

New Monterey Neighborhood Association

Annual Meeting Agenda - Annotated

Hilltop Park Center

January 30, 2017

6:30 pm

I. CALL TO ORDER

Board members in attendance: Sharon Dwight, Bob Evans, Laurie Hambaro, Nancy Runyon

President Sharon Dwight called the meeting to order at 6:35 pm, reviewed the evening's agenda and introduced our guest speaker.

II. GUEST SPEAKER: Kimberly Cole, Monterey's Planning, Public Works & Environmental Compliance

Chief speaking about recently-adopted Accessory Dwelling Unit guidelines in Monterey

John Kuehl, Chief Building Official, was unable to attend due to illness.

Effective 1/1/17, California required that all cities allow Accessory Dwelling Units (ADUs). In January, Monterey revised its code to comply, effective mid-February 2017.

In R-1 (single family) zones,

- *Monterey permits them within existing structures. No additions will be permitted to create new ADUs.*
- *The structure must meet side and rear setbacks.*
- *There must be water credits enough on the property for creation of new bathroom and kitchen.*
- *A building permit is required and construction must meet state Fire code.*
- *The new unit must have independent access – a separate front door from the main residence.*
- *The City is not permitted to have architectural review of any changes to the exterior of the structure if windows or doors are added. Any new elements must be compatible with existing.*
- *The property owner must live in either the ADU or the main house.*
- *No additional parking is required.*
- *If existing parking is converted,*
 - *that parking must be replaced out of the front-yard setback.*
 - *the space must meet 'habitable' standards.*
- *Short-term rentals (shorter than 30 days) are prohibited.*

In R-3 (multiple family) zones,

- *ADU is a principally permitted use, requiring no public review.*
- *Minimum lot size is 5,000 sq ft, height 12', Floor Area Ratio 40%*
- *The ADU must not exceed 50% of the house size or 1200 sq ft.*
- *There must be 1 parking space per bedroom. Tandem parking is acceptable.*
- *If existing parking is converted, it must be replaced.*
- *Additions to existing structures are permitted. New structures can be built with an ADU.*
- *ARC review is prohibited. The City provides a checklist for design review and can require that it be made of similar materials to the main structure.*

Questions & Requests:

1. *Are fire sprinklers required?*
2. *Must the complete structure be brought up to code or only the portion converted?*
3. *Are fire walls required between ADU and main house?*
4. *Will the City have a list of permitted ADUs on their website that members of the public can check to see whether work being done has met the city's requirements? Or, could neighborhood associations be notified when an ADU is permitted for posting on NA website?*

III. ELECTION OF 2017 NMNA BOARD OF DIRECTORS

Elected to serve 1 year terms are: Nicole Capps, Patricia Domingo, Sharon Dwight, Bob Evans, Laurie Hambaro and Erika McGrath.

Election of board officers will take place at the February 13 meeting.

IV. NIP PRIORITIES

Submittal deadline for projects is February 17. Project ideas discussed were:

- *Belden/Drake Open Space II (additional money for purchase)*
- *Cypress 500 sidewalk and widening*
- *Devisadero 700 Drainage, E side only*
- *Hilltop Park Tennis Court Resurfacing (6K)*
- *Hilltop Park Tot Lot Fence Replacement (20K)*
- *New Monterey Street Name Signs III*
- *Pine 800 Crown Removal and Drainage Improvements*
- *Scholze Park Wall II (construction \$ for approved design)*
- *Taylor 600 walkway*

Treework on Irving will be referred to the City Forester – not an NIP project

There was strong support to correct drainage onto private property, complete projects partially funded: Belden/Drake open space, Scholze Park wall, Taylor St walkway, and provide sidewalk on Cypress. There also was support to provide a drainage swale on Devisadero. There was resistance to NIP taking on responsibility for maintenance: Hilltop Park Tennis Court and Fence replacement. People have appreciated the new street name signs so far.

V. COMMENTS

VI. ADJOURN *Meeting was adjourned at 8:35 pm.*

Next Monthly Meeting: Monday, Feb 13, 2016