



Zoning Administrator ANNOTATED AGENDA Regular Meeting

Acting Zoning Administrator

Richard S. Marvin
Senior Planner

City Council Chambers
Few Memorial Hall of Records
Pacific and Madison Streets
Monterey, California

July 27, 2006
4:00 p.m.

CALL TO ORDER

Senior Planner Rick Marvin 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.

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.

1. **484 Wave Street; Use Permit 06-175; Applicant Umbra Design (Jalen Weir); Owner Cathy Scherzer; C-2 Zoning District; Exempt from CEQA Requirements.**

Conversion of duplex to Single Family Dwelling with addition.

Action: Use Permit approved with Standard Findings and Special Circumstance Finding: 1) That converting the existing two-unit use to a single family dwelling will not result in any impact on adjacent properties; and, 2) That maintenance of a residential use in this commercial location is consistent with the mixed-use character of the Cannery Row Conservation District, Wave Street and Cross Streets Character Area.

Standard Conditions and Special Conditions are imposed: 1) That the architectural design of the addition and remodel shall be submitted to the ARC for Preliminary Architectural Design approval; 2) That the Preliminary plans shall explore raising the foundation to reduce the driveway slope angle and improve access to the garage; and, 3) That the chimney design shall be modified to be more consistent with chimney styles in the area.

2. **12 White Tail Lane; Minor Variance 06-239; Applicant Susan Bailey; Owner Dan and Janice McFarlane; R-1-20-D-1 Zoning District; Exempt from CEQA Requirements.**

Request Variance for side yard setback of 5'-0" (9' – 6" standard) and rear setback from of 17' (20' – 0" standard) for a single story addition to the existing one-story, single family home.

Action: That the Variance is approved with Standard Findings and Special Circumstance Findings: 1) That the property is required to provide, at 9'-6", a substantially larger side yard setback requirement than adjacent lots because of the unique lot shape and this setback impacts the owner's ability to add

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a single story addition without violation of the side yard setback; 2) That a shift or redesign of the addition, to move the addition out of the rear yard, will result in an increase to the side yard setback Variance; and, 3) The rear yard setback is minimal and without any associated impacts.

Standard Conditions and Special Conditions are imposed: 1) That the addition shall match the existing building finishes and exterior materials; 2) Architectural Review Committee (ARC) review and approval is not required because the addition is one-story in height and designed to match the existing building in materials and finishes; and, 3) The addition shall require review and approval of a Building Permit.

ADJOURNMENT: 4:35 p.m.

Note: The August 10, 2006 Zoning Administrator meeting has been cancelled. The following regularly scheduled meeting will be held August 24, 2006.

ZONING ADMINISTRATOR: _____
SENIOR PLANNER RICK MARVIN
