

**MINUTES**  
**JOINT STUDY SESSION MEETING**  
**OF THE CITY COUNCIL**  
**& PLANNING COMMISSION**  
**CITY OF MONTEREY**  
**TUESDAY, October 24, 2007**  
**4:00 – 7:00 P.M.**  
**COUNCIL CHAMBER, FEW MEMORIAL HALL**  
**MONTEREY, CALIFORNIA**

**CALL TO ORDER:**

Vice Mayor Haferman called the meeting to order at 4:00 p.m.

**Council Members**

**Present:** Councilmembers Downey, Haferman, Sollecito

**Absent:** Selfridge, Della Sala

**Planning Commission Members**

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

**Absent:** None

**City Staff:**

**Present:** City Manager, City Attorney, Assistant City Manager, Director of Plans, Engineering & Environmental Compliance, Public Facilities Director, Building Official, Senior Planners, Senior Assistant City Clerk

**PUBLIC COMMENTS**

Vice Mayor Haferman opened the floor for Public Comments on items not on the agenda and seeing no requests to speak closed Public Comments.

**STUDY SESSION**

1. Design Framework and Guidelines for Downtown and East Downtown Mixed Use Area – Draft #2 and Amendments to Zoning Code Section 28-29 (C-2 Zoning District) and Amendment to Resolution 96-194 (Negative Declaration Filed) (Community Development 201-13)

**Action: Report received; public comment taken**

Senior Planner Kimberly Cole stated the proposed guidelines are about the future, noting that the City's General Plan, as well as the Council's strategic value drivers and trends towards mixed-used development, lead to this analysis and resultant recommendations.

Senior Planner Cole introduced Consultant Noré Winter who presented the guideline recommendations, depicting the boundaries and character of the area. Mr. Winter illustrated how proposed guidelines direct project design to incorporate design elements that relate the project to its location in Downtown and East Downtown. Mr. Winter described how height variation, modulation, view corridors, masking, and pedestrian paseos could be incorporated into project design to accent and point residents and visitors to areas of the City. Mr. Winter stressed, therefore, that adjacent historic buildings would impact design and development possibilities at specific sites. Mr. Winter described other design elements that could be used to orient a new project to its location within the City while simultaneously respecting nearby historic landmarks. He included use of height variation along a street; modulation of the project height; set backs at the front or center of a site, consistent first floor height along a street; and other architectural elements that visually retain normal building size along a street as good design

examples. Mr. Winter stated that one condition of the proposed guidelines is that the Historic Preservation Commission would review new development adjacent to historic buildings.

Senior Planner Cole stated staff's recommendation is that the guidelines are complete, noting that the proposed guidelines would allow 3 and 4 story projects within this area with a maximum height of 55' with an approved use permit. She stated the Planning Commission recommends an expanded scope of work to determine if 5 or 6 stories are feasible for the core of Downtown, stressing that the Planning Commission concurs with the 4 story 55' maximum in the rest of Downtown and East Downtown. Mr. Winter depicted the area of Downtown that the Planning Commission recommends be analyzed. Mr. Winter clarified that the guidelines could be drafted either to geographically map where projects of this size could be developed or by adding criteria for this type of development into the guidelines, noting that this development would also require an approved use permit.

Vice Mayor Haferman opened public comment on this item. Mike Dawson stated that the Council should first assess its historic buildings, protect and buffer them from new development, and only then contemplate new development near these historic assets. Mr. Dawson cited, for example, Doc Rickett's Lab is dwarfed by the new hotel development. Bud Miller, a resident of Pearl Street, voiced concerns with any development along his street higher than 2 stories, stating such development would dwarf his 1-story home and other 1- and 2-story homes on Pearl Street. Eugene Lee, also from Pearl Street, agreed with Mr. Miller's concerns. Sharon Dwight spoke against increasing height standards in Downtown and East Downtown, stating that as a member of the General Plan Committee during the public hearing process she did not recall any residents asking for this change. Ms. Dwight stated she believed that the number of mixed-use units could be accommodated in this area without increasing height standards. Ms. Dwight stated she felt an EIR would be necessary to approve the proposed guidelines. Seeing no further requests to speak, Vice Mayor Haferman closed public comments.

Vice Mayor Haferman asked Senior Planner Cole to respond to or clarify points made under public comment. She stated that currently in this area 2-story development with a maximum height of 25' is allowable with 3 stories at 35' permitted with a use permit. In regards to the 456 units identified in the General Plan Senior Planner Cole stated those caps remain in place regardless of whether height changes to 4 stories or 5 or 6 stories. She stated Doc Rickett's Lab may now appear dwarfed, but the design of the new hotel takes its architectural reference from the multi-story cannery that was next to the lab; therefore the new design takes the lab back to its historic context. In regards to the Pearl Street corridor she stated the draft resolution includes language for the development of specific guidelines for this corridor that ensure it maintains its 2-story feel while allowing 3-story development further back in the block. In answer to City Manager Meurer Mr. Winter described project feasibility issues that could impact achievement of objectives in the General Plan, citing a variety of thresholds that may make development desirable to properties owners in this area and those that may make development less financially advantageous. He cited as an example 5 and 6-story development on a small parcel may be more cost effective and financially advantageous to a property owner where 3 or 4 story development may be financially prohibitive.

Councilmember Sollecito asked to hear from the Planning Commission. Planning Commission Chair McCrone stated the General Plan provides for change in this area and these guidelines implement the General Plan goals. He stated the Planning Commission recommends studying the possibility of 5 and 6-story development limited to the core of Downtown. Chair McCrone noted that he envisions a special overlay or special zoning designation used to identify where 5 and 6-story development would be possible if analysis indicates this is feasible.

In turn Commissioners Stocker, Davis, Osorio, Garden, Widmar and Bryant provided the Council with the rationale used to arrive at the Planning Commission's recommendations. They indicated that these guidelines could become the incentive stimulating economic growth and vitality that could gradually transform the area into a vibrant neighborhood for visitors and

residents. Several commissioners voiced concerns that parking and water are still issues that will impact project feasibility in the City and described other issues that could be analyzed if the Council recommends further study.

Councilmember Downey noted staff responded to Mr. Stamp's concerns and thanked Senior Planner Cole for making that format clear. Councilmember Downey requested staff use the same format to respond to Ms. Dwight's concerns in the next report prepared for Council. In answer to Vice Mayor Haferman City Manager Meurer stated there is no neighborhood association for this area, but recent interest means now is probably a good time to energize residents towards this process. Vice Mayor Haferman voiced concerns of whether a full EIR would be necessary. Senior Planner Cole clarified that the final recommendation would determine whether a negative declaration is sufficient or whether an EIR is necessary and that the Council makes that determination.

**ADJOURNMENT**

There being no further business to come before the City Council, Vice Mayor Haferman adjourned the meeting at 6:23 p.m.

Respectfully Submitted,

Approved,

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Catherine A. Raynor  
Senior Assistant City Clerk

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Jeff Haferman  
Vice Mayor