



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

Zoning Administrator ANNOTATED AGENDA Regular Meeting

December 14, 2006
4:00 p.m.

Zoning Administrator

Todd Bennett
Senior Associate Planner

CALL TO ORDER

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.

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. **1110 Del Monte Avenue; Use Permit 06-254; Applicant David J. Elliott; Owner Linda Seeley; C-2 Zoning District; Exempt from CEQA Requirements.**

Re-open Use 02-217 to allow for an addition to the existing hotel. No net increase in number of rooms. Includes expansion of existing dining area and new trash enclosure. Project will not result in changes to lot area.

Action: Approved with Standard and Special Circumstance Findings: 1) There are special circumstances applicable to the property, such as the small 4,854 square foot lot size and the location of an existing open stair, that strict application of the requirements of this ordinance would deprive the property of privileges enjoyed by other properties in the vicinity or under the identical zoning classification. 2) Granting the application will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety or general welfare. 3) Granting the application is consistent with the purposes of the Zoning Ordinance and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity or in the VAF zoning district. 4) The site is adequate in size and shape to accommodate this addition to the existing and proposed use. 5) The site relates to Del Monte Avenue, which is properly designed to carry the type and quantity of traffic generated by this use. 6) The use will not cause significant adverse impacts on abutting property. 7) The proposed use is in accord with the objectives of the Zoning Ordinance and the purposes of the VAF zone. 8) The Zoning Administrator is requiring certain conditions of this use necessary to protect the public health, safety and general welfare.

Standard and Special Conditions of Approval: 1) The three-story addition and remodel of the Del Monte Beach Inn is approved to be located and developed substantially as shown on the October 18, 2006 site plan, floor plan, and elevations. 2) All development on the project property shall be constructed and thereafter maintained in accordance with the conditions of this permit. 3) Prior to applying for Building Permits, the applicant shall apply for and receive Architectural Review Committee (ARC) approval. The ARC shall pay particular attention to size and location of the roof deck, exterior materials and finishes, exterior colors and

Zoning Administrator
Annotated Agenda
December 14, 2006

lights, landscape improvements and signs. 4) Any change in the operation of the dining room and dining area that will allow use by the general public is not authorized in this permit and shall require re-opening of the Use Permit and consideration of a separate Parking Adjustment permit. 5) No additional guestrooms are proposed or approved with this permit. 6) The applicant shall comply with all the requirements of the Public Works Department including adequate facilities to handle trash and recyclables. 7) The applicant shall comply with all the requirements of the Fire and Building Departments. 8) The 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. 9) This permit has been extended and shall become null and void if not exercised or extended again 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 and request permit approval extensions prior to the permit expiration date. No renewal notice will be sent to the applicant.

ADJOURNMENT: The meeting was adjourned at 4:34 PM.

The next meeting will be held Wednesday, December 28, 2006.

ZONING ADMINISTRATOR: _____
SENIOR ASSOCIATE PLANNER TODD BENNETT
