



# Minutes Planning Commission

## Planning Commission

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

Council Chamber  
Few Memorial Hall of Records  
Monterey, California

Regular Meeting  
February 14, 2006

4:00 p.m. – 5:30 p.m.  
7:00 p.m. – 11:00 p.m.

### CALL TO ORDER

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

### ROLL CALL

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

**Commissioners Absent:** Ruhnke, Widmar

**Staff Present:** Community Development Director Bill Wojtkowski, Senior Planner Rick Marvin,  
Recording Secretary Terry Lebda

### APPROVAL OF MINUTES

January 24, 2006

**ACTION:** Approved as amended. 5-0-2 (Absent-Ruhnke, Widmar).

MOTION:

On a motion by Commissioner Garden, seconded by Commissioner McCrone, the minutes of January 24, 2006 were approved as amended. The motion passed by the following vote:

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

### 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CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc.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 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.

- 799 Lighthouse Avenue, Application 05-557 to Re-Open Use Permit 83-65, Applicant/Owner Carl Outzen; C-2 Zoning District; Exempt from CEQA Requirements.**

Request to re-open Use Permit 83-65 to allow the conversion of 1,925 square feet of office space on the second floor into three (3) apartment units. The building is currently a mixed-use building with six apartment units.

**ACTION: On Consent, approved Use Permit as submitted. 5-0-2 (Absent-Ruhnke, Widmar).**

MOTION:

On a motion by Commissioner Garden, seconded by Commissioner Stocker, on consent, it was moved to approve the Use Permit as submitted. The motion passed by the following vote:

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

**2. 685 Cannery Row; Use Permit 05-501; Applicant Marvin Romero; Owner Cannery Row Company; CR Zoning District; Exempt from CEQA Requirements.**

Request for approval of a Use Permit to allow Live Entertainment within an existing Commercial Recreation establishment (Blue Fin Billiard Parlor).

**ACTION: Approved Use Permit as amended. Condition #1 is amended to specify that live entertainment is allowed on the third floor only; Condition #10 is amended whereby the computerized photo identification system shall be operable beginning one hour prior to the start of live entertainment and operated through the duration of the live entertainment. Condition #12 is amended to specify that patrol and monitoring of the immediate area is required when there is live entertainment. 5-0-2 (Absent-Ruhnke, Widmar).**

Staff Presentation/Commissioners Questions:

Rick Marvin presented the staff report and answered Commissioners' questions.

Applicant:

Jack Butler, Butler Engineering, said that the new manager is fully aware of, and agrees with, the conditions of the Use Permit. He said to mitigate any noise impact, they have moved the stage from the Cannery Row side to the opposite side of the building. He said they have no problem with closing the windows and that they are currently locked. He said that a 12-month review is an excellent idea to be sure that they are complying with the conditions. He said that they will close at 1:00 a.m., there will be no alcohol beyond the third floor of the building, and the security plan will be completed within 15 days. Regarding the identification system, he asked, if every person is required to be scanned? He said during live venues, only persons over 21 are allowed entrance and that they have installed cameras that record 24 hours per day. He said that their main issue is that the City is asking that Blue Fin be held liable for something that happens on the Recreation Trail, which is City property. He answered Commissioners' questions regarding the nature of the windows, clarifying that anyone can come in during the day, only those over 21 are allowed in after 9:00 p.m., and that live entertainment will be from 9:00 p.m. until 12:45 a.m.

Public Comments:

Tony Annigoni gave a history of the Blue Fin. He said that noise impacts from the windows were an issue with Spindrift in the past and that concern needs to be satisfied. He said that Blue Fin needs to be taken back as an event center and billiard room and discretion needs to be used in planning entertainment. He said Blue Fin had a strong working relationship with Cannery Row and the Aquarium and that it needs to go back to the original focus to market the project.

