

Commissioner Garden said that there is no need for more restrictions, but the applicant needs to obtain Building Permits for the unpermitted work in the parking garage on the storage rooms. He moved to approve the ARC Application with Option 1 and directed staff to draft appropriate Findings for Decision. Commissioner Widmar seconded the motion and proposed to strike Finding for Decision 4 and Conditions 2a and 2b regarding the two (2) parking spaces. Commissioner Garden concurred with Commissioner Widmar.

MOTION:

On a motion by Commissioner Garden, seconded by Commissioner Widmar, it was moved to approve the ARC Application with Option 1 striking Finding for Decision 4 and Condition of Approvals 2a and 2b. The motion passed by the following vote:

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

2. **585 Hawthorne Street; Appeal 09-112 of Architectural Review Committee Application 09-082; Appellant Scudder Roofing; Owner Puerta Villa Condominiums Association (Nicholas Sturch, President); R-3-5 Zoning District; Exempt from CEQA Requirements.**

Appeal of Architectural Review Committee denial of Concept and Preliminary Design Review for new exterior siding at an existing multi-family condominium complex.

ACTION: Granted Appeal approving Concept and Preliminary Design as submitted. 5-0-1 (Abstained-Stockner)-1 (Absent-Bryant).

Staff Presentation/Commissioners Questions:

Elizabeth Caraker presented the staff report and answered Commissioners' questions.

Applicant:

Pete Scudder, President of Scudder Roofing, said that Scudder roofing was brought into the project approximately eight (8) months ago to improve the project. He said that the current siding is T1-11 siding which is an inexpensive product shows wear with time by creating a wave appearance and has a tendency to telegraph any imperfections. He also said that the Neighborhood Association elected to replace the current siding with horizontal siding and showed pictures of other properties near the subject site and in the adjacent Cannery Row area that currently have horizontal siding. In answer to Commissioner Davis question, Mr. Scudder said that the new siding is a pre painted product from the factory.

Pam Silkwood, Attorney representing Scudder Roofing, referenced her letter that was submitted as part of the packet.

Public Comments:

Jeff Hirschfield, Homeowner, referenced a letter he submitted at the meeting and said that the current siding does not contribute to the aesthetics of the building.

Luis Paul, Homeowner, said that there are three (3) reasons to approve the proposed siding for the building: 1) The Homeowners Association had a professional designer select the color and style of the new siding for the condominium complex that would best fit within the neighborhood. She said that horizontal siding brings out the integrity in the building and creates the necessary balance by softening the second story visual prominence of the building. 2) The Homeowners Association has approved going forward with the proposed siding and trim details, and because the building has dry rot that is essential to be removed, the two can be done in tandem. She said that the quality of the material selected by Scudder Roofing will help to maintain the building in the marine environment, and the overlapping of siding will help prevent water moisture damage. 3) She referenced the new Intercontinental The Clement Monterey Hotel and the adjacent parking structure on Cannery Row that both have horizontal siding and are painted in neutral colors. She said that the sample posted on the corner front of the condominium complex is similar in design and color, and requested the Commission to vote to approve the request to move forward with the proposed new horizontal siding.

Sally Eastham, Homeowner, said that in the ARC report it is stated that Horizontal siding was used more for residential structures, but as shown by Mr. Scudder in the pictures presented, it is evident that Cannery Row does have commercial buildings with horizontal siding. She said that there was a letter submitted by another Homeowner in opposition of the renovations, but informed the Commission that the author of that letter has not attended any of the meetings held by the Homeowners Association regarding this proposal. She also said that the original contractor did not use the best quality materials and the new siding will improve on the appearance of the building.

Kim Pryzbylski, Homeowner, said that comments have been made about the building that it is an "eye sore", and when the Homeowners Association chose the new siding they tried to make it look more appealing. She said that the new quality siding and colors will improve the look of the building.

Commissioner Comments:

Commissioner McCrone said that a third motion should have taken place at the ARC meeting to deny the application therefore giving a decision that is appealable. He said that the Commission has not been provided with the standards of discretionary that should be applied.

Commissioner Widmar said that the ARC error was in the procedural adoption of the denial with no guidance regarding the reason for the initial denial of the project. He said that the project was denied because of a procedural failure. He also said that lighter paint colors tend to make buildings look larger.

Commissioner Davis concurred with both Commissioner McCrone and Widmar and added that T1-11 siding is not a good quality product.

Commissioner Garden said that he concurred with Commissioner McCrone and moved to grant the appeal and approve Concept and Preliminary design as submitted. Commissioner McCrone seconded the motion.

