



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

July 13, 2006
4:00 p.m.

CALL TO ORDER

Senior Associate Planner Bennett called the meeting to order at 4:02 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 were submitted.

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. **21 Via Cimarron; Minor Variance 06-218; Applicant Hal Leffel for Hal Leffel & Sons Construction, Inc., Owner William and Barbara Hyland; R-1-8 Zoning District; Exempt from CEQA Requirements.**

Request Variances for reconstruction of an existing garage. The existing garage is legal, nonconforming as to the rear yard setback (5' – 0" standard, 4' – 0" existing) and building separation (6' – 0" standard, 4' – 0" existing). The proposed replacement garage will be located in the rear corner of the site, adjacent to an existing guest house. Project requires an Accessory Structure Separation Variance (6' – 0" standard, 4' – 0" proposed), and a required rear yard Lot Coverage Variance (30% maximum coverage allowed, 58.4% proposed). The replacement garage as proposed will meet the rear yard setback standard.

Action: Approved with Standard and Special Circumstance Findings: 1) That the proposed location for the replacement garage will eliminate the rear yard setback nonconformity of the existing garage. 2) That the nonconforming accessory building separation will not be increased. 3) That the nonconforming required rear yard setback area coverage would be reduced. 4) That the application was duly noticed and the project did not generate any comments or opposition. 5) That the design of the replacement garage is compatible with the site and the existing structures.

Standard Conditions of Approval are applied.

2. **1251 Pacific Street; Variance 06-186; Applicant Bill Mefford; Owner Mr. & Mrs. Martin Wolnick; R-1-8 Zoning District; Exempt from CEQA Requirements.**

Request approval of a side yard setback variance (5' – 3.5" proposed, 6' – 5" standard) to accommodate a 165 square foot addition onto the existing single family dwelling. The proposed addition would provide a connection between the house and the guest house/garage.

Action: Approved with Standard and Special Circumstance Findings: 1) The encroachment of the existing dwelling within the side yard setback area is minimal and the proposed addition would create a nominal impact to the adjoining property. 2) The adjoining properties were duly noticed and no opposition to the variance was communicated to staff or at the meeting. 3) The proposed addition would maintain a 5' - 3.5" side yard setback, which exceeds the minimum setback standard associated with an R-1 zoned property. 4) Due to the existing floor plan layout, the unmodulated exterior appearance and the inability to see the addition from the street, approval of the setback variance, and construction of the addition will help maintain the exterior integrity of the dwelling and facilitate an appropriately dimensioned master bedroom addition.

Standard Conditions of Approval are applied.

3. **16 Cielo Vista Drive; Minor Variance 06-241 & Minor Use Permit 06-198; Applicants/Owners Edward and Leslie Stark: R-1-15 Zoning District; Exempt from CEQA Requirements.**

Request approval of a Minor Use Permit for the designation of existing floor area as a guest house, and Minor Variance for covered parking space (carport) to be located within the front yard setback (20' – 0" standard, 9' – 6" proposed). Parking Variance requested to allow an existing uncovered parking space to be located behind the proposed carport in a tandem format.

Action: Approved with Standard and Special Circumstance Findings: 1) That due to the physical characteristics of the site, including an a-typical pie shaped lot, extensive mature native plants and trees, and the moderately sloping site, placement of required off-street parking spaces other than on the existing driveway area would create negative impacts to the property. 2) That approval of the setback for the proposed carport will allow for the construction of the only covered parking space on the site. 3) That the driveway area is large enough to accommodate the required three (3) off-street parking spaces. 4) That the proposed Guest House will be conditioned and recorded to prevent it's future use as a separate dwelling unit.

Standard and Special Conditions of Approval: 1) That a no-rent deed restriction, the format and content of which requires approval from the City Attorney's Office, be recorded for the subject site at the County Recorder's Office within 90 days from the date of the Use Permit approval. 2) That the applicant apply for, and obtain, a Building Permit for the carport within 45 days from the date of approval (August 28, 2006), and have the carport permit finaled within six (6) months from the date of approval (January 14, 2007). Staff will have design review responsibility for the carport. An Architectural Review Committee (ARC) application is not required.

ADJOURNMENT: The meeting adjourned at 4:28 P.M.
The next meeting will be held July 27, 2006

ZONING ADMINISTRATOR: _____
SENIOR ASSOCIATE PLANNER TODD BENNETT