Commissioner Comments:

Rick Marvin addressed the applicant's questions regarding Condition #10 and the computer photo identification

system. He said staff would not see a problem having that system operational during the live entertainment events when limited to 21 and older. Regarding Condition #12, he said that the intent is for this business owner to monitor the Recreation Trail and that their patrons stay inside of the blue fin. He said that noise concerns were expressed by Spindrift and that decibel measurements can be made on Cannery Row. In answer to Commissioner Garden's question, Mr. Marvin said Condition #1 can be amended to specify that live entertainment is allowed on the third floor only.

Lt. Roach said that he is available to help with developing a security plan. Regarding Blue Fin's responsibility on the Recreation Trail, this could become an event location with large billiard tournaments and that there should be some responsibility among those events as well.

Mr. Marvin answered Commissioner McCrone's question saying that he does not think ownership has changed, but that they are under different management. Lt Roach said that the City needs to assure that the new management has been registered and approved by the Alcohol Beverage Control.

Commissioner McCrone said that this appears to be a responsible plan and program to return entertainment to this establishment. He moved for approval of the Use Permit as amended with changes to Conditions #1, #10, and #12 as discussed, as well as with confidence that the security plan will be worked out and reviewed by the police.

Commissioner Davis seconded the motion.

Chair Bryant said that she concurs with the motion. She said there is the possibility to revoke the use if necessary and, as learned from the past, she believes that there will be no more problems. She said that she appreciates Lt. Roach's approach regarding large events because that can become a problem.

**MOTION:**

On a motion by Commissioner McCrone, seconded by Commissioner Davis, it was moved to approve the Use Permit as amended. Condition #1 is amended to specify that live entertainment is allowed on the third floor only; Condition #10 is amended whereby the computerized photo identification system shall be operable beginning one hour prior to the start of live entertainment and operated through the duration of the live entertainment. Condition #12 is amended to specify that patrol and monitoring of the immediate area is required when there is live entertainment. The motion passed by the following vote:

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

**3. 787 Foam Street; Appeal 06-016 of Application 05-556 to Re-Open Permit 05-336; Appellant Todd Waldman; Applicant Paul W. Davis, Owner Naoki Aiba; C-2 Zoning District; Exempt from CEQA Requirements.**

Appeal of Zoning Administrator's decision that approved changes in the floor plan of an approved mixed-use building including the addition of 203 square feet to second floor residential use and the shift of previously approved first floor addition from the rear (south) of the building to the front (north) of the building.

**ACTION: Denied the appeal and upheld the decision of the Zoning Administrator adding a condition to require provision of a landscape planter between the parking lot and sidewalk on Foam Street. The planter shall be subject to review and approval by the Architectural Review Committee in conjunction with the overall change in design. 4-0-1 (Abstain-Davis) 2 (Absent-Ruhnke, Widmar).**

Staff Presentation/Commissioners Questions:

Paul Davis disqualified himself due to conflict of interest.

Rick Marvin presented the staff report and answered Commissioners' questions.

Appellant/Applicant:

Appellant Todd Waldman said that he owns the adjoining property and he wondered why he and the neighboring tenant were not advised of this project that has significant impacts to the building. He said that the building was to be remodeled as approved but that the current design is significantly different. Regarding parking, he said that he was required, as a condition of use, to have parking according to City Requirements and thought that was to be continued if a commercial use. He requested that if approved, that it is not able to be modified because significant adjustments have been made such as owner/occupied parking. He said his other request is, if allowed, then employees are to use the City Parking Lot rather than on-street parking utilized by other businesses that already exist.

Paul E. Davis, representing the applicant, said there is no change in ownership or use. He said the owners will live up above and operate business down below without any other employees other than themselves. He said the design is a more contemporary clean look and that the trash enclosure has been improved due to the change. He said that the changes approved by the Zoning Administrator do not change the use permit or parking requirement and they are willing to provide the planter along Foam Street in the same location.

Public Comments:

John Piper of Subway said that he understands the applicant's and appellant's viewpoints. He voiced his concerns about parking impacts on his business and the granting of employee parking passes such as on Irving. He said this issue needs to be revisited if we get more businesses that have employees parking on side streets. He said that Quiznos on Lighthouse Avenue had a problem with parking and they are no longer there. All the businesses on Lighthouse are concerned about easy in and out access. He said that the cost is negligible to have employees parking in the City garage and that allows visitors to park on the street for their businesses.

