



# Zoning Administrator ANNOTATED AGENDA Regular Meeting

Zoning Administrator

Todd Bennett  
Senior Associate Planner

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

May 26, 2005  
4:00 p.m.

## CALL TO ORDER:

Meeting called 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: Zoning Administrator, 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.

**1 702 Pine; Variance Permit 05-096; Applicant - Andrew Legg / Owner - Andrew and Roberta Legg; R-1-5 Zoning; Exempt from CEQA Requirements.**

Request approval of a side-yard setback variance (2'-8" proposed, 5' standard) to allow for a second-story addition.

**Action: Denied with Standard and Special Circumstance Findings: 1) That the site does not contain specific physical hardships that would support approval of a side yard variance. 2) That granting the Variance would constitute a grant of special privilege that would be inconsistent with the limitations the Municipal Code places on other property in the vicinity and within the same zoning district. 3) That the side yard setback encroachment could adversely impact the privacy of an adjacent property to the northwest of the subject site.**

**2 1230 Josselyn Canyon; Variance Permit 05-131; Applicant – Steve Avila / Owner – Steve and Ursula Avila; R-1-20 Zoning District, Exempt from CEQA Requirements.**

Request approval of side-yard setback variance (5' proposed, 10' standard) for new, 2-story single family dwelling.

**Action: Approved with Standard and Special Circumstance Findings: 1) That due to the location of surroundings (uphill neighbor's and side yard neighbor's residence locations) and the keystone configuration of the subject site, strict application of the requirements of this ordinance deprive such property of privileges enjoyed by other property in the vicinity and under an identical zoning classification. 2) That granting the application will not be detrimental or injurious to property or**

improvements in the vicinity of the development site, or to the public health, safety, or general welfare.  
3). That granting the application is consistent with the purposes of this ordinance and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district.

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- 3     **56 Via Descanso; Variance Permit 05-170; Applicant – T.R. Larson, AIA / Owner – Carlton Burwell; R-1-20 Zoning District; Exempt from CEQA Requirements.**

Request variances for front yard setback (19'-8" proposed, 20' standard) and side yard setback (5'-0" proposed, 6' standard) to allow for a two-story addition to an existing single family dwelling

**Action: This application was continued to provide the applicant with the opportunity to revise the project proposal to meet Single Family Design Guidelines.**

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- 4     **651 Filmore Street; Variance Permit 05-162; Applicant – Susan Bailey, Any Habitat / Owner – James Hudgeon; R-1-5 Zoning District; Exempt from CEQA Requirements.**

Request approval of variances for a side yard setback (4' – 6" proposed, 5' – 6" is standard) and a front yard setback (18' - 2" proposed, 20' standard) to allow for a two story addition, and a parking variance for a tandem parking style garage to replace an existing one-car carport.

**Action: Continued to 6/16/05 Zoning Administrator meeting. The purpose of the continuance was to allow a minimum 10 day period between the installation date for the story pole staking and flagging and the Zoning Administrator hearing.**

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- 5     **740 Dickman Avenue; Variance Permit 05-167; Applicant / Owner – Richard Dziedzic; R-3-5 Zoning District; Exempt from CEQA Requirements.**

Request variance for side yard setback (5'-7" proposed, 6' standard) to allow for a second story addition.

**Action: Continued to the 6/16/05 Zoning Administrator meeting. The purpose of the continuance is to allow the applicant an opportunity to story pole and flag the proposed 2<sup>nd</sup> story addition based upon comments from neighbors in opposition to the variance and the perceived view impacts.**

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**ADJOURNMENT: Meeting adjourned at 5:25 PM**

There will be a Special Zoning Administrator meeting to be held on June 3, 2005 for the proposed tenants of the Cypress Center.

The next regularly scheduled meeting will be held June 16, 2005.

**ZONING  
ADMINISTRATOR:** \_\_\_\_\_

**SENIOR ASSOCIATE PLANNER TODD BENNETT**



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