



Council Chamber
Few Memorial Hall of Records
Monterey, California

Minutes Planning Commission

Regular Meeting
April 11, 2006

Evening Session
7:00 p.m. – 11:00 p.m.

Planning Commission

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

CALL TO ORDER

Vice-Chair Garden called the meeting to order at 7:00 P.M. He noted that this is the first Planning Commission meeting televised live on cable, Channel 25.

ROLL CALL

Commissioners Present: Davis, Garden, McCrone, Stocker, Widmar

Commissioners Absent: Bryant, Ruhnke

Staff Present: Community Development Director Bill Wojtkowski, Assistant City Manager Fred Cohn, Public Facilities Director Carl Anderson, Senior Planner Kim Cole, Senior Planner Chip Rerig, City Attorney Deborah Mall, City Engineer Tom Reeves, Traffic Engineer Rich Deal, Parking Administrative Analyst Wayne Dalton, Recording Secretary Terry Lebda

APPROVAL OF MINUTES

March 28, 2006

ACTION: Approved as amended. 4– 0– 1 (Abstain-Widmar)- 2 (Absent-Bryant, Ruhnke).

MOTION:

On a motion by Commissioner Stocker, seconded by Commissioner McCrone, the minutes of March 28, 2006 were approved as amended. The motion passed by the following vote:

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

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CONSENT ITEMS are to review those items recommended for approval on consent, or recommended to be continued, tabled or withdrawn, etc.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

1. **450 Madison Street (Public Service Center); Use Permit, Rezone, Variance and General Plan Amendment 02-067; Applicant/Owner City of Monterey; R-3-6 Zoning District; Certify Final Environmental Impact Report.**

Recommendation to City Council. Public Hearing for the Planning Commission to review the design of the City of Monterey Public Service Center and consider the recommendations of the Historic Preservation Commission on the historic implications of the proposed building and the recommendations of the Architectural Review Committee on Concept Design. The overall application is to amend the City General Plan from Residential – Medium Density (8-30 dwelling units per acre) to Public/Semi-Public Use, Rezone from R-3-6 (Medium Density Multi-Family Residential) to C-O (Office and Professional) to allow government office use. The project requires approval of a Use Permit for the building size. The project requires approval of a Variance to allow the buildings to be located on the property line adjacent to Van Buren Street. The proposed building location allows 10 feet of landscape between the buildings and sidewalk.

The Public Service Center is 35,000 square feet in area and consists of two 2-story buildings that will be located at the corner of Madison and Van Buren Streets. The buildings are designed to appear as three individual buildings. Nine Thousand (9,000) square feet of the total building area is located below grade. The Architectural Review Committee and the Historic Preservation Commission have recommended approval of the project.

ACTION: Recommendation that the City Council certify the Environmental Impact Report incorporating staff recommendations as defined in the staff report along with three (3) additional changes as presented. 5-0-2 (Absent-Bryant, Ruhnke)

ACTION: Recommendation that the City Council approve the General Plan Amendment, the Rezone, the Use Permit that shall incorporate the four (4) recommendations from the ARC, the setback Variance with Findings for Decision, and Conditions of Approval as proposed by staff. 5-0-2 (Absent-Bryant, Ruhnke)

ACTION: Recommendation that the City Council add a Condition of Approval that the City, at a minimum, meet the standards for a Leadership in Energy and Environmental Design (LEED) Silver Certification as a 'Green Building' and that City staff further study increasing the amount of landscape and reducing the amount of parking and hardscape. 5-0-2 (Absent-Bryant, Ruhnke)

Staff Presentation/Commissioners Questions:

Kim Cole presented the staff report and addressed citizens' concerns.

Fred Cohn said that he is sitting in on the behalf of City Manager Fred Meurer since he is out of town. He said that through the years, the City Hall facilities have become both deteriorated and insufficient to meet the requirements of the employees, there is not enough meeting space, and there is a lack of support for modern technology. He expressed the disadvantages of the current location of staff and that it creates an unnecessary run around for customers. He said that the City can do a better job with different facilities that are better laid out

for a civic organization. He said that technology is a great source of support but that it should not replace the efficiencies of space. He said that the City has been working for several years on feasibility studies such as the Bianchini Report and El Cuartel Site Study that led to earlier versions of the project. He said that today's project is much better as a result of feedback from citizens. He said it is well conceived and is affordable. He added that the City couldn't afford not to do it for service expectations to the community.