Mr. Wojtkowski suggested that Mr. Piper visit with Parking Superintendent Jo Lyons regarding that matter. Mr. Marvin said that he received Mr. Piper's letter of concern and forwarded it to the Parking Adjustment Subcommittee.

Mr. Waldman said that the most important thing is consistency and fairness and that this is a significant variation from the norm.

Commissioner Comments:

In answer to Commissioner's question, Mr. Marvin said that mixed use does not have to be owner occupied and that retail would be allowed. He said that the Conditions of Approval runs with the land and indicates that if there are employees that do not live on the property, then those employees cannot park on the site and that they need to be with the City employee parking program. He said one of the parking space requirements was waived for this structure in the original approval and the Zoning Administrator decision did not change that.

Commissioner Stocker said that there is no evidence that the Zoning Administrator erred. He moved to uphold the Zoning Administrator's decision and to deny the appeal.

Commissioner McCrone seconded the motion.

Commissioner Garden asked if the motion will include the planter to be required on Foam Street and reviewed by the Architectural Review Committee. Commissioner Stocker amended the motion accordingly; Commissioner McCrone seconded the amended motion.

**MOTION:**

On a motion by Commissioner Stocker, seconded by Commissioner McCrone, it was moved to deny the appeal and uphold the decision of the Zoning Administrator adding a condition to require provision of a landscape planter between the parking lot and sidewalk on Foam Street. The planter shall be subject to review and approval by the Architectural Review Committee in conjunction with the overall change in design. 4-0-1 (Abstain-Davis) 2 (Absent-Ruhnke, Widmar). The motion passed by the following vote:

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

**Recess 5:15 p.m.  
Reconvene 7:00 p.m.**

**CALL TO ORDER**

Chair Bryant called the meeting to order at 7:00 P.M.

**ROLL CALL**

**Commissioners Present:** Bryant, Davis, Garden, McCrone, Ruhnke, Stocker

**Commissioners Absent:** Widmar

**Staff Present:** Senior Planner Rick Marvin, 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: Community Development Director, City Hall, Monterey CA 93940. The appropriate staff person will contact the sender concerning the details.

**None.**

**REVIEW OF EVENING 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 that are routine and a staff recommendation has been prepared. A member of the public or a Commissioner may request that an item recommended for approval on consent is 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.

- 4. 698 Laine Street; Use Permit 05-385; Applicant Leah Hernikl for Cingular Wireless; Owner Coptic Orthodox Church of Monterey; R-3-5 Zoning District; Exempt from CEQA. (Continued from January 24, 2006)**

Request approval of Use Permit to add four (4) crosses to the top of the tower element of the existing building currently used for religious assembly. The crosses are 5'-2" tall and they are intended to cover three antennas. The antennas are part of a local personal communications system for Cingular Wireless. The project includes the addition of equipment cabinets to be located within the basement area of the building and exterior electrical and telephone service cabinets at the Prescott Avenue side of the building.

**ACTION: Approved Use Permit as submitted. 6-0-1 (Absent-Widmar).**

Staff Presentation/Commissioners Questions:

Rick Marvin presented the staff report and answered Commissioners' questions.

Applicant:

Leah Hernikl for Cingular Wireless said that staff covered the characteristics of the project. She said that this is an appropriate location for the antennas as it serves both commercial and residential areas above Lighthouse Avenue and it afforded height for the antennas as well as aesthetics. She said that health and safety expert Dr. Jerry Bushburg is available to speak to those issues. In answer to Commissioners' questions, she said that to her knowledge the only other Cingular Wireless cell site in the area might be near Monterey Peninsula College. She said that Cities generally require cooperation for co-locations; therefore, Cingular would not object for others to come in, but they would also need to go through the process and that they cannot share the same antennas. She said noise that may be heard is more of a fan that comes on and off, but that the mechanical equipment will be located in an interior space and she cannot imagine that any noise will be heard. She said that the electrical meter cannot go inside the building, but that it is designed to be screened and look attractive rather than have components exposed. She said if access is available they may be able to relocate the electrical meter to the other side of the building. She described the design of the outside cabinet. Mr. Marvin said that the Conditions of Approval by the Historic Preservation Commission request that the design blends in with the architecture of the building.

