



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

## Zoning Administrator ANNOTATED AGENDA

Regular Meeting  
May 24, 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 4:01 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.

Councilperson Nancy Selfridge and former Councilmember Clyde Roberson both requested that the record reflect that they believe that Senior Associate Planner Bennett does a great job as Zoning Administrator.

### 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. **205 Mar Vista Drive; Variance 07-084; Applicant/Owner Jeff Gorman and Kathleen Waligora; R-1-10 Zoning District; Exempt from CEQA Requirements.**

Remove single-car carport and replace with a two-car garage. Garage is proposed to be located within the corner, side yard setback area (20 feet standard, 3 feet proposed). Existing carport is legal, nonconforming as to setback (20 feet is standard, 13 feet existing).

**Action: Approved with Special Circumstance Findings:** 1) That due to the current width of the Linda Vista Drive right-of-way in relation to the paved portion of Linda Vista Drive, there exists a wide area between the edge of pavement and the beginning of the subject site side yard property line that includes numerous shrubs and trees that in turn provide a natural screening of the site from Linda Vista Drive. 2) That due to the topography of the subject site, which slopes away from Linda Vista Drive to the west, the natural terrain provides a visual buffer between Linda Vista Drive and the proposed location of the garage. 3) That due to the topography of the site, there are few, if any, alternative locations for a garage which would meet setback standards and be within a reasonable distance to the residence. 4) That the project does not propose to expand the existing driveway, currently located at the corner of Linda Vista Drive and Mar Vista Drive. 5) That at the intersection of Linda Vista and Mar Vista Drives is a 3-way stop, and that the continued use of this property corner for the driveway access is the safest option for the subject site and the neighborhood. 6) That the proposed location of the garage will not result in the removal of any trees or large shrubs. 7) That due to the design of the garage with a 3-in-12 pitched roof, the natural vegetation between the proposed garage location and Linda Vista Drive, and the slope differences, the proposed garage location is appropriate for the site. 8) That the approval will include Conditions of Approval, which will help ensure that the garage is designed and constructed in a manner that will be compatible with the existing dwelling and that will generate minimal off-site visual impacts.

Zoning Administrator  
Annotated Agenda  
May 24, 2007

**Standard and Special Conditions of Approval:** 1) That this project will require Architectural Review Committee (ARC) review and approval for the proposed garage. The ARC shall consider materials, exterior light fixtures, colors, roofing materials and additional landscaping between the garage and Linda Vista Drive in the project review. 2) That the project will be developed, maintained, and operated as described in the applicant's description and plans dated March 1, 2007. 3) No water fixture additions are approved with this application.

**ADJOURNMENT: The meeting was adjourned at 4:14 PM. The next meeting will be held Thursday, June 7, 2007.**

**ZONING ADMINISTRATOR:** \_\_\_\_\_  
**SENIOR ASSOCIATE PLANNER TODD BENNETT**

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