Carl Anderson said that the largest benefactors of this project are the citizens of Monterey and that the changes to downsize the project came after citizen comments were received regarding the size of the project. He explained the relocation of offices and their new locations in the revised project. He said that the Green Building concept is active in the design program and they are looking at Leadership in Energy and Environmental Design (LEED) Silver Certification. Mr. Anderson then gave an overhead presentation of the project reductions with the assistance of Dave Rogers, a member of the architect design team.

Dan Fletcher of Fletcher & Hardoin Architects, with the assistance of Les Melburg of Nichols, Melburg & Rosetto, presented the history of the current project to its current development. He said there were loads of comments with competing interests and significant changes were made when they were asked to reduce the square footage. He said that comments from the National Trust for Historic Preservation and National Park Service provided additional help in the reduction of the complex. He said they were consistent with removing only one tree, which is the least healthy of all the cypress trees. He said it was hard to manage and listen to all the criticism, but it has been an effective process with the community and he has been delighted to be a part of the process in order to make it a better development for everyone.

Carl Anderson said that only one cypress tree must be removed and the oak trees will be relocated on site or somewhere in the Civic Center complex. He said that the change in design has allowed the City to create a newly landscaped plaza such as the existing garden near the Mayor's office and the City is trying to accomplish a campus feel with this design. Les Melburg added that this design enables neighbors to meander and travel through a beautiful complex.

Staff and the design team answered Commissioners' questions. Ms. Cole said that as a mitigation measure, a qualified arborist will monitor the health of the trees. She said that as part of the Environmental Impact Report, staff can annually monitor parking demands to know if the parking threshold has been met and if the City needs to find other means for employee parking. Mr. Anderson said that the majority of parking around the site is for the public all of the time and that the majority of staff will be parked across the street in the El Cuartel lot. Mr. Melburg the said that the buildings are compact. He said they have received excellent suggestions from the Architectural Review Committee. He pointed out the location of the elevator and said that it is just a tiny piece of the design and can be redesigned. Mr. Fletcher said that their top priority is where the finished floor sits in regards to the existing grades. Mr. Melburg added that the design maintains Dutra Street and the stone walls.

Regarding the affordability of the project once it goes to the City Council, Mr. Anderson said that if it is successful, the schedule is to break ground in one year and occupancy by the year 2008. He said that the City has set aside funds for the project. He said that costs have gone up and the budget has been adjusted, but figures, including fees from design to furnishings, come in well under the proposed cost of the project. He said that earlier on the City Council identified this as a priority project and the savings account has grown over the years. He said that there has been no contribution over the past few years. He said the City was able to encumber sufficient General Fund dollars. Mr. Anderson explained how the size of the complex originated and projections for the growth of City staff was determined to the year 2020 and beyond. Mr. Cohn said that there has been modest staff growth through the years and explained possible areas of growth in the workforce. He said staff growth is far more modest than earlier proposed and that the building will support the growth for many years.

Mr. Anderson said that the life span of the building is considered to be that like the Colton Hall. He said he has never seen any documentation for the life expectancies of government structures and that he does not think it exists, but that this development will meet a useful life. Ms. Cole said that the State Historic Preservation Office was unable to respond in writing due to lack of staff, but that they conveyed verbally that they are supportive of

the mass and scale of the building. She said that they suggested more architectural detail to give a shadowing affect on the building, and to add trellises along Madison Street. Mr. Anderson said that they would make a full basement if they could, but that due to budget, they reduced the basement storage space because storage can be placed elsewhere. He said that the levels of Green Buildings are Bronze, Silver and Gold and that the City can accomplish the Silver Certification, but that the Gold Certification costs are up to an additional \$25 per square feet. He said that there is not yet a mathematical equation on the return of savings when implementing Green standards, but that this study will go to a subcommittee with the help of the architect to indicate what can be accomplished. He said the goal is to have well documented cost estimates to present to the City Council so that there are no surprises. He said that this will be a well-defined project and will stay on budget. Mr. Melburg said that the elements of LEED design are not about saving energy, but are more for a healthy environment for people in the building. He said that some elements can be documented as good cost savings, some are common sense. Mr. Rerig noted that there is a new State law that prohibits the City from regulating solar panels on private projects although the City Council may provide direction on this proposal because it is a public project.

Public Comments:

Don Edgren said that he is for the project and hopes to see it completed in his lifetime. He said that this will be an improvement to the services for the citizens of Monterey, but will finally help the staff work in something better than substandard office space. He said there was need for more space in the 1980's, the current design has been improved, and it is compatible with the historic buildings. He said the project is beautiful, he is glad that they saved the trees, and that it will provide ample parking.