Public Comments:

Dan Linehan addressed the Commission and submitted his written testimony regarding his many concerns of this project.

Neil Hursch, a parent of a second grader at Bay View, said that he is concerned with the proximity of the cell towers to the school and the negative health risks of radio waves from towers. He said that until health risks are known, no cell towers should be located in residential areas.

Lorna Moffitt said that the whole planet is becoming wireless and there is too much radio waves. She requested that the Commission delay their vote because information by B. Blake Levens was submitted to Mr. Marvin regarding cell phones. She referenced various literatures on the study of cell towers and microwave sickness. She said that it is time for cities to take their first amendment rights back and not to let them get away with this.

Carolyn Mitchell said that she lives across the street from the proposed towers and she did not realize that the Planning Commission is not able to consider neighborhood health issues. She said the City does have a responsibility to look at competing interests and the neighborhood is full of people who have concerns.

Commissioner Comments:

Commissioner Ruhnke said that he tends to disagree with staff about the concept that the Planning Commission does not need to look at health issues because health, safety, and welfare show up in findings for projects. He said he is thoroughly confused as far as health issues related to cell phones and that he is indecisive on that issue. He said he has more of a concern about the concept of proliferation of cell sites in residential

neighborhoods and that they may best be located on residential zoned sites that could be somewhat removed from residences --for example, he said the water tower sites, although in residential zone, already had utilities in that area.

Commissioner Garden said that he recognizes that there are conflicting opinions but the testimony that microwaves are good or bad for you will rest in hands of the Federal Government. He said that the aesthetics of the crosses are appropriate because once the antennas are in the crosses, no one will know they are there. He said he is more concerned about how the electrical panels will be disguised. He said they seem big, but there will be design review by ARC. He said he has no problem approving this use in this location.

Commissioner McCrone said that the health issues raised are beyond the City, County, and State and it is unconstitutional to undertake it otherwise. He said that the Planning Commission's concern is aesthetic and he is satisfied with HPC looking at this as it is a potentially historic building. He moved to approve the Use Permit according to findings and conditions proposed.

Commissioner Garden seconded the motion.

Commissioner Stocker said that he agrees with Commissioner McCrone and the health safety issues are not in purview of the City. He said that he is actually more concerned about the aesthetics and that the three crosses hiding the antennas bother him because they are too fat, out of scale and they do not fit the location.. However, he said that HPC reviewed it and there is no more information to overturn their decision; therefore, he will follow staff's advice. He said, if there is a way to challenge this, the neighbors should follow that path and do so.

Commissioner Davis said that the scale is better than any other hidden cell tower they have seen because it is dimensionally a cross form versus a pole. He said he will support the motion.

Chair Bryant said she concurs, but she understands how serious this is to other people. She said if she had evidence to believe in and had funds to lobby the FCC, she would do so. However, she said there is no evidence before us that this is in fact causing harm to the neighbors, she will need to go with information given because the FCC regulates those matters and they have taken it out of the hands of City Legislature. She said if the crosses are blown off the roof, then there are safety issues. She said she has some concerns going with this use while it is red tagged, but she trusts staff will follow-up and the improvements corrected in a safe manner according to the State Building Code.

MOTION:

On a motion by Commissioner McCrone, seconded by Commissioner Garden, it was moved to approve the Use Permit as submitted. The motion passed by the following vote:

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

**5. 698 Alice Street; Variance 06-015; Applicant/Owner Vince DiMaggio; R-1-5 Zoning District; Exempt from CEQA Requirements.**

Variance request to maintain a 6-foot tall wall, which encroaches 4-feet 2-inches in the front yard setback. Walls and fences in the front yard setback are limited to a maximum height of 4 feet.

