



Zoning Administrator ANNOTATED AGENDA

Zoning Administrator

Todd Bennett
Senior Associate Planner

Monterey Library
Solarium Conference Room
625 Pacific Street
Monterey, California

Regular Meeting
April 24, 2008
4:00 p.m.

CALL TO ORDER

Senior Associate Planner Bennett called the meeting 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. **46 El Caminito Del Norte; Minor Variance Permit 08-092; Applicant Susan Bailey; Owner Lotz Family Trust; R-1-20 Zoning District; Exempt from CEQA Requirements**

Request approval of a height variance (16' - 2" proposed, 12' - 0" standard) to allow for the development of a two-car garage with below floor storage and potting shed.

Action: Approved application with the following Standard and Special Circumstance Findings: 1. That, because of slope considerations, the Planning Commission approved driveway location, and the location of existing dwelling unit, placement options for the proposed two-car garage are limited, and that due to the proposed location and underlying slope, strict application of the height restrictions for accessory structures deprive such property of privileges enjoyed by other properties in the vicinity, and under an identical zoning classification. 2. That the proposed garage is well modulated, and is designed to be compatible with the existing dwelling unit located on the subject site. 3. That granting the accessory structure height variance will not result in privacy or view impacts, and therefore approval of the structure will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare. 3. That granting the application is consistent with the purposes of this ordinance and will not constitute a grant of special privilege, inconsistent with limitations on other properties in the vicinity and in the same zoning district, R-1-20.

Standard and Special Conditions of Approval: 1. That the garage accessory structure is approved as shown on the March 24, 2008 site plan, floor plan, and elevations. 2. That all development on the project property shall be constructed and thereafter maintained in accordance with the conditions of this permit. 3. The applicant shall comply with all the requirements of the Building Division. 4. This project is subject to the categorical water allocation program approved by the City Council. The applicant will proceed at his own risk

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that water may not be available at the time he requests building permits. No building permits will be issued if water is not available to this project. 5. This 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. 342 Kolb Avenue; Permit 08-074 to Re-Open Use Permit 05-523; Applicant Delmar Tompkins; Owner Pacific Gas and Electric; C-2 Zoning District; Exempt from CEQA Requirements

Request extension of Use Permit 05-523 to allow for the installation of a cellular antenna tower (faux pine tree) and associated equipment cabinets.

Action: Approved application with the following Standard and Special Circumstance Findings: 1. That, because this application requesting a Use Permit extension was originally approved by the Planning Commission on March 14, 2006, and that there have not been any changes to the site, the neighborhood, the City of Monterey or the Zoning Code that would impact the issues addressed by the Planning Commission, approval of a 12-month extension of the Use Permit will not be detrimental or injurious to property or improvements in the vicinity of the development site, or to the public health, safety, or general welfare. 2. That granting the Use Permit extension application is consistent with the purposes of this ordinance and will not constitute a grant of special privilege inconsistent with limitations on other properties in the vicinity and in the same zoning district.

Standard and Special Conditions of Approval: 1. That the permit extension application 08-074 for the installation of a 65' tall mono pole faux pine tree with 6 antennas and related equipment cabinets, is approved as shown on the January 16, 2006 site plan and elevations. 2. That all development on the project property shall be constructed and thereafter maintained in accordance with the conditions of this permit. 3. That prior to submittal of a building permit, an application for Architectural Review Committee (ARC) review and approval of the improvements shall be submitted and approved. The review shall pay particular attention to the required equipment screening wall/fence and associated landscaping, the overall appearance of the faux pine tree, including but not limited to colors, textures and finished appearance, and that the faux tree "branches" shall be installed at a minimum height of 12' feet above the ground. The applicant shall also be required to submit a landscape plan for the North Fremont Street and English Avenue frontages, with the plan proposing the installation of an appropriate number and size of native trees and shrubs necessary to soften the industrial appearance of the PG & E substation. Staff reserves the authority to review and approve, approve with conditions, or deny the proposed fence/wall and landscaping, the faux pine tree, and the North Fremont Street and English Avenue landscape plans administratively. 4. The applicant shall comply with all the requirements of the Building Division. 5. This project is subject to the categorical water allocation program approved by the City Council. The applicant will proceed at his own risk that water may not be available at the time he requests building permits. No building permits will be issued if water is not available to this project. 6. This 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.

ADJOURNMENT: The meeting was adjourned at 4:30 PM. The next meeting will be held Thursday, May 8, 2008.

ZONING ADMINISTRATOR: _____
SENIOR ASSOCIATE PLANNER TODD BENNETT