



Monterey Library
Community Room
625 Pacific Street
Monterey, California

Zoning Administrator ANNOTATED AGENDA Regular Meeting

**February 9, 2006
4:00 p.m.**

Zoning Administrator

Todd Bennett
Senior Associate Planner

CALL TO ORDER

Senior Associate Planner Bennett called the meeting to order at 4:02 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. 484 Lighthouse Avenue; Major Use 06-008; Applicant Sarah E. Yates; Owner Jose Rossi, Creative Property Management; C-2 Zoning District; Exempt from CEQA Requirements.**

Request approval of Use Permit to allow for Personal Improvement Services (Yoga and Cycle Studio).

Action: Approved with Standard and Special Circumstance Findings: 1) That the proposed use, a Personal Improvement Service that offers yoga and stationary bicycle (spin) classes, is in accord with the objectives of this ordinance and the purposes of the Community Commercial (C-2) zoning district. 2) That the site was developed as a combination retail and professional office use, and parking spaces were provided to meet standards. The proposed use, based upon instruction areas, has an equal parking requirement, as does retail sales, based on the total lease area. 3) That the proposed Personal Improvement Service use will comply with any specific condition required for the use.

Standard and Special Conditions of Approval: 1) That the applicants shall submit to the Architectural Review Committee (ARC) an application for signage associated with the use at this site within 14 days from the date of the hearing. Failure to meet this deadline will result in the matter being referred to the City Attorney's Office for follow-up and possible citation. 2) That the approval is based on the submitted site and floor plans dated January 9, 2006, and the business description dated February 10, 2006, including the maximum number of students, instructors and hours of operation. Material changes to any of these items will require a re-opening of the Use Permit for subsequent review.

- 2. 2240 North Fremont Street; Major Use 06-011; Applicant Leopoldo Moreno; Owner Mary Alice Freitas; C-2 Zoning District; Exempt from CEQA Requirements.**

Request Use permit approval to convert a full service restaurant to Fast Food use.

Action: Approved with Standard and Special Circumstance Findings: 1) That the proposed use, a Fast Food restaurant (taqueria), is in accord with the objectives of the Zoning Ordinance and the purposes of the C-2 zone. 2) That the proposed use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan and the North Fremont Street Area 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. 3) That the proposed fast food restaurant use will comply with any specific conditions required for that use.

Standard and Special Conditions of Approval: 1) The applicant shall be responsible for maintaining the site in a clean and attractive manner, including providing trash containers for customers, ensuring that refuse on the site is collected and disposed in a consistent and appropriate manner, and maintenance of existing landscaping. 2) That the business owner meets all requirements in regard to trash and trash facilities, as determined by the City of Monterey Recycling Coordinator, including, but not limited to, keeping the trash area clean, maintaining an adequate amount of service, and keeping the trash containers out of public view. The City reserves the right to require the installation of a trash enclosure which meets current standards if determined to be necessary by the Recycling Coordinator. 3) All exterior modifications to the building or site, including, but not limited to, new or replacement signage, requires review and approval by the Architectural Review Committee (ARC).

ADJOURNMENT: The meeting was adjourned at 4:34 P.M.

The meeting of February 23, 2006 has been cancelled. The next meeting will be held on March 9, 2006.

ZONING ADMINISTRATOR: _____

SENIOR ASSOCIATE PLANNER TODD BENNETT