



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

Zoning Administrator ANNOTATED AGENDA

Regular Meeting
January 24, 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 4:00 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 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. **140 Tide Avenue; Minor Variance 07-473; Applicant Charles Williams; Owner Dale & Traci Hogan; R-1-6-D-1 Zoning District; Exempt from CEQA Requirements.**

Request approval of setback Variances to allow for the construction of a trellis structure located within rear setback (0' – 0" proposed, 5' – 0" standard) and both side yard setback (0' – 0" proposed, 5' – 0" standard) areas. Project also requires approval of a Variance to allow for (structural) coverage of the required rear yard area (45% coverage proposed, 30% is maximum allowed).

Prior to hearing this item, the Zoning Administrator revised the project description to reflect that the project as proposed does not require a rear yard setback variance. The side yard and required rear yard coverage variances were reviewed as reflected in the title.

Action: Approved application with the following Standard and Special Circumstance Findings: 1. That, due to the dimensions of the lot, the location of, and relative height of the existing dwellings to the south of the subject site and the corresponding privacy impacts, 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 granting the setback and rear yard lot coverage variances to allow for an open-design style trellis accessory structure to partially screen a portion of the rear yard area, 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. 4. That the project was duly noticed, and was supported by those in attendance; no opposition to the application was received.

Standard and Special Conditions of Approval: 1. That the side yard setback variances and the required rear yard coverage variances are approved as shown on the December 19, 2007 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 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. 132 Tide Avenue; Minor Variance 07-482; Applicant Charles Williams; Owners Steve & Mindy Tackabery; R-1-6-D-1 Zoning District; Exempt from CEQA Requirements.

Request approval of a Parking Variance to allow for a tandem parking format in conjunction with a new single family dwelling.

Action: Approved application with the following Standard and Special Circumstance Findings: 1. That, due to the dimensions of the lot, 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 granting the variance to allow for two covered, off-street parking spaces in a tandem format, 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, as evidenced by the number of nonconforming structures in the Del Monte Beach area pertaining to parking. 4. That a similar, tandem parking variance for a lot with the same dimensions as the subject site, and on the same street, was unanimously approved by the Planning Commission on July 25, 2006, and that the decision was not appealed.

Standard and Special Conditions of Approval: 1. That Minor Variance 07-482, allowing for the development of a two-story, single family dwelling, with a tandem style two-car garage, is approved as substantially shown on the December 28, 2007 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 new residential dwelling shall require review and approval by the Architectural Review Committee (ARC). Approval of the tandem parking variance establishes approval of the parking layout. The Minor Variance Permit approval does not approve the residential building design, exterior materials, site improvements and landscaping, colors. 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 5:05 PM. The next meeting will be held Thursday, February 12 2008.

ZONING ADMINISTRATOR: _____
SENIOR ASSOCIATE PLANNER TODD BENNETT

