



Monterey Library
Community Room
625 Pacific Street
Monterey, California

Zoning Administrator ANNOTATED AGENDA

Regular Meeting
May 10, 2007
4:00 p.m.

Zoning Administrator

Todd Bennett
Senior Associate Planner

CALL TO ORDER

Senior Associate Planner Bennett called the meeting to order at 4:00 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 received.

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. **23845 Holman Highway; Major Use Permit 07-120; Applicant Scott Revard, Metro PCS; Owner Community Hospital of the Monterey Peninsula; C-O Zoning District; Exempt from CEQA Requirements.**

Request to install two (2) cellular antennas enclosed in a (new) stealth cupola on top of the Carmel Hill Professional Center building. Project includes associated equipment cabinet installed at-grade.

Action: Approved with Standard and Special Circumstance Findings: 1) That the antennas will be located within a stealth enclosure on top of an existing elevator penthouse which will minimize on- and off-site visibility and integrate with the existing building architecture. 2) That the associated ground-level equipment cabinet will also be integrated within the existing building architecture and will not be visible off-site. 3) That the location and design of the installation are consistent with the purpose of Section 38-108(A) of the antenna and microwave equipment section of the Zoning Code.

Standard and Special Conditions of Approval: 1) That the project will require Architectural Review Committee (ARC) review and approval for the stealth cupola and associated equipment cabinet. 2) That the project will be developed, maintained, and operated as described in the applicant's description and plans dated April 5, 2007. 3) That the permit shall become null and void if not exercised or extended 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. No renewal notice will be sent to the applicant.

2. **871 Jessie Street (Hilltop Park Center); Use Permit 07-125; Applicant Pacific Grove Unified School District (Robin Blakley); Owner City of Monterey; 'O' Zoning District; Exempt from CEQA Requirements.**

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Request to add one (1) UHF repeater antenna to existing VHF antenna mast located on the roof of Hilltop Park Center building.

Approved with Standard and Special Circumstance Findings: 1) That the one (1) VHF antenna will be retained and one (1) new UHF antenna of approximately the same dimensions of the existing single VHF antenna will be added to the existing antenna mast located on top of the same building and at the same approximate location and height as the existing antenna. 2) That the two (2) antennas have minimal off-site visibility. 3) That the location and design of the installation is consistent with the purpose of Section 38-108(A) of the antenna and microwave equipment section of the Zoning Code.

Standard and Special Conditions of Approval: 1) That the project will not require Architectural Review Committee (ARC) review and approval for the approved antennas. 2) That the project will require issuance of any and all relevant Building Permits for the installation of the antennas, the support system and any related equipment. 3) That the project will be developed, maintained and operated as described in the applicants Work Detail description, electrical line drawing, site plan and photo simulations dated April 9, 2007.

ADJOURNMENT: The next meeting will be held Thursday, May 24, 2007.

The meeting was adjourned at 4:26 P.M.

ZONING ADMINISTRATOR: _____
SENIOR ASSOCIATE PLANNER TODD BENNETT