

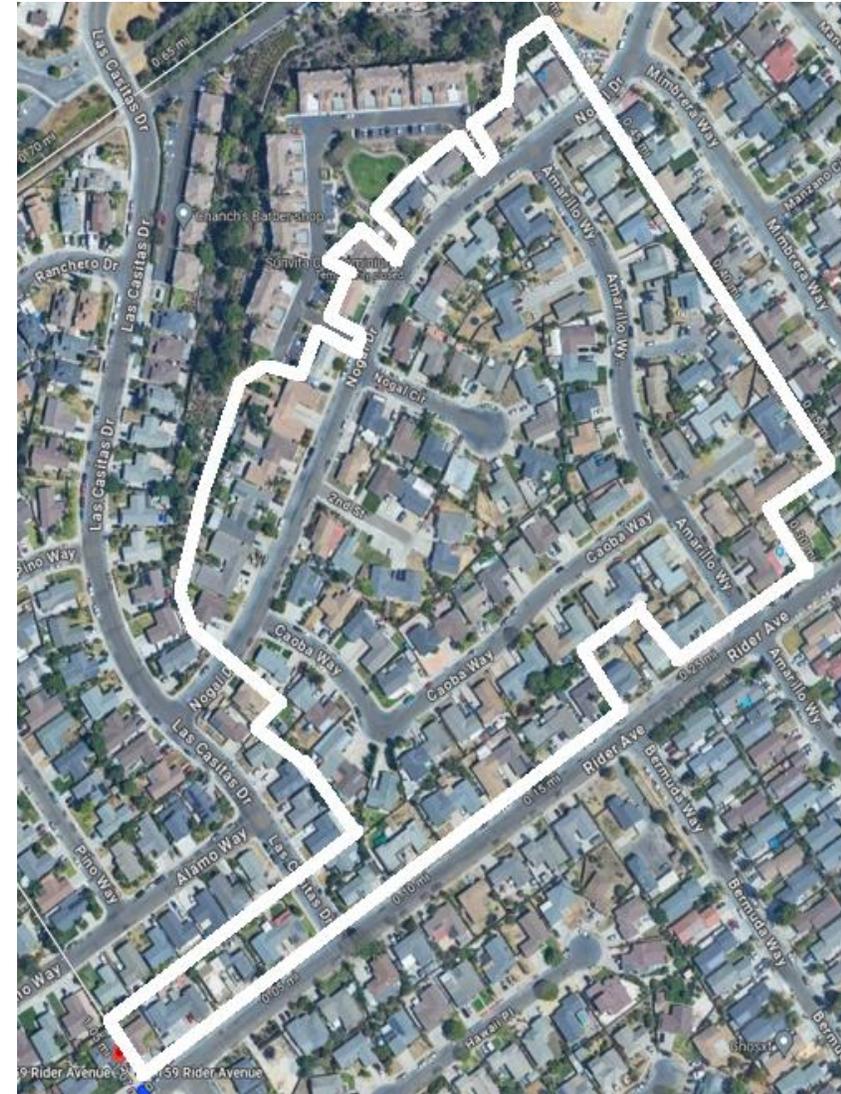
**SECOND AMENDMENT TO PLANNED UNIT
DEVELOPMENT PERMIT 1969-003 (PUD 2023-001) TO
ALLOW RESIDENTIAL ADDITIONS FOR 124 EXISTING
SINGLE FAMILY DETACHED DWELLING UNITS
LOCATED IN LAS CASITAS UNITS 1 AND 2 (TRACTS 607
AND 615) PURSUANT TO RESIDENTIAL LOW DENSITY
(R-L-5.5) ZONING DISTRICT DEVELOPMENT
STANDARDS**



Thomas Wiles, Senior Planner
Community Development Department
City Council Hearing March 5, 2024

