



Monterey Library
Community Room
625 Pacific Street
Monterey, California

Zoning Administrator ANNOTATED AGENDA

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

Zoning Administrator

Todd Bennett
Senior Associate Planner

CALL TO ORDER

The meeting was called to order at 4:02 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 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. **805 Wave Street; Minor Use 07-338; Owner Eutiquio Chapa; Applicant Eddie Hurt; C-2 Zoning District; Exempt from CEQA Requirements.**

Request to expand an existing legal, nonconforming residential use on a Community Commercial (C-2) zoned property. The site is currently developed with a single-story, single family dwelling. The use (SFR) requires approval of a Use Permit when located within a C-2 zone. There is no Use Permit on file. The Zoning Code does not allow expansion of a legal, non-conforming residential use unless located within a residentially zoned district.

Action: Approved with Standard and Special Circumstances: 1) The project is consistent with the zoning standards contained in Municipal Code Section 38-29 (C-2 Community Commercial District), the Cannery Row Conservation District Design Program, and the overall character of the neighborhood. 2) This project was reviewed and approved by the Architectural Review Committee (ARC) with minor recommended Conditions of Approval.

Standard and Special Conditions of Approval: 1) This project shall be subject to the recommendations listed in the Preliminary Archaeological Reconnaissance for the site, prepared by Archaeological Consulting of Salinas (September 6, 2006), including, but not limited to, the presence of a qualified archaeologist on-site during construction activities that involve soil disturbance. 2) The project is subject to the recommendation of the ARC that the space beneath the first-floor deck shall be enclosed. 3) The project will require ARC Preliminary review.

2. 70 Via Ventura; Variance 07-169; Applicant Gretchen Flesher; Applicant Ron and Debbie Blue; R-1-8 Zoning District; Exempt from CEQA Requirements.

Request approval of a front yard setback variance (20' is standard, 13' 4" proposed) to allow for the construction of a 2-car attached garage.

The project proposal was previously tabled to allow the applicant an opportunity to consider design alternatives based on Zoning Administrator and neighbor comments.

Action: Approved with Standard and Special Circumstance Findings: 1) Due to the relative narrow width of Via Ventura, on-street parking is limited, and approval of the variance allows for the accommodation of 2 vehicles in a covered, concealed, off-street location. 2) The floor level of the garage has been lowered to minimize perceived height. 3) The face of the approved garage has the same or similar setback to the street as do the two properties located to the east of the subject site. 4) The proposed tree removals have been reviewed and authorized by the City Forester, with conditions of approval for replacement trees. 5) This project was duly noticed and posted. Staff received 2 letters of support, and 1 letter of opposition for the variance request.

Standard and Special Conditions of Approval: 5) Prior to issuance of a building permit, details on the proposed garage door and any exterior light fixtures for the garage shall be viewed and approved by staff. The review is intended to prevent installation of a garage door that is monolithic in appearance, and that the exterior lights are compatible with the appearance of the dwelling, and with the neighborhood.

ADJOURNMENT: The next meeting will be held Wednesday November 21, 2007

ZONING ADMINISTRATOR: _____
SENIOR ASSOCIATE PLANNER TODD BENNETT

Zoning Administrator decisions may be appealed to the Planning Commission within ten days from the date of the decision on forms available in the Planning Division during business hours. When the tenth day falls on a weekend or a holiday, the appeal deadline date is the next working day following the holiday or weekend. The Appeal filing fee is \$75.