Barry Giles, Facility Manager at Moss Landing Marine Lab, said that he appreciates that this building will be designed as a Silver Building setting new building standards that will be an encouragement to others. He said that the US Green Council has guidelines and cost coverage on web. He said, on a personal note, he encourages the Planning Commission to make a Green Building mandatory and future buildings to be at least Silver Certified if not Gold Certified.

Glenn Johnson, Architectural Review Committee Chair, said that the committee asked him to emphasize that their design recommendations are important. He said that Ms. Cole pointed out that Building B is to be lowered, but corrected her saying that ARC recommended that Building C be lowered.

Judy Lehman said that she is speaking on her own behalf. She said that she is concerned about the rezoning and taking away the ability to have more residential and asked if it would be appropriate to look at the El Cuartel site? She said she is concerned about the elevation of the building and the tree root structure. She suggested that the first and second stories are moved back 10 feet to enable a tree line to soften the backside. She said there is still an opportunity to move the south building and put in a line of trees so that behind the Colton jail and Few Memorial Hall trees will be seen rather than more building, windows, and roofs.

Linda Agerbak said that she is moved by all the travails and efforts the workers have gone through to come up with this form of the Public Service Center and everyone deserves a hand of applause. She said that there is a ways to go and the budget discussion may be important. She said she hopes that the Silver standard will be met and that this building could be a real model for what can come to cities beyond Monterey.

Vincent Torrente said that this project is a great improvement to Monterey. He said his family has lived on Van Buren Street for a long time and he remembers playing in the area where the new buildings will be. He said his main concern is about parking because when the parking lot is full, the overflow parks in their residential area. He said that the City Council has been informed of this, but it keeps happening.

Sharon Dwight, resident of Monterey, said that this project has come a long way and that citizens will benefit by having City offices easily accessible. She said she is concerned about adequate parking and asked what is currently available compared to what will be available with the new development? She said that the threshold that triggers more parking needs to be understood before a use permit can be issued as would be required by

other applicants. She said she is also concerned about the massing of the building and that there is no mention that from Van Buren Street there will be a loss of view of Colton Hall. She agreed that Building C should be lowered. She said it would be wise to move the north building to the south side of Madison Avenue so that there is visual access to the Colton Hall and jail and so that there is parking where people want to park. She asked, where on the site are the trees to be moved? She said trees are important to the overall appearance of the area and that Green Buildings should be required.

Nancy Selfridge said that Monterey is blessed to be recognized by two distinctive historic preservation organizations. She said staff needs better working areas, but asked if there are other areas in downtown Monterey? She said the reduction of 15% square footage has been in the basement, but that in the next 100 years, the City will need more storage for artifacts. She said she went to Redding and found that the designers do outstanding work, but that they can also come up with an award winning design if other solutions are considered. She said if there is a need to build in this area, then the structure should look up to Colton Hall not down on it.

Robert Wemheuer, Vice President of the New Monterey Neighborhood Association, said that they too believe that there should be adequate space for City employees; however, they do have problems with the Civic Center project as currently designed. He said two areas of concern are the visible bulk and mass of the project and the lack of parking spaces, which may result in the loss of neighborhood parking spaces.

Commissioner Comments:

Carl Anderson answered the concerns as mentioned by the public. He said that there is no master plan for this project and that the feasibility study was done regarding long-term space needs for the Police and Fire Departments. He said that project was stopped because funds were not available, but the space is there to accommodate their long-term needs. He said from the beginning, the Cypress trees were to stay on site and to be guarded so that their health is not jeopardized. He said that the City's arborist studied the trees and their root structure and set parameters early on to stay back from any existing root structure; and, as a capable in house arborist, he says that the trees will be safe. He said that the native oak trees are to be relocated and that the precise re-planting location will come in the next phase. He said that parking has been looked at seriously via the EIR and that there will be more than efficient parking on site upon the conclusion of the development and that this was demonstrated when the parking lot was closed down for two ten-day periods. He said if City employees park on neighboring streets and they exceed parking limits, they will get a parking ticket, and to call him directly if there is a problem. He said that City vehicles will be parked in the East Downtown Garage; and when staff come to work, they will transition from their car to the City vehicle. He said that moving the building across the street is an option, but that does not meet the needs of a one-stop shop. He said that the property across the street is owned by housing funds and is to become a housing development in the future, and if the building is moved there, then there cannot be additional housing in this area. He said that there is visitor parking on this side of the street as well as parking accommodations across the street. Regarding the view of the buildings from Pacific Street, he said that during the staking process there were some concerns, but that concern is eliminated by moving the buildings back ten feet. He said that there is a view cone from Van Buren to the jail with some reduction from Van Buren to Few Memorial Hall. He said that the homes across the street will have a view of two attractive buildings instead of a parking lot.

