



Monterey Library
Solarium Conference Room
625 Pacific Street
Monterey, California

Zoning Administrator ANNOTATED AGENDA Regular Meeting

November 10, 2005
4:00 p.m.

Zoning Administrator

Todd Bennett
Senior Associate Planner

CALL TO ORDER:

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

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 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. **119 Montecito Avenue; Use Permit 05-352; Applicant/Owner AI and Bonnie Galt; R-3-10 Zoning District; Exempt from CEQA Requirements.**

Use Permit request to develop four (4) apartment units. The project includes converting an existing single family dwelling, and new construction.

Action: Approved with Standard Findings: 1) That the proposed use as a 4-unit, multi-family project, is in accord with the objectives of the Zoning Ordinance and the purposes of the R-3 zone; 2) That the proposed use as a 4-unit, multi-family project, and the 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; and 3) That the proposed use, a 4-unit multi-family project, will comply with any specific condition required for that use.

Standard and Special Conditions:

Public Works:

- 1) The proposed trash facilities, as they relate to location, number and type of containers, and possible enclosure standards, will be required to be reviewed and approved by the City of Monterey's Recycling Coordinator, prior to issuance of a building permit.

Architectural Review Committee (ARC):

- 2) The project requires review and approval by the Architectural Review Committee.
- 3) The plans submitted to the ARC shall identify which, if any, trees are to be proposed for removal. ARC adopted Tree Protection Standards are imposed and shall be followed during construction to protect the trees that will be preserved. No building permits will be issued until the tree protection measures have been installed and approved.

Building Division:

- 4) The applicant shall comply with all of the requirements of the Building Division.

Fire Department:

- 5) The applicant shall comply with all of the requirements of the Fire Department.

General Conditions:

- 6) 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.
- 7) 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. 399 Laine Street; Variance 05-389; Applicant-Mario Pennisi; Owner-Giuseppe and Elaine Pennisi; R-3-5 Zoning District; Exempt from CEQA Requirements. (Continued from October 13, 2005.)

Request Variance for combination fence and retaining wall height. The standard height is eight (8) feet for a combined retaining wall and fence. The application requests variance approval to allow a maximum retaining wall and fence height of 10'-10". The retaining wall/fence is existing.

Action: Approved with Standard and Special Circumstance Findings: 1) That the fence is setback approximately seven (7) feet from the edge of sidewalk, which reduces the visual impact of the fence height from the street and sidewalk; 2) That the level of the rear yard is lower than the level of the street by up to five (5) feet, thereby reducing privacy; and 3) That a Condition of Approval will be adopted requiring landscaping be included in the project to lessen the visual impact of the fence.

Standard and Special Conditions:

Planning Division:

- 1) That landscaping, the specific plan of which is to be reviewed and approved by staff prior to installation, be added in the area between the fence and the edge of sidewalk. This landscaping must be maintained, and cannot extend above the top of the existing fence.
- 2) That the fence can be extended towards Laine Street an additional eight (8) feet from the existing location, and that this section of fence cannot exceed eight (8) feet in height when

combined with the retaining wall, and cannot exceed six (6) feet in height when not combined with a retaining wall. At no point can the fence extension be closer than twenty (20) feet to the front property line (Laine Street frontage).

ADJOURNMENT: The meeting was adjourned at 4:24 P.M.

The next meeting will be held November 23, 2005

ZONING ADMINISTRATOR: _____
SENIOR ASSOCIATE PLANNER TODD BENNETT
