

New eComment for Planning Commission Meeting

Stan Bradford submitted a new eComment.

Meeting: Planning Commission Meeting

Item: 10. REPORT 19-0390 Variance 19-1- A Variance from the Multiple Family Residential (R-3) open space zone provisions and parking standards to allow a new single-family residence to provide less than required open space, 230 square feet, rather than the required 300 square feet with a parking space located within the front 20 feet of the lot not leading to a garage at 1515 Monterey boulevard and determination that the project is categorically exempt from the California Environmental Quality Act.

eComment: Stan Bradford's concerns Statement of Planning Commission is highlighted in Yellow My response is highlighted in pink The first Variance is reducing the required on-site useable open space from 300 sq. ft. to 230 sq. ft. "The variance is necessary for the preservation of a substantial property right possessed by other properties in the vicinity of the subject property." Other properties are larger, why would you allow a variance to allow a smaller property to have an improvement only a larger property is entitled to? If you have a smaller piece of property you build a smaller home. This is not a "exceptional circumstance" as stated by Planning Commission. "The variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the property is located." I own the building next door and this variance will significantly affect my view and the amount of light entering my building. The second Variance is to allow an on-site parking space that does not lead to a garage. An "exceptional circumstance" has to be met for a variance to be granted. What is the exceptional circumstance? Other issues Where garages or parking stalls front on a public street; the minimum setback for the garage shall be 17 ft. from the back edge of the sidewalk provided rollup doors are installed; or a minimum of 20 feet where standard garage doors are installed. Is the structure allowed to encroach into the 17' setback? I see in the blueprints it encroaches 12" into the setback

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From: Stan Theman [<mailto:2001whitestroke@gmail.com>]

Sent: Monday, June 17, 2019 12:00 PM

To: Nicole Ellis

Subject: Planning Commission Meeting June 18, 2019; 1515 Monterey Variance

My concerns and objections to a Variance at 1515 Monterey Blvd. set for Planning Commission consideration on June 18, 2019

Stan Bradford

1521 Monterey Blvd.

Statement of Planning Department is in "quotation marks"

My response is in bold type

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The first Variance is reducing the required on-site useable open space from 300 sq. ft. to 230 sq. ft.

"The variance is necessary for the preservation of a substantial property right possessed by other properties in the vicinity of the subject property."

Other properties are larger, why would you allow a variance to allow a smaller property to have an improvement only a larger property is entitled to? If you have a smaller piece of property you build a smaller home.

This is not a "exceptional circumstance" as stated by Planning Department.

"The variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the vicinity and zone in which the property is located."

I own the building next door and this variance will affect my view and the amount of light entering my building by creating less open space.

The second Variance is to allow an on-site parking space that does not lead to a garage.

An "exceptional circumstance" has to be met for a variance to be granted.

What is the exceptional circumstance? Removing an on-street parking spot will be detrimental to the community.