Mr. Wojtkowski said that in the last 20 years there has been a plan to build housing across the street. He said this project has more restrictive parking standards and that the actual number of employees and employment growth is based on parking permits. Ms. Cole said that staff chose the employee counts instead of square footage calculations. Regarding shifting the building to the north side of Madison, Mr. Wojtkowski said that two historic agencies agree that this is an appropriate site, that the mass and scale is appropriate and to listen to your Boards and Commissions. He said that the Historic Preservation Commission voted unanimously for this project, the Architectural Review Committee voted 6-1 in favor of the project, and Planning staff is for the project. He said that all have looked at and agree that changes to the north building are compatible with the historic ambiance of the building.

The Planning Commission reviewed the actions to be taken and Ms. Cole said that they will include one modification to the findings as well as the Architectural Review Committee recommendations.

Commissioner Stocker said that the original buildings loomed over the historic area of the City Hall, but the current project is a dramatic improvement. He said that the architect and staff have done a good job to make it fit in the historic district. He said it is important how this center will function with two buildings on one site, it is in the correct location, and with the ARC recommendations, it will continue to move in the correct direction. He said that the City should lead with LEED Silver Certification at a minimum. He said that the City must be the leader as we detail the buildings and how they fit historically. He said that the Planning Commission has been working on parking and this is another area where the City can lead instead of follow. He said we should require as much car-pooling and offsite parking by City staff as much as possible, and City vehicles that do not need to be here should not be here. He said he does not want a parking lot in front of the building. He said the best part of the design is the walk through campus. He said that huge strides have been made and that staff has done the correct thing. He said that he will support the project, but will wait for others to comment.

Commissioner Widmar said that he agrees with Commissioner Stocker and that it is important to develop a model project for other cities to follow. He said the Green Building recommendation should be for a Silver Certification at a minimum. Regarding the concern for underground facilities and use of a basement for storage, he said it might be expensive to use a basement for that type of storage and storage can be off site. He said that as gas prices go up, parking is an important issue—we need to cut down on parking and Monterey is a great city for walking. He said that parking in the neighborhoods must be enforced. He said that this is the right size project and with guidance by ARC it will be something we will be proud of.

Commissioner McCrone said that all has been well said and that this is an enormously improved project over what was first seen. He said that he is struck by how many people think that the Few Memorial Hall was built the same time as Colton Hall. He said what if in the past the people did not build or make this the Civic Center of Monterey and they had moved City Hall elsewhere? What would have happened is that Colton Hall would have become something like the Stevenson House. He said it is imperative that we keep this site as the civic center and it will greatly enhance the Colton Hall Museum, reclaiming it from its current use as planning offices. As the architectural details evolve and are respecting of Colton Hall, in years to come, citizens will think the buildings were all built during the same time period.

Commissioner McCrone moved to recommend to City Council certification of the Environmental Impact Report with staff recommendations as defined in the staff report along with three additional changes as presented.

Commissioner Widmar seconded the motion.

MOTION:

On a motion by Commissioner McCrone, seconded by Commissioner Widmar, it was moved to recommend that the City Council certify the Environmental Impact Report incorporating staff recommendations as defined in the staff report along with three (3) additional changes as presented. The motion passed by the following vote:

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

Amendments to Motion #1:

M.M. 3.4-2a (Excerpt) The new buildings ***shall*** incorporate characteristics consistent with the Spanish Colonial architectural style of the District. These features ***shall*** include...

M.M. 3.6-4 ... **Additional parking could be realized through acquisition of additional areas, additional employee trip reduction strategies or onsite construction of additional facilities on City property.**

5. **Alternatives:** (Excerpt) The approved project is the result of an exhaustive discussion and evaluation of the project's impacts and consideration of the project alternatives. Changes were made to the design to reduce environmental impacts and to respond to public opinion regarding the project design (see Finding 3d). Some original project impacts, such as impacts to historic structures south of Madison, have been avoided altogether through project revisions. **Significant changes that have mitigated historic impacts include: embracing the campus setting (new courtyard next to Few Memorial Hall of Records); reducing building square footage by 15%; increasing building setbacks from Colton Hall; creating a large light-well on the southern building to break-up building mass; revising the Van Buren Street elevation design; and transferring building functions from the new building to outlying buildings.** The final project is essentially a response to the concerns raised during the public review process. All project impacts have been reduced to a less than significant level. **The end result is a project that is compatible with the features, size, scale, proportion, and massing of the National Historic Landmark District.**

The Environmental Impact Report identifies the environmentally superior alternatives as "No Project" and Alternative 5 (Alternate Site). However, these alternatives do not provide the optimal location for the public to interact with the government staff. The selected project co-locates all administrative functions on the northside of Madison and creates a one-stop permitting center. Alternative 5 would significantly reduce the City's ability to build a future police and fire expansion.

