



# **Zoning Administrator ANNOTATED AGENDA Regular Meeting**

**Zoning Administrator**

Todd Bennett  
Senior Associate Planner

Monterey Library Solarium  
Conference Room  
625 Pacific Street  
Monterey, California

**July 14, 2005  
4:00 p.m.**

## **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: Zoning Administrator, City Hall, Monterey CA 93940. The appropriate staff person will contact the sender concerning the details.

## **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. 1189 Alta Mesa Road: Variance Permit 05-267; Applicant / Owner – Randy and Noel Randazzo; R-E-20-D-1 Zoning District; Exempt from CEQA Requirements.**

Request side yard setback variance (4'-0" requested, 8'-0" standard) for addition of master bedroom and bath to single family dwelling.

**Action: Approved with Standard and Special Circumstance Findings: 1) that the existence and location of mature trees and potentially historic gardens, and the location of the existing one-story dwelling on the site prevent the applicants from expanding the dwelling without removing one or more trees and sections of the potentially historic gardens; 2) that the owner of the dwelling located to the west of the subject site, and therefore the most potentially impacted party as a result of the proposed setback variance, submitted a letter in support of the proposed setback variance, and 3) that due to grade differences and the location of structures on the property to the west of the subject site, privacy impacts are not anticipated.**

**Standard and Special Conditions are imposed: 1) That all trees and mature landscaping located within the construction zone, including, but not limited to, the 12" maple tree located at the front the dwelling, shall be protected during the construction phase of the project, and the protection measures shall follow the Tree Protection Guidelines as adopted by the Architectural Review Committee (ARC). Planning staff shall inspect and approve the tree protection measures prior to the issuance of a building permit.**

- 2. 1244 Munras Avenue; Permit 05-250 to Re-Open Use Permit 03-487; Applicant – Massimo Sartorio / Owner – Palma Enterprises; C-2-SC Zoning District; Exempt from CEQA Requirements.**

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Re-Open Use Permit 03-487 to allow for Outdoor Activities (outdoor seating) for a full-service restaurant.

**Action: Approved with Standard Findings and Standard Conditions of Approval.**

3. **542 Archer Street: Use Permit 05-281; Applicant – Susan Britton, President –First Night / Owner – City of Monterey; O Zoning District; Exempt from CEQA Requirements.**

Re-use of existing building as administrative office, meeting rooms and classes for First Night Monterey.

**Action: Approved with Standard and Special Circumstance Findings: 1) That Cultural Institutions are permitted to locate in the “O” Zoning District with approval of a Use Permit. 2) That the proposed use of the site by First Night (Monterey) is classified as consistent with intent of the Cultural Institutions classification. 3) That the Zoning Administrator review of the requested Use Permit can be considered as consistent with Resolution No. 03-001, Policy 11.**

**Standard and Special Conditions of Approval: 1) That the Use Permit is approved for offices, meeting rooms and classes associated with the operations of First Night Monterey as described in the letter dated June 29, 2005. 2) That all parking associated with the proposed use shall use those spaces provided on the subject site and those on-street parking spaces immediately adjacent to the subject site, and shall not block or partially block private driveways in the vicinity. 3) The employees and staff of First Night Monterey shall inform those persons associated with the proposed use at the subject site to respect the residents of the neighborhood and refrain from any outdoor activities that would negatively impact the residents peaceful enjoyment of the properties surrounding the subject site. 4) The hours of operation shall follow the hours listed in the applicant’s letter dated June 29, 2005.**

**ADJOURNMENT:**

The next meeting will be held July 28, 2005

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

**SENIOR ASSOCIATE PLANNER TODD BENNETT**

