



Monterey Library
Community Room
625 Pacific Street
Monterey, California

Zoning Administrator ANNOTATED AGENDA Regular Meeting

April 13, 2006
4:00 p.m.

Zoning Administrator

Chip Rerig
Senior Planner

CALL TO ORDER

Senior Planner Rerig called the meeting to order at precisely 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.

None.

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.

- 2 Upper Ragsdale Drive; Major Use 06-063; Applicant Jenny McAdams; Owner Community Hospital Properties; I-R-150-D2 Zoning District; Exempt from CEQA Requirements.**

Request Use permit to allow for outdoor food and beverage sales using a portable cart.

Action: Approved with Standard and Special Circumstance Findings: 1) That the proposed use, the outdoor sale of a limited line of food and beverages from a portable cart, is in accord with the objectives of the Zoning Ordinance and the purposes of the I-R 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 Ryan Ranch at Monterey 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 use will comply with any specific conditions required for that use.

Standard and Special Conditions of Approval: 1) That the use is approved exactly as shown on the February 27, 2006 site plan and floor plan and written business description letter and menu. As represented by the applicant, the use may be operated only from 7:30 am to 12:30 pm Monday through Friday. 2) That the use shall be constructed and thereafter maintained in accordance with the conditions of this permit, in the proposed location, on the proposed property without any on or off-site signage. 3) The applicant shall be responsible for maintaining the site in a clean and attractive manner, including providing waste and recycling containers for customers, ensuring that waste on the site is collected and disposed in a consistent and appropriate manner and maintenance of existing landscaping. 4) That the business owner shall meet all requirements regarding waste and waste facilities, as determined by the City of Monterey Solid Waste

Program Manager, including, but not limited to, keeping the area clean, maintaining an adequate amount of waste removal service, and keeping the waste and recycling containers enclosed or screened. The City reserves the right to require the installation of a waste enclosure which meets current standards if determined to be necessary by the Solid Waste Program Manager. 5) 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). 6) The applicant shall comply with all the requirements of the Building Division and Fire Department. 7) 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. 8) 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. 9) Any change of use requires amendment of this Use Permit through the public hearing process. Failure to adhere to the conditions contained in this permit represents a violation that may result in use permit revocation and/or additional enforcement action.

2. 471 Dry Creek Road; Variance 06-068; Applicant John Sather Erlandson; Owner Jean and Lisa de Marignac; R-1-8 Zoning District; Exempt from CEQA Requirements. (Continued from March 23, 2006.)

Request variance for setback reduction (5'-3" proposed, 10'-0" standard) to accommodate a 2-story addition.

Action: Approved with Standard and Special Circumstance Findings: 1) The proposed location for the addition is the only location reasonably available and all other potential locations also require setback variances and would have off-site impacts. 2) That due to the placement of the existing dwelling, the proposed location is the preferable option based on site development and dimensions of the proposed addition.

Standard Conditions of Approval: That the setback Variance is approved as shown on the February 28, 2006 site plan, 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) The applicant shall meet all requirements of the building and fire departments. 4) 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: 4:42 PM
The next meeting will be held April 27, 2006

ZONING ADMINISTRATOR: _____
CHIP RERIG, SENIOR PLANNER