(End of Amendments to Motion #1.)

Commissioner McCrone moved to recommend to City Council approval of the General Plan Amendment, the Rezone, the Use Permit with an added condition that the City meet, at a minimum, the standards for Silver Certification as a Green Building, the setback Variance with Findings for Decision, and Conditions of Approval as proposed by staff.

Commissioner Stocker said that, rather than as an added condition to the Use Permit, he would prefer to see the Green Building certification as a separate recommendation to Council. And, he suggested that the Architectural Review Committee recommendations be incorporated into the Use Permit.

Commissioner McCrone agreed and withdrew from his motion the Green Building condition from the Use Permit and added the incorporation of the four recommendations from the ARC.

Commissioner Stocker seconded the motion.

MOTION:

On a motion by Commissioner McCrone, seconded by Commissioner Stocker, it was moved to recommend that the City Council approve the General Plan Amendment, the Rezone, the Use Permit that shall incorporate the four (4) recommendations from the ARC, the setback Variance with Findings for Decision, and Conditions of Approval as proposed by staff. 5-0-2 (Absent-Bryant, Ruhnke. The motion passed by the following vote:

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

Architectural Review Committee Recommendations:

1. That the applicant explore reducing the overall size of Building B to relieve the entry corner mass from

- Madison Street and to explore creating a pedestrian entry closer to the corner.
2. That the applicant explore reducing the mass of the elevator or relocate it inside the building.
 3. That the applicant explore lowering Building C so it more closely matches the height of Few Memorial Hall. The exploration should include obtaining a report from the City Forester or an arborist on any potential impacts to the Monterey Cypress trees
 4. That the City employ "green" building materials and methods of construction wherever feasible.

Commissioner Stocker moved to recommend to City Council that the City be the leader taking every effort to study, analyze and make this project a Green Building with Silver standards.

Commissioner Davis seconded the motion.

Commissioner McCrone agreed that the City should at least meet the Silver standards.

Commissioner Widmar said that the City should review the project and create more landscape and less parking or hardscape.

Commissioner Stocker concurred to incorporate as much green as much as possible with walking spaces.

MOTION:

On a motion by Commissioner Stocker, seconded by Commissioner Davis, it was moved to recommend that the City Council add a Condition of Approval that the City, at a minimum, meet the standards for a Leadership in Energy and Environmental Design (LEED) Silver Certification as a 'Green Building' and that City staff further study increasing the amount of landscape and reducing the amount of parking and hardscape. The motion passed by the following vote:

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

Mr. Wojtkowski said that this item may go to the City Council during their first meeting in June and that the City will notify all interested parties.

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).

2. Response to Commissioners' Comments at March 28, 2006 meeting.

ACTION: Report received.

New Comments:

- To follow up from a previous meeting, Commissioner Stocker asked, where in the process is the matter regarding adopting standard conditions to regulate construction activity during certain times of the day? Mr. Wojtkowski responded saying that he supports an Ordinance change and that staff will bring it up as a discussion item in May.
- Regarding parking at the Civic Center, Commissioner Davis commented that staff needs to make sure there are no parking impacts for the residents on Van Buren.

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.

3. Director's Report

ACTION: Report received.

- The Planning Commission appointed Commissioners Paul Davis and David Stocker to the newly formed subcommittee that will focus on water resources for Monterey. They suggested that Janna Aldrete, from Monterey Commercial Property Owners Association, also serve on this water subcommittee.
- Mr. Wojtkowski announced that on the evening of April 20, the City of Monterey is sponsoring the Museum of Art Third Thursday; and on that night, the Colton Hall Museum will also be open to celebrate the event.
- Mr. Wojtkowski reviewed the April 25 Planning Commission agenda. The Planning Commission concurred that there will be a field trip at 4:00 p.m. on April 24.
- Vice-Chair Garden requested a re-broadcasting schedule for tonight's AMP televised Planning Commission meeting.

ADJOURNMENT

There being no further business, the meeting adjourned at 9:45 P.M.

APPROVED:

ATTEST:

Toynette Bryant, Chair

Bill Wojtkowski, Secretary

Respectfully Submitted, Terry Lebda
Recording Secretary
Planning Commission