



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

**December 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. 441 Palo Verde Avenue; Variance 05-387; Applicant – Ramona Lowe; Owner – Joe Bennett; R-1-6 Zoning District; Exempt From CEQA Requirements.

Request Variance approval for front yard setback (13'-8" proposed, 20' standard), and side yard setback (3'-10" proposed, 4' standard) to allow for an addition to the existing duplex. The project includes a proposal to convert the existing duplex to a single-family dwelling.

ACTION: Approved with Standard and Special Circumstance Findings: 1) That the site is zoned R-1-6, and the proposed project will result in the existing, non-conforming duplex being converted to a single family dwelling which is a conforming use for the zoning district. 2) The current off-street parking consists of 2 covered parking spaces, which is legal, but non-conforming for the existing duplex. Conversion of the duplex to a single-family dwelling will eliminate the nonconformity in regards to off-street parking requirements. 3) No opposition to the project was communicated by neighboring residents or property owners.

Standard and Special Conditions: 1) That all existing, non-conforming accessory structures be removed from the site prior to the issuance of a final occupancy permit. 2) That the project requires application to, and approval from, the Architectural Review Committee.

2. 1401 Munras Avenue; Major Use 05-485; Applicant – Craig Pakish; Owner – Curt Lang; VAF Zoning District; Exempt From CEQA Requirements.

Request Use Permit for outdoor sales and use to add hot dog cart to exterior of existing convenience market.

ACTION: Approved with Standard and Special Circumstance Findings: 1) That the proposed hot dog cart is located on the exterior of the existing structure, will be placed in a location that will not impede pedestrian or vehicular traffic, and will not negatively impact access to and from an existing handicapped accessible parking space.

Standard and Special Conditions of Approval: 1) That the Use Permit is approved for a hot dog cart located as shown on the November 8, 2205 site plan and described in the applicant's November 8, 2005 letter. 2) The applicant shall comply with all of the requirements of the Monterey County Health Department. 3) All signs for the hot dog cart shall be on the cart only. There shall be no electric or neon signs allowed. 4) There shall be trash containers placed in close proximity to the cart. 5) If at any time the cart operation is found to be a nuisance to the surrounding area, the Use Permit shall be reopened for review, and possible revocation of the Use Permit.

3. 1000 Aguajito Road; Permit 05-447 to Re-Open Use 85-98; Applicant – Jim Flagg; Owner – Ocean Park Hotels-MNY, LLC; VAF Zoning District; Exempt From CEQA Requirements.

Request permit to re-open Use Permit 85-98 and approve interior remodel, including revisions to the lobby, lounge, meeting rooms and restaurant.

ACTION: Approved with Standard and Special Circumstance Findings: 1) That the proposed interior and exterior remodel, as shown and detailed on the October 10, 2005 site plans, floor plans and elevations, will result in an overall reduction in floor area, and will result in a smaller parking requirement than the existing uses.

Standard and Special Conditions: 1) The project requires an application to, and approval by, the Architectural Review Committee. 2) This project requires a water permit. If it is determined that the necessary on-site water credits are not existing, then the project will be required to be placed on the City's water waiting list for future allocation. No Building Permits will be issued until a Water Permit has been secured and submitted to the City of Monterey Building Division.

4. 425 Pacific Street / 426 Calle Principal; Permit 05-507 to Extend Parking Adjustment Permit 03-418; Applicant – Alem Dermicek; Owner – Fin, Cohen & House Partners; P-C Zoning District; Exempt From CEQA Requirements.

Request for a time extension for an approved Parking Adjustment of seven parking places to accommodate an expansion of 3,226 square feet. The project has not proceeded due to a lack of water and is on a water waiting list. The Parking Adjustment was approved on November 25, 2003.

ACTION: Approved with Standard and Special Circumstance Findings: 1) That the project has an approved and executed Master Use Permit and a Planned Unit Development Permit (04-527). A 7-space Parking Adjustment (03-418) was approved but is dependent on obtaining a water allocation. To date, no water has been available to allocate to the project.

Standard and Special Conditions of Approval: 1) That the Parking Adjustment to waive seven (7) parking spaces is extended to allow for a 3,226 square feet floor area expansion as shown on Site Plan and Floor Plans dated November 6, 2003. 2) That all improvements to accommodate this floor area expansion on the subject property shall be constructed and thereafter maintained in accordance with this permit. 3) That the extension for Parking Adjustment 03-418 will remain in effect as long as the project remains on a water waiting list. 4) After a Water Permit has been secured, and a Building Permit has been issued, the applicant will be required to meet all the requirements of the Parking Division, including the payment of parking related fees, prior to issuance of a final occupancy permit.

ADJOURNMENT: 4:37 P.M.

The next meeting will be held December 29, 2005

ZONING ADMINISTRATOR: _____

SENIOR ASSOCIATE PLANNER TODD BENNETT

