



Council Chamber  
Few Memorial Hall of Records  
Monterey, California

# Planning Commission 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

The Planning Commission meeting packet may be reviewed by the public in the Monterey Library, in the Planning, Engineering, and Environmental Compliance Division (PEEC), or on the web at [www.monterey.org](http://www.monterey.org) beginning late Friday afternoon prior to the date of the meeting.

### **NOTICE OF FIELD TRIP**

The Planning Commission will conduct a field trip on Monday, June 22, 2009 to review the Tuesday, June 23, 2009 Planning Commission Agenda. The Planning Commission departs for the field from behind Monterey City Hall–Colton Hall Museum. For information call (831) 646-3886. Date Posted: June 19, 2009

### **CALL TO ORDER**

### **ROLL CALL**

### **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.

### **APPROVAL OF ANNOTATED AGENDAS**

June 9, 2009

### **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ITEMS allows for a review of those items recommended for approval on consent or recommended to be continued, tabled or withdrawn, etc.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.

- 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.

- 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).

- 4. 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.**

## **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.

- 5. Annual Election of Officers and Appointments to Subcommittees**

## **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).

- 6. Response to Commissioners' Comments at June 9, 2009 meeting.**

## **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.

- 7. Planning, Engineering, and Environmental Compliance Division Update**

## **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 \$370.

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](mailto: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. For disabled access to the City, dial 711 to use the California Relay Service (CRS) to speak to City offices. CRS offers free text-to-speech, speech-to-speech, and Spanish-language services 24 hours a day, 7 days a week. If you require a hearing amplification device to attend a meeting, dial 711 to use CRS to talk to the City Clerk's Office at (831) 646-3935 to coordinate use of a device or for information on an agenda."