



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

## Zoning Administrator ANNOTATED AGENDA

Regular Meeting  
July 26, 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 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. **570 Archer Street; Permit Extension 07-205 of Use Permit and Variance 04-559; Applicant/Owner Joanna Greenshields; R-1-5-H-1 Zoning District; Negative Declaration previously filed.**

Owner requests extension of Use and Variance Permits to allow for completion of project. Extension requested for Use Permit (two dwelling units within an R-1 zoning district) and height Variance.

**Action: Approved Extension application with the following Standard and Special Circumstance**

**Findings:** 1) That because the structure is zoned H-2, and that the City Council had previously approved a Use Permit for two dwelling units within a R-1 Zone, and a height variance to exceed the Residential height standard of two stories, that approval of the Use Permit and Variance extensions will allow the owner to proceed with the various maintenance and improvements necessary to ensure that this historic structure remains as a viable residential use.

**Standard and Special Conditions of Approval:** 1) That Use Permit and Variance 04-559 is extended for a period of two years from the date of approval.

2. **629 Lily Street; Special Permit 07-252; Applicant/Owner Patricia L. Fauth; R-1-5 Zoning District; Exempt from CEQA Requirements.**

Special Pet Permit request to allow for the continued care and custody of 23 animals, including 20 birds.

**Action: Approved with Standard and Special Circumstance Findings:** 1) The operation and maintenance of the pets is consistent with the previous approval and presentation made to the Planning Commission and

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Council in 2003. Staff has not identified any significant concerns or problems that would justify revision or revocation of the permit. 2) That Special Pet Use Permit 05-144 was approved on May 19, 2005 to allow 27 pets at 629 Lily Street. The approval was granted administratively for a period of two years. No complaints were generated as a result of the approved use within the permit approval period. 3) Notice to neighbors was completed. Comments received have not indicated any significant problems.

**Standard and Special Conditions of Approval:** 1) The Special Pet Use Permit is approved for a period of two years. At the end of this period, the applicant will be required to submit a new Special Pet Use Permit application. The future Use Permit extension request can be reviewed administratively provided the permit extension is submitted prior to Special Pet Use Permit 07-252 expiration, and that no violations of the Conditions of Approval have been documented. 3) This permit is subject to reopening at any time to address any pet-related nuisance complaint.

**ADJOURNMENT:** The meeting was adjourned at 4:33 PM. The next meeting will be held Thursday, August 9, 2007.

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

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