



Zoning Administrator ANNOTATED AGENDA

Zoning Administrator

Todd Bennett
Senior Associate Planner

City Council Chamber
Few Memorial Hall of Records
Pacific and Madison Streets
Monterey, California

Regular Meeting
July 23, 2009
4:00 PM

CALL TO ORDER

Senior Associate Planner Bennett called the meeting to order at 4:01 PM.

PUBLIC COMMENT

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 Zoning Administrator may do so by addressing the Administrator during Public Comments or by addressing a letter of explanation to: Planning, Engineering, and Environmental Compliance Division, City Hall, Monterey CA 93940. The appropriate staff person will contact the sender concerning the details.

No public comments were received.

PUBLIC HEARINGS

PUBLIC HEARINGS are held to receive public comment on certain items pending Zoning Administrator action. You are welcome to offer your comments after being recognized by the Administrator. The Administrator may limit the time allocated to each speaker. Project representative is required.

1. **2455 Henderson Way; Use Permit 09-025 to Reopen Major Use Permit 05-009; Applicant Mark Thieme; Owner Comcast of California II, LLC.; I-R-130 Zoning District; Exempt from CEQA Review.**

Reopen Use Permit 05-009 to allow for the installation of a 50 foot radio antenna tower. The antennas incorporated into the tower would be for the reception of TV signals only. The project has been reviewed and is supported by the Monterey Peninsula Airport Land Use Commission (ALUC).

Action: Approved application with the following Standard and Special Circumstance Findings: 1. That as conditioned, the proposed 50-foot radio antenna tower is in accord with the objectives of this ordinance and the purposes of the I-R zone. 2. That the proposed use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city. 3. That the proposed use will comply with any specific condition required for that use.

Standard and Special Conditions of Approval: 1. That the 50-foot radio antenna is approved as shown on the February 2, 2009 site plan and elevations. 2. That all development on the project property shall be constructed and thereafter maintained in accordance with the conditions of this permit. 3. That the project is subject to the relevant Conditions of Approval as required by the Monterey Airport Land Use Commission (ALUC), including the granting of an avigation easement to, and accepted by, the appropriate airport authority, submittal of an exterior lighting plan to be approved by the airport manager, and that appropriate obstruction marking and lighting, as defined by the Federal Aviation Administration Advisory Circular 70/7640-1K, be applied to the antenna tower. 4. The applicant shall comply with all the requirements of the Permit and Inspection Services Division. 5. This permit shall become null and void if not exercised or extended within twenty-four (24) months of the date of granting by the Zoning Administrator. It is the applicant's responsibility to track the 24-month expiration date. No renewal notice will be sent to the applicant.

2. **426 and 432 Alvarado Street; Permit Extension 09-130 for Lot Line Adjustment and Variance 07-165; Applicant Stephanie Chrietzberg for Monterey County Bank; C-2 Zoning District; Exempt from CEQA Requirements. (Continued to August 13, 2009).**

Request Extension for Permit 07-165 for a Lot Line Adjustment and Variance. The project will revise the boundary on the Calle Principal side of the properties located at 426 and 432 Alvarado Street. The intent is to replace an angled property line with a rectangular alignment. A Variance is required because the smaller parcel, which is substandard in area, will be reduced in area by 90 square feet.

ADJOURNMENT: The meeting was adjourned at 4:20 PM

ZONING ADMINISTRATOR: _____
Senior Associate Planner Todd Bennett