



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

Zoning Administrator ANNOTATED AGENDA

Regular Meeting

October 26, 2006

4:00 p.m.

Zoning Administrator

Todd Bennett
Senior Associate Planner

CALL TO ORDER

The meeting was called 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 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. **602 Terry Street; Variance 06-355; Applicant/Owner Matthew Binder and Carla Rosal; R-1-5 Zoning District; Exempt from CEQA Requirements.**

Request approval to allow a deck to remain as proposed. A Variance is required because the deck is located in the rear yard setback and it is higher above the ground than the patio it was approved to replace. The deck is under construction and partly completed.

Action: Approved with Special Circumstances related to the location of the proposed deck in relation to the existing improvements on the site including the dwelling unit and the retaining walls that supported a patio and the applicant's description that the deck is to replace the previous patio.

Special Circumstance Findings that support approval: 1) That the deck will replace a nonconforming patio in the rear yard setback and will not extend beyond the footprint of the patio; 2) That the increased height of the deck in comparison to the height of the patio is minimal and can be mitigated by imposing landscaping conditions of approval, and; 3) That the increase in height is necessary to provide an adequate deck support system in conjunction with the use of the existing retaining walls.

Standard and Special Conditions of Approval are imposed. Special Conditions: 1) That the distance between the top of the existing retaining wall and the new decking surface shall not be more than 18 inches at any point, as shown on the elevation drawing dated October 9, 2006; 2) That planter boxes and potted plants shall be placed on the deck along the railing line as shown on the

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floor plan dated October 9, 2006, the size of the planters and the size and species of plants to be approved by staff prior to planting; 3) That a hedge or similar type of natural screening series of plants be planted along the northern corner of the property between the existing retaining wall and the perimeter fence to provide an adequate privacy buffer between the subject site and the two adjacent properties, the location, species and size of plants to be reviewed and approved by staff prior to planting, and; 4) That all plants be kept in good health, and any diseased or dead plants must be removed and replaced with staff approved plants, the species, size and location to be approved by staff prior to planting.

ADJOURNMENT: The meeting was adjourned at 4:50 PM

The next meeting will be held November 9, 2006.

ZONING ADMINISTRATOR: _____

SENIOR ASSOCIATE PLANNER TODD BENNETT