**ACTION: Approved Variance as submitted finding that the variance is de minimus and because of the physical location of the structure. 6-0-1 (Absent-Widmar).**

Staff Presentation/Commissioners Questions:

Rick Marvin presented the staff report and displayed five findings that would support approval. He answered Commissioners' questions.

Applicant:

Vince DiMaggio explained circumstances regarding his fence and said that he has run into a tremendous amount of roadblocks and has worked with staff to get the house built to code. Regarding a hardship, the Planning Division approved the setback until surveyors came out and found that the setback was 4'4" wrong. He said that he never intended to build it in the wrong place and he wanted to build according to City's rules and regulations. He said he has met with a traffic inspector recently and he asked if it affected anyone turning right, but she said it did not obstruct the view for turning.

Public Comments:

Robert Wemheuer, representing New Monterey Neighborhood Association, said that they normally object to variances, but for a four-foot piece of concrete two feet higher than it should be and with the mishaps that went into it, they cannot oppose what is presented.

Commissioner Comments:

Commissioner Stocker said that this variance is de minimus and moved for approval with findings and conditions as presented by staff.

Commissioner Ruhnke seconded the motion. He said he can make findings that Prescott is a busy street and the six-foot fence length of structure is not unreasonable and he gave the argument that the building wall facing the Alice Street frontage is askew and that this orientation results in a variation in setback and that the average setback exceeds standard.

Commissioner McCrone said that the it is de minimus and the hardship is that it is a corner lot and its relation to Prescott and Alice, which is the frontage, is bases to grant the variance in this case.

Commissioner Davis said that he agrees and due to the height and mass of the house it also helps with the design of the house.

Commissioner Garden said that he does not hear this as precedence for granting further variance.

Chair Bryant said they need the wall to keep children in the yard for safety reasons and after reading the letters and problems they have had, she said she is very much in favor of the variance.

MOTION:

On a motion by Commissioner Stocker, seconded by Commissioner Ruhnke, it was moved to approve the Variance as submitted finding that the variance is de minimus and because of the physical location of the structure. The motion passed by the following vote:

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

**6. PLANNING COMMISSION MEETING TELEVISION CABLECAST**

Recommendation to City Council. The Planning Commission will consider whether to air their meetings live on local cable Channel 25, as well as videotape them for later cablecast on Channel 25.

**ACTION: Recommendation to City Council for approval of Planning Commission meetings to be aired live and, because the meetings will be videotaped, that the Planning Commission minutes be reduced from narrative minutes to annotated agendas. 6-0-1 (Absent-Widmar).**

Staff Presentation/Commissioners Questions:

Rick Marvin presented the staff report. He said that the League of Women Voters are in support of this proposal. Mr. Marvin answered Commissioners' questions.

Public Comments:

None.

Commissioner Comments:

Commission members discussed that cablecast meetings provide a public service, provide a clearer picture of project exhibits and are a valuable tool for explaining the context of projects and decisions. Commissioners also indicated that videotape copies of meetings will also be easier to review than listening to the tape recordings. The Commission believes that live meetings and the availability of videotape meetings will eliminate the need to prepare detailed narrative minutes as a way to document the Commission's deliberations and decisions. The Commission believes that live and videotape meetings provide a much better method of documentation. They recommended that the annotated agendas concisely summarize and explain the Commission's decision.

Commissioner Stocker said that by airing the Planning Commission meetings, citizens have the ability to see the Commissioners faces, listen to the hearing and see what is being pointed out on the overhead projector. He said that the current tapings of the meetings are very hard to hear and understand. He said by airing the meetings, he does not think it will change the interaction among Commissioners. He moved to recommend airing the Planning Commission meetings and reducing the Planning Commission minutes from narrative to annotated agendas.

Commissioner McCrone seconded the motion.

Chair Bryant said that possibly the Council will watch on television to be more enlightened on major issues.

