Zoning Administrator
ANNOTATED AGENDA
Regular Meeting

May 11, 2006
4:00 p.m.

Monterey Library
Community Room
625 Pacific Street
Monterey, California

Zoning Administrator

Todd Bennett
Senior Associate Planner

CALL TO ORDER

Senior Associate Planner Todd 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 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. 830 Archer Street; Variance 06-069; Applicant / Owner Cosimo Randazzo; R-1-5 Zoning District; Exempt from CEQA Requirements.

Request approval of two setback projection variances to allow for the retention of a 1st and a 2nd floor deck. The requested setback for the 1st floor deck from the rear property line is 9'-5", where the standard is 14'. The requested setback for the 2nd floor deck from the rear property line is 9'-2", where the standard is 16'.

Action: Denied with Standard and Special Circumstance Findings: 1) That the rear yard setback projections for the first and second floor decks could adversely impact the privacy of the adjacent property located to the rear (northeast) of the subject site. 2) That the site does not contain specific physical characteristics that would support approval of a rear yard setback projection variance in that there are areas on the subject site that could accommodate leisure or recreational outdoor uses without the need for a variance. 3) That granting the variance would constitute a grant of special privilege that would be inconsistent with the limitations the Municipal Code places on other property in the vicinity and within the same zoning district.

2. 1900 Prescott Avenue; Variance 06-136; Applicant Dawn Kelso (Duke Kelso Construction); Owner Vivian L. Waters; R-1-5; Exempt from CEQA Requirements.

Request Variance approval to allow reconstruction and addition to a single-family home on a 2,500 square feet lot. In the course of constructing a Planning Commission and Architectural Review Committee approved second story addition, more than 50% of the walls were removed. The project is now classified as new construction. Variances are required for front yard setback (14'-6" proposed, 20' standard), corner side yard setback (4'-11' proposed, 10' standard), rear yard setback (18'-6" proposed, 20' standard) and Floor Area Ratio (36% requested, 35% standard). The Planning Commission had previously approved the Floor Area Ratio (FAR) variance.

Action: Upon request by the applicant, and agreed to by the New Monterey Neighborhood Association representative, that this variance application will be referred to the Planning Commission. This decision is based on the following considerations: 1) That the New Monterey Neighborhood Association has communicated their opposition to the proposed setback and Floor Area Ratio variances as proposed. 2) That staff could reasonably expect that any decision reached by the Zoning Administrator in regards to the requested variances would be subsequently appealed to the Planning Commission.

ADJOURNMENT: 5:19 PM
The next meeting will be held May 25, 2006

ZONING ADMINISTRATOR:_____
SENIOR ASSOCIATE PLANNER TODD BENNETT