



Council Chamber
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Monterey, California

Planning Commission Tentative Agenda Regular Meeting November 10, 2009

4:00 p.m. – 6:00 p.m.
7:00 p.m. – 11:00 p.m.

DRAFT 10/23/09 3:21 PM
Commissioners

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

THIS PUBLICATION IS A TENTATIVE AGENDA. The final Agenda 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 beginning late Friday afternoon prior to the date of the meeting.

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NOTICE OF FIELD TRIP

The Planning Commission will not conduct a field trip to review the Tuesday, November 10, 2009, Planning Commission Agenda. For information call (831) 646-3886. Date Posted: October 23, 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 MINUTES

October 27, 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ITEMS allows for a review of those items recommended for approval on consent or recommended to be continued, tabled or withdrawn, etc.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. **300 Glenwood Circle; Application 09-143 to Re-open Master Use Permit 05-072; Applicant Sheryl Machado; Owner Monterey Kimberly Place, LLC, LP; R-3-15 Zoning District; Negative Declaration Previously Filed and Certified. (Continued from October 27, 2009.)**

Recommendation to the City Council Considering a Release of Deed Restriction on Three (3) Inclusionary studio units in the Footprints on the Bay Condominium Conversion project. Release of the Deed Restriction requires amending Master Use Permit Condition of Approval No. 9 and the Affordable Housing Agreement.

2. **78 Wharf #1 (Concession #21); Major Wharf Permit 08-284; Applicant Tony Rappa and Dutch Meyer for Monterey Bay Sailing; Owner City of Monterey; Exempt from CEQA Requirements.**

Consideration of Major Use change for 78 Wharf #1 (Concession #21), Wharf Master Plan and Harbor Land Use Plan Amendments. Referral from City Council to the Planning Commission for changes requested to the number of boats, number of water spaces (Parking Spaces), storage sheds under Wharf #1 and floating dock extension.

3. **Hartnell Gulch Pedestrian Walkway (Southern Portions of 509 Hartnell Street (APN 001-581 011) and 573 Polk Street (001-581-012)); Application 08-329; Zoning District Community Commercial; Negative Declaration Filed.**

Recommendation to City Council on proposed Mitigated Negative Declaration. The City of Monterey proposes to construct a raised walkway through a riparian area with a seasonal creek commonly known as Hartnell Gulch. The City proposes to acquire public easements across the properties to accommodate the walkway in accordance with California Eminent Domain Law as set out in Title 7 of the Code of Civil Procedure commencing at Section 1230.010 through 1273.050.

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).

4. **Response to Commissioners' Comments at October 27, 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.

5. **Planning, Engineering, and Environmental Compliance Division Update.**

**Recess 6:00 p.m.
Reconvene 7:00 p.m.**

Joint Meeting with City Council and Planning Commission

CALL TO ORDER

ROLL CALL

CONTINUED PUBLIC COMMENTS

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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.

6. **Downtown Concept Plan Presentation**
7. **Coastal Erosion and Sea Level Rise Presentation**

ADJOURNMENT

The policy of the Planning Commission is that the meeting will end by 11:00 p.m. Any public agenda items that have not been completed by 11:00 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 Council Meetings are cable cast live and videotaped for replay on Monterey's Government Access Channel 25 by Access Monterey Peninsula (AMP).

CITY OF MONTEREY'S 24-HOUR SUGGESTION HOTLINES:

Voicemail: 646-3799 FAX: 646-3793 Email: suggest@ci.monterey.ca.us WebPage: <http://www.monterey.org>

β "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."