MOTION:

On a motion by Commissioner Stocker, seconded by Commissioner McCrone, it was moved to recommend to City Council approval of Planning Commission meetings to be aired live and, because the meetings will be videotaped, that the Planning Commission minutes be reduced from narrative minutes to annotated agendas. The motion passed by the following vote:

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

**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).

**7. Response to Commissioners' Comments at January 24, 2006 meeting.**

**ACTION: Report received.**

**New Comments:**

Minutes  
Planning Commission  
February 14, 2006  
Page 9 of 11

- Commissioner Stocker said that he would like to see the City adopt standard conditions to regulate construction activity during certain times of the day the same as surrounding jurisdictions. He said that under special circumstances and conditions, then the hours could be extended. He said that when the Galaxy Theater at Del Monte Center was being remodeled, construction occurred 24 hours a day and when the noise was reported to the Police, they said there was nothing they could do to stop it.
- Commissioner Davis asked what are the plans for the City owned parcel where the gas station is located across from the mattress outlet? He asked if there would be Request for Proposal (RFP) like that sent out on the Safeway site? He said this is an opportunity for the whole block to be improved. Commissioner McCrone added, especially since it backs up to the Stevenson House.
- Commissioner McCrone said that he has noticed at the Tarp's property that there is a painted truck parked on the corner. He asked if there is anything that the City can do about it since it is apparently a blatant attempt to have a commercial sign at that site. Mr. Marvin said that the property is not in the City of Monterey, but that even if it was in the City, it may qualify as a vehicle sign and not subject to regulations.

## **DIRECTOR'S REPORT**

The Community Development Director's report supplies information on activities or announcements. He may also ask for clarification or direction regarding scheduling of Commission meetings and study sessions.

### **8. Director's Report**

#### **ACTION: Report received.**

- Mr. Marvin reviewed the February 7 City Council items. The Commissioners asked what were the final approved fees.
- Mr. Marvin reviewed the February 28 Planning Commission Meeting and said that a field trip is scheduled to review the two appeals. He said that the afternoon public hearing will be scheduled from 4:00 p.m. to 6:00 p.m., then the meeting will be adjourned to the Conference Center for a dinner break, followed by the annual retreat beginning at 7:00 p.m.

He said that topics suggested by Commissioner Garden are the review of the Zoning Ordinance for compliance with the General Plan and review of the parking standards. Commissioner Stocker suggested the discussion of investigation into other water sources, which is a General Plan specific goal. Commissioner McCrone suggested open space zoning—current uses allowed versus what the Commission might think are good uses. Commissioner Davis suggested alternative types of dwelling units and other ways to develop residential sites in the City.

- Commissioner Garden said that the Housing Expo went well and he learned that the County is drafting ways and means for workforce housing and asked how can the City determine alternatives for workforce housing? Mr. Marvin said that the City has identified income levels for workforce housing and that it is a City Council priority to develop workforce housing. He said that the Ryan Ranch Park site is a feasible location, but there is a potential water issue. He said that staff will be meeting regularly to brainstorm potential ideas and would like to see a project proceed in a year or so. Commissioner Garden suggested that the aquarium has property and perhaps the City could buddy up with them. Chair Bryant suggested that the City look at old apartments to purchase for affordable housing opportunities. Commissioner Stocker said we need water before anything can be done.
- Chair Bryant attended the recent Mayor's Meeting and reported on the status of the Parking Adjustment Subcommittee and Mansionization Subcommittee. She said she learned of the TAMC half-cent proposal. She mentioned a few widening projects that were of interest to her and that there is mention that for every

dollar the City contributes, there will be matching funds provided.

- Mr. Marvin reminded the Commissioners to inform Terry if they wish to attend the March 22-24 Planners Institute. Commissioner Garden will be attending.
- The Planning Commission received a copy of a news release regarding the February 23 presentation on redesign of the Public Service Center--7:00 p.m. at the Council Chambers. Mr. Marvin said it is not a public hearing but rather an informational meeting and that a model of the Public Service Center and the surrounding Civic Center area will be displayed.

## ADJOURNMENT

**There being no further business, the meeting adjourned at 9:10 P.M.**

APPROVED:

ATTEST:

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Toynette Bryant, Chair

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Bill Wojtkowski, Secretary

Respectfully Submitted, Terry Lebda  
Recording Secretary  
Planning Commission