



Monterey Library
Community Room
625 Pacific Street
Monterey, California

Zoning Administrator ANNOTATED AGENDA

Regular Meeting
February 14, 2008
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.

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. **403 San Bernabe Drive; Minor Variance Permit 08-006; Applicant Dan Hogan; Owner Mr. and Mrs. John Olsen; R-1-15 Zoning District; Exempt from CEQA Requirements.**

Request approval of a front yard setback variance (20' – 0" standard, 3' – 10" proposed) to allow for construction of a two (2) car garage. The garage will replace an existing two (2) car carport.

Action: Approved application with the following Standard and Special Circumstance Findings: 1. That, because of special circumstances and conditions associated with the site including a no-build scenic easement, slopes over 25%, the location of existing development and mature, native trees, development opportunities are restricted, and that due to lot configuration and access, the site does not have a typical rear yard area that can support construction of an Accessory Structure without the need of a setback variance, strict application of the requirements of this ordinance deprive such property of privileges enjoyed by other properties in the vicinity and under an identical zoning classification. 2. That, due to lot configuration for the subject site and adjoining parcels, granting the setback variance will not be detrimental or injurious to properties or improvements in the vicinity of the development site, or to the public health, safety, or general welfare.

Standard and Special Conditions of Approval: 1. That, application 08-006 requesting approval of a front yard setback variance to allow for the development of a two (2) car garage, is approved for a 5' – 0" front yard setback variance as agreed to by the applicant, owners and interested parties in attendance at the meeting. A revised Site Plan and Floor Plan reflecting this modified setback shall be submitted and approved by the Zoning Administrator prior to submittal of plans requesting a building permit. The Elevation drawings dated January 9, 2008 are not impacted by the decision, and these drawings, in combination with the revised Site and Floor Plans, shall reflect the overall approved project. 2. An application for Architectural Review Committee (ARC) review of this project is not required.

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2. 1400 Del Monte Center (Lalla Grill); Major Use Permit 07-471; Applicant Stephen Lyon, DMC Construction / Owner DMCH, LCC; P-C Zoning District; Exempt from CEQA Requirements.

Request approval of a Use Permit to allow for hours of operation (6 AM to 10 PM allowed, 10 AM to 11 PM proposed) for a commercial business (restaurant) located adjacent to a residential zoned district. The use includes outdoor dining on patio area and with the same proposed hours of operation.

Action: This application was continued to the February 28, 2008 Zoning Administrator meeting due to the absence of representation for the application.

3. 275 Lighthouse Avenue; Use Permit 05-070; Applicant/Owner Chong Rae Pak and Eddie Hurt; C-2 Zoning District; Exempt from CEQA Requirements.

Request approval of a permit extension to allow for the development of a two (2) story mixed-use building. The project will consist of 1,280 square feet (SF) of commercial space on the ground floor, two apartments on the second floor and seven parking spaces. A 3,196 SF one (1) story building will be removed to accommodate the new proposal.

Action: Approved application with the following Standard and Special Circumstance Findings: 1. That the site is adequate in size and shape to accommodate this use. 2) The two (2) residential units, and the two (2) commercial buildings separated by a common driveway, meet parking standards and will not cause significant adverse impacts on abutting property. 3) The proposed mixed-use project and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety, or welfare of persons residing or working in or adjacent to the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity or to the general welfare of the city. 4) The proposed project is consistent with the Monterey General Plan that identifies the Cannery Row / Lighthouse Avenue area as a Mixed Use Village, and the Lighthouse Avenue Area Plan which requires new development to be concentrated at the street face.

Standard and Special Conditions of Approval: 1. That permit extension application 07-233 in association with previously approved Use Permit 05-070 for the mixed-use project consisting of two (2) residential units, one at 945 SF and the other at 672 SF, and two (2) commercial buildings with a total of 1,280 SF of floor area, and seven off-street parking spaces as shown on the May 25, 2005 site plan, floor plans and elevations, is approved for a period of 12 months from the date of this decision. 2. Prior to applying for Building Permits for the building, the applicant shall apply for and receive Architectural Review Committee (ARC) Concept Design approval. The ARC will specifically consider: requiring the use of cast concrete for certain building details such as the columns and cornice, requiring the use of true, cap and pan, clay barrel tiles rather than any type of s-tiles, the addition of planter boxes where appropriate and the relocation of the electrical box away from the street frontage (away from the front of the building). 3. The applicant shall comply with all the requirements of the Public Works Department including curbs, gutter, sidewalk and street tree improvements at the front of the property. 4. A trash enclosure shall be provided. The size and design, including roof cover, hose bib and sewer connection, and access to the trash area shall be subject to the review and approval of the Solid Waste Program Manager and the ARC. 5. The applicant shall comply with all the requirements of the Building Division including the requirement to secure a demolition permit for removal of the existing building.

4. 835 Jefferson Street; Minor Variance 08-012; Applicant Teri Takikawa, Takikawa Designs; Owner Danielle Creedon; R-1-6 Zoning District; Exempt from CEQA Requirements.

Request approval of a front yard setback variance (20' – 0" standard, 3' – 3" proposed) and a side yard setback variance (4' – 0" standard, 2' – 1" proposed) to allow for the development of a new, one (1) car attached garage to replace the existing, nonconforming one (1) car garage. Due to the site having two street frontages (Jefferson Street and Johnson Street), the site is classified as having two front yards, and no rear

yard.

Action: Approved application with the following Standard and Special Circumstance Findings: 1. That, because the subject site is substandard as to lot area (3,200 SF), has a double frontage and no typical rear yard area, and because the predominant development pattern along the blockface facing Johnson Street between Manzanita Avenue and Monroe Street includes accessory structures located within front yard setback areas, strict application of the requirements of this ordinance deprive such property of privileges enjoyed by other properties in the vicinity and under an identical zoning classification.

Standard and Special Conditions of Approval: 1. That Setback Variance application 08-012 proposing a 3' – 3" front yard setback and 2' – 1" side yard setback to allow for the development of a one (1) car garage with separate bathroom and hallway connection to the existing dwelling is approved as shown on the January 15, 2008 site plan, floor plan, and elevations. 2. This project will not require review by the ARC.

ADJOURNMENT: The meeting was adjourned at 4:50 PM. The next meeting will be held Thursday, February 28, 2008.

ZONING ADMINISTRATOR: _____
SENIOR ASSOCIATE PLANNER TODD BENNETT
