



Monterey Library
Community Room
625 Pacific Street
Monterey, California

Zoning Administrator ANNOTATED AGENDA

Regular Meeting
February 8, 2007
4:00 p.m.

Zoning Administrator

Todd Bennett
Senior Associate Planner

CALL TO ORDER

The meeting was called to order at 4:01 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.

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. **302 Via Paraiso; Permit Extension 07-006 (Lot Line Adjustment, Variance and Use Permit 04-533); Applicant/Owner Sheila Kandlbinder; R-1-10 Zoning District; Exempt from CEQA Requirements.**

Request approval of a permit extension for Lot Line Adjustment, Variance and Use Permit 04-533 to allow for the division of a single parcel into two parcels, including common driveway. Existing garage to be removed and replaced with single-car carport.

Action: Approved with Standard and Special Findings for Decision: 1) That approval of the Lot Line Adjustment, Variance and Use Permit as proposed, will result in a 13,111 SF lot and a 10,548 SF lot and these lots exceed the minimum 10,000 SF lot size in the R-1-10 Zoning District. 2) That the proposed lots as shown, by retention of the existing home on Parcel 1 and the proposed home and garage location on Parcel 2, are adequate in size for development of two conforming single family homes. 3) That the Lot Line Adjustment, as proposed, will not cause significant adverse impacts on abutting property. 4) That the Zoning Administrator is able to require certain conditions of approval to protect neighborhood character, health, safety and general welfare. 5) That because there are special circumstances or conditions applicable to the subject property related to the number of mature oak trees, the location of the existing home and the 70-foot width of adjacent lots, strict application of the requirements of this ordinance deprive such property of privileges enjoyed by other property in the vicinity and under an identical zoning classification. 6) That granting the Variance to allow 70-foot lot width for Parcel 2 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, because the variance will permit a lot that will match the width of several adjacent lots. 7) That the proposed common driveway use and the proposed conditions under which it would be maintained will be consistent with the General Plan and will not be detrimental to the public health, safety, or welfare of persons residing in or adjacent to the neighborhood of such use; or will not be detrimental to properties or improvements in the vicinity. 8) That the

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proposed common driveway will comply with specific conditions required for the use. 9) That the common driveway, because of its location on the site, will permit development of these two lots with minimal need to remove trees and that protection of trees consistent with the proposed plan can be controlled by the implementation of the Conditions of Approval.

Standard and Special Conditions of Approval: 1) That the Lot Line Adjustment, Variance and Use Permit to establish two Parcels, Parcel 1 and Parcel 2 with common driveway as shown on the November 30, 2004 Proposed Lot Line Adjustment Map, is approved. 2) That the existing garage shall be removed and a new replacement garage or carport shall be designed, approved and constructed prior to recording deeds and a Certificate of Compliance. 3) That the new replacement garage or carport shall require review and approval of the Building Division. 4) That any new single family dwelling that is proposed for development on Parcel 2 shall require Architectural Review Committee (ARC) review and approval. The ARC shall carefully review the new home for compatibility with the neighborhood development pattern. 5) All new construction that is proposed for these parcels shall comply with the Tree Protection Standards adopted by the ARC. 6) Prior to recording a Certificate of Compliance for the lot line adjustment, the applicant will need to prepare and submit for review and approval by the City Attorney and the Public Works Department a document to provide for any easements necessary for shared access and utilities. The document will be recorded simultaneous with the deeds and Certificate of Compliance. 7) The permit is granted for a one-year period within which time deeds for the conveyance of each of the reconfigured parcels shall be prepared and submitted for review and approval by the City Engineer and a Certificate of Compliance shall be recorded. The Lot Line Adjustment approval shall be null and void if required recordation of deeds and Certificate of Compliance with the County Recorder is not completed within this one year period that starts on the date of approval by the Zoning Administrator.

ADJOURNMENT: The meeting adjourned at 4:12 PM

The February 22, 2007 Zoning Administrator Meeting has been cancelled.
The next regularly scheduled meeting is Thursday, March 8, 2007.

ZONING ADMINISTRATOR: _____
SENIOR ASSOCIATE PLANNER TODD BENNETT