MOTION:

On a motion by Commissioner Garden, seconded by Commissioner McCrone, it was moved to grant the Appeal and approve Concept and Preliminary Design as submitted. The motion passed by the following vote:

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

3. **425 Watson Street; Variance Application 09-099; Applicants/Owners Douglas Borer and Judith Stiles; R-3-5 Zoning District; Exempt from CEQA Requirements.**

Request for a Variance to allow retention of a 580 square foot attic conversion in an existing single family residence. Variance is required for 59% Floor Area Ratio (maximum allowed 35% Floor Area Ratio).

ACTION: On Consent, Continued to July 14, 2009 Meeting. 5-0-2 (Absent-Bryant, McCrone).

MOTION:

On a motion by Commissioner Stocker, seconded by Commissioner Widmar, it was moved on consent to continue to July 14, 2009. The motion passed by the following vote:

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

1. **Recommendation to City Council to Adopt a Resolution Adopting a Negative Declaration and a Resolution Amending the General Plan to Incorporate the 2009-2014 Housing Element.**

ACTION: Recommend City Council adopt the Resolution adopting a Negative Declaration and to adopt a Resolution amending the General Plan to incorporate the 2007-2014 Housing Element as amended by staff. 6-0-1 (Absent-Bryant).

Staff Presentation/Commissioners Questions:

Elizabeth Caraker presented the staff report and answered Commissioners' questions.

Public Comments:

None.

Commissioner Comments:

Commissioner Garden moved to recommend to City Council adoption of the Resolution adopting a Negative Declaration and to adopt a Resolution amending the General Plan to incorporate the 2007-2014 Housing Element with staff changes. Commissioner Widmar seconded the motion.

MOTION:

On a motion by Commissioner Garden, seconded by Commissioner Widmar, it was moved to recommend to City Council adoption of the Resolution adopting a Negative Declaration and to adoption of a Resolution amending the General Plan to incorporate the 2007-2014 Housing Element with staff changes. The motion passed by the following vote:

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

PUBLIC APPEARANCES

PUBLIC APPEARANCES 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.

5. Annual Election of Officers and Appointments to Subcommittees

MOTION:

On a motion by Chair Garden, seconded by Commissioner McCrone it was moved to recommend that Vice Chair Stocker be elected as the new Chair and Commissioner Widmar as the new Vice Chair and approved subcommittees appointments as submitted. The motion passed by the following vote

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

COMMISSION COMMENTS

Commissioners may ask questions for clarification, make brief announcements 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 the June 9, 2009 meeting. Report received.

New Comments:

- Commissioner Davis referenced a letter from the local chapter of the AIA regarding Permits and the effects of the economic down-turn. He asked if the City has a plan for addressing the projects that may be put on hold and the financial burden it would create for the applicants. Chip Rerig informed the Commission that staff is aware of the letter and Mayor Della Sala has responded.
- Chair Osorio said that there have been letters to the editor in the Newspaper regarding the parking situation at Trader Joe's and asked if the City Traffic Engineer has done a follow up study on traffic patterns and circulation. Mr. Rerig said that he would visit with the City Traffic Engineer and will follow up with the Commission.

PLANNING, ENGINEERING, and ENVIRONMENTAL COMPLIANCE DIVISION UPDATE

The Planning, Engineering & Environmental Compliance Division Update furnishes information to the Planning Commission on upcoming activities or announcements including the scheduling of future meetings, study sessions, or retreats.

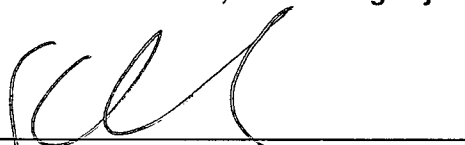
7. Planning, Engineering, and Environmental Division Update. Report received and reviewed.

- Elizabeth Caraker made note of the Temporary Use Permit for the Del Monte Center Farmer's Market and informed the Commission that they were given invitations to the Grand Opening on June 28, 2009. She said that the temporary permit runs through September and will be brought back to the Commission for final approval.

ADJOURNMENT

There being no further business, the meeting adjourned at 5:43 P.M.

APPROVED:

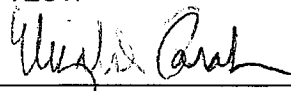


Planning Commission Chair Luis Osorio

Respectfully Submitted, Lisa L. Hanes
VICE CHAIR, DAVID STOCKER

Recording Secretary
Planning Commission

ATTEST:



Principal Planner Elizabeth Caraker, AICP