



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
August 27, 2009
4:00 PM

CALL TO ORDER

Senior Associate Planner Bennett called the meeting to order at 4:00 PM.

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 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. 426 and 432 Alvarado Street; Permit Extension 09-130 for Lot Line Adjustment and Variance 07-165; Applicant Stephanie Chrietberg for Monterey County Bank; C-2 Zoning District; Exempt from CEQA Requirements.**

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).

(This application requires signatures from both affected parties. The application submitted only included the one signature (Monterey County Bank). The other party, Mark Silacci, has submitted a letter stating that he does not intend to be included as an applicant. Monterey County Bank has been notified that the application is now considered null and void.)

- 2. 701 Hawthorne Street; Major Use Permit 09-008; Applicant/Owner John Enns; R-3-5 Zoning District; Exempt from CEQA Requirements.**

Request approval to operate a Cultural Institution (art gallery) within an existing building. Cultural Institutions require approval of a Use Permit when proposed in R-3 zones.

Action: Denied Major Use application with the following Findings: 1. That because one existing off-street parking space is proposed to serve both the proposed Cultural Institution and the existing single family dwelling, and that the immediately adjacent on-street parking restrictions (no parking on east side or Prescott Avenue from Hawthorne Street to Belden Street and one hour parking along inland side of Hawthorne Street), staff believes that the proposed use would create significant parking impacts and would be detrimental to properties in the vicinity. 2. That the proposed use would be detrimental to the public health, safety or welfare or persons residing or working in or adjacent to the neighborhood of such use due to parking impacts. 3. That the proposed off-street accessible parking space cannot meet the standards listed in Section 1127B and 1129B of the 2009 supplement to the 2007 California Building Code and that no "equivalent facilitation" has been proposed and therefore the Building Official would not issue the required building permits associated with the proposed use.

ADJOURNMENT: The meeting was adjourned at 5:10 PM

ZONING ADMINISTRATOR: _____

Senior Associate Planner Todd Bennett