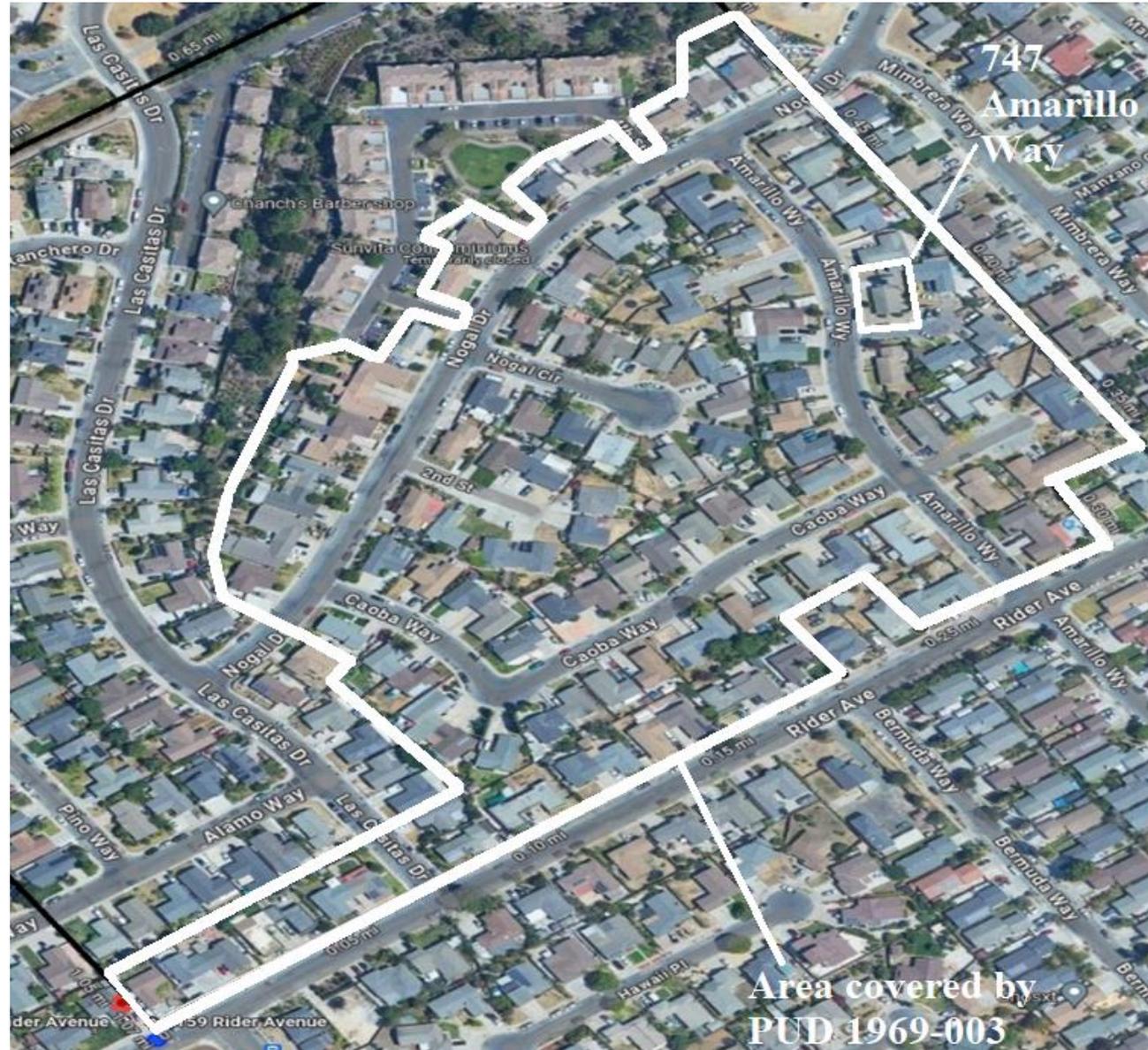
Background

- Hernan and Armida Perez, Applicant
- Martina Espino, Property Owner
 - 747 Amarillo Way
- Requested a residential addition
- PUD 1969-003 does not allow additions
- Second Amendment to PUD 1969-003
- Allow residential additions
 - 124 existing single family detached dwelling units
 - Zoned – R-L-5.5
- Las Casitas Units 1 and 2
 - Tracts 607 and 615
- Pursuant to R-L-5.5 standards
- 68 of 124 property owners signed application



