



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

June 16, 2005
4:00 p.m.

CALL TO ORDER

Meeting was 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.

There were no Public Comments.

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 **740 Dickman Avenue; Variance Permit 05-167; Applicant / Owner – Richard Dziedzic; R-3-5 Zoning District; Exempt from CEQA Requirements. (Continued from May 26, 2005.)**

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

Action: Approved with Standard and Special Circumstance Findings: 1) That, because of special circumstances or conditions applicable to the property located at 740 Dickman, specifically the location of the existing dwelling structure, 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 setback variance application will not be detrimental or injurious to property or improvements in the vicinity of the development site, specifically the property located at 700 Dickman Avenue, 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.

Conditions of Approval: 1): That the Setback Variance is approved as shown on the April 20, 2005 Site Survey, and the June 13, 2005 floor 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 prior to submittal of a building permit an application for Architectural Review Committee (ARC) review and approval shall be submitted and approved. 4) The applicant shall comply with all the requirements of the Building Division. 5) This project is subject to the categorical water allocation program approved by the City Council. The applicant will proceed at his own risk that water may not be available at the time he requests building permits. No building permits will be issued if water is not available to this project. 6) 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 **651 Filmore Street; Variance Permit 05-162; Applicant – Susan Bailey, Any Habitat / Owner – James Hudgeon; R-1-5 Zoning District; Exempt from CEQA Requirements. (Continued from May 26, 2005.)**

New, 2-story single family dwelling. Request approval of a parking variance for a tandem parking style garage to replace an existing one-car carport.

Action: Continued to allow the applicant and owner to consider design alternatives that would not require variance approval.

- 3 **509 Dela Vina Avenue; Variance Permit 04-542; Applicant - James Tullis, Tullis Design / Owner – Giuseppe Costa; R-3-15 Zoning District; Exempt from CEQA Requirements.**

Request for parking variance for two tandem, uncovered parking spaces.

Action: Denied. The proposed project (removal of existing garage and replacement with 2-car garage with second floor living space and new driveway with two tandem-style parking spaces) was denied. The applicant was informed that, based on current off-street parking requirements, the two tandem parking spaces were not required, and thus the proposed 2-car garage meets the parking standards. The project can go forward without the proposed tandem-style parking spaces.

- 4 **758 Lily Street; Variance Permit 05-168; Applicant – Emma Auriemma / Owner – Connie Wolzinger; R-1-5 Zoning District; Exempt from CEQA Requirements.**

Replacement of existing single family dwelling with new, 2-story single family dwelling. Existing, non-conforming garage to be retained. Garage requires approval of a side yard setback variance (1' - 3" existing, 5' standard), and parking variances for covered parking area (16' x 11' - 9" existing and proposed, 20' x 9' standard) and for second required parking space in a tandem format.

Action: Denied with Standard and Special Circumstance Findings: 1) That there are no special circumstances associated with the garage, including design, location on the site below the street, or functionality that warrant special consideration for its retention in association with the voluntary demolition and reconstruction of the primary structure on the site.

- 5 **417 Alvarado Street, Third Floor; Major Use Permit 05-196; Applicant – Heidi Quinn / Owner – Warren Dewey; C-2-H-1 Zoning District; Exempt from CEQA Requirements.**

Request approval for use permit to allow a personal improvement use (Yoga and meditation instruction).

Action: Approved with Standard and Special Circumstance Findings: 1) That the proposed use, myomplace yoga, to be located within the historically designated State Theater building, will be operated at days and times specifically selected to not conflict with other activities at this site. 2) That there exists adequate public parking facilities to accommodate the increased number of persons to this area of the City.

Conditions of Approval: 1) That Use Permit 05-196 is approved based upon the floor plans and the description of the business operations dated June 2, 2005. 2) That the approved Personal Improvement Use shall be operated and maintained in accordance with the conditions of this permit. 3) The applicant shall comply with all the requirements of the Building Division and the Fire Department, including but not limited to issues related to exiting. 4) This project is subject to the categorical water allocation program approved by the City Council. The applicant will proceed at his

own risk that water may not be available at the time he requests building permits. No building permits will be issued if water is not available to this project. 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.

- 6 4 Linda Vista Place; Variance Permit 05-213; Applicant – Charles G. Davis /Owner – Basseri-Davis; R-1-15 Zoning District; Exempt from CEQA Requirements.

Request approval for a variance for front yard setback for addition (new entry) to single family dwelling, 14' standard, 9' proposed.

Action: Approved with Standard and Special Circumstance Findings: 1) That due to the existing traffic conditions in the immediate area, specifically the location of the entry and mailbox in relation to the existing street, approval of the front yard setback variance is necessary to help alleviate safety impacts. 2) That granting the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties in the vicinity and in the same zoning district for the property located at 4 Linda Vista Place. 3) That granting the application for the front yard variance 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.

Conditions of Approval: 1) That Variance Permit 05-213 is approved based on the site plan, floor plans and elevations dated June 13, 2005. 2) That all development on the project property shall be constructed and thereafter maintained in accordance with the conditions of this permit. 3) That prior to submittal for a building permit an application for Architectural Review Committee (ARC) review and approval shall be submitted and approved. 4) The applicant shall comply with all the requirements of the Building Division. 5) This project is subject to the categorical water allocation program approved by the City Council. The applicant will proceed at his own risk that water may not be available at the time he requests building permits. No building permits will be issued if water is not available to this project. 6) 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.

ADJOURNMENT: 5:06 PM
The next meeting will be held June 30, 2005

ZONING ADMINISTRATOR: _____
SENIOR ASSOCIATE PLANNER TODD BENNETT