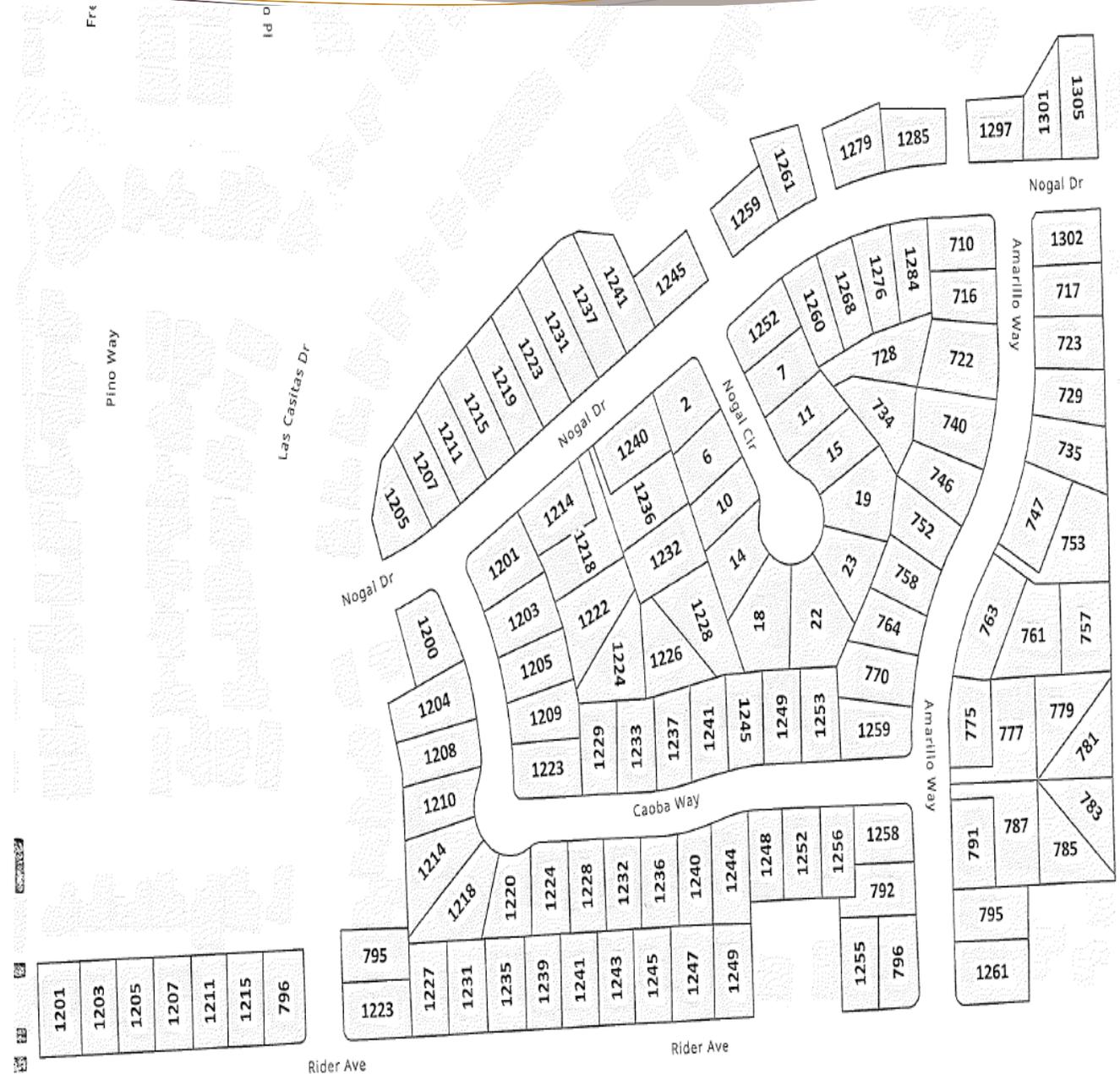
Background

- PUD 1969-003
 - Approved on October 6, 1969
 - 252-lot subdivision & compact homes
 - 42.25-acres
- PUD 1972-002
 - 58 compact homes
 - 9.804-acres
- PUD 1978-001
 - 65 single-family dwellings
 - 13.93-acres
- PUD 1984-013
 - 42 single-family homes & 45 condos
- Surrounding uses are residential



Analysis

- PUD 1969-003
 - No specific development standards
- R-L-5.5 Zoning District:
 - Lot Size - 5,500 sf.
 - Yards - minimum
 - Front yard 20 ft.
 - Interior side 5 ft.
 - Corner side 15 ft.
 - Rear (ft.)10 ft.
 - Distance between structures 6 ft.
- Legally created lots subject to R-L-5.5
 - No changes to number of lots
 - No changes in lot size
- Additions per R-L-5.5 regulations
 - Development Standards
 - Design Standards; and
 - Residential Design Review (RDR)



Recommendation



- February 7, 2024 - Planning Commission
 - Recommended City Council:
 - Exempt PUD 2023-001 from CEQA
 - Section 15305
 - Approve PUD 2023-001 with modifications:
 - Require RDR for 2nd-story additions
 - Consistent with:
 - General Plan; &
 - Zoning Code
- Public Notice:
 - Posted & Mailed 2/21/24; &
 - Published Monterey Herald 2/22/24