

CITY OF PACIFIC GROVE  
PLANNING COMMISSION

SITE REVIEW MINUTES

June 6, 2006  
4:00 p.m.  
Community Development Department Conference Room

Commissioners Present: Bob Davis, Steven MacDonald, Dan Miller, Craig Riddell

Commissioners Absent: Linda Bailey, Eric Miller, Gary Sprader

Staff: Jon Biggs, Sally Rideout

Staff presented the following projects:

**1400 Pico Avenue**            APPLICANT: Eric Miller Architects; Ines Barcan, Project Principal  
PROJECT DESCRIPTION: Construction of a new single-family dwelling, including detached living space remote from the main residence, on a site that is located in an environmentally sensitive area of the coastal zone. The proposed project includes the removal of 9 dead or dying Monterey pine trees, 1 willow tree, and 4 Monterey cypress trees from the site. (Staff: Sally Rideout)

**208 Ridge Road**            APPLICANT: Michael Stilwell, property owner  
PROJECT DESCRIPTION: Construct a one-story addition to a one-story single-family dwelling while maintaining a nonconforming side yard setback. (Staff: Sally Rideout)

**1143 Presidio Blvd.**        APPLICANT: Samuel E. Buttrey, owner  
PROJECT DESCRIPTION: Proposed removal of two Monterey Pine trees.  
(Staff: Sally Rideout) [Continued from May 4, 2006]

The following sites were visited by the named Commissioners (staff in attendance are noted in parentheses).

**1400 Pico Avenue:**        Davis, MacDonald, Dan Miller, Riddell (Biggs, Rideout)

There being no further business, the Commissioners adjourned at 4:50 p.m. at the site visited.

Jon Biggs, Secretary

CITY OF PACIFIC GROVE  
PLANNING COMMISSION

MINUTES

June 8, 2006  
Tape 06-11  
6:00 p.m.  
Council Chambers, Pacific Grove City Hall

1. **ROLL CALL**

**Roll Call**

Present: Bob Davis, Steven MacDonald, Dan Miller,  
Craig Riddell (Chair),

Absent: Linda Bailey, Eric Miller (Vice Chair), Gary Sprader

Staff: Jon Biggs, Sally Rideout

2. **MINUTES**

On a motion by Bob Davis-Dan Miller, the Commission voted 4-0 to  
**approve the following minutes:**

**Minutes  
Approved**

- Minutes of the site review meeting of May 16, 2006;
- Minutes of the regular meeting of May 18, 2006.

3. **COMMENTS FROM THE PUBLIC**

None.

**Public  
Comment**

4. **REQUESTS FOR CONTINUANCE OR WITHDRAWAL**

On a motion by Dan Miller-Steven MacDonald, the Commission voted 4-0  
to continue item 5.A to the regular meeting of June 22, 2006 due to a lack  
of quorum.

**Consent  
Agenda**

- 5.A A public hearing to consider Use Permit Application No. 2919-06  
PROJECT ADDRESS: **208 Ridge Road**  
APPLICANT: Michael Stilwell, property owner  
PROJECT DESCRIPTION: Construct a one-story addition to a  
one-story single-family dwelling while maintaining a  
nonconforming side yard setback. (Staff: Sally Rideout)

**UP 2919-06  
Continued  
To 6/22/06**

5. **CONSENT AGENDA**

(See Requests for Continuance or Withdrawal, above.)

**Consent  
Agenda**

6. **REGULAR AGENDA**

- 6.A A continued public hearing to consider Tree Removal Permit Application No. CDD 58261 **Tree Removal Permit No. CDD 58261 approved**  
PROJECT ADDRESS: **1143 Presidio Boulevard**  
APPLICANT: Samuel E. Buttrey, owner  
PROJECT DESCRIPTION: Proposed removal of two Monterey Pine trees. (Staff: Sally Rideout) [Continued from May 4, 2006]

The Chairman re-opened the public hearing.

Correspondence Received Since 5/5/06 Hearing:

- Note (with attachments) and letter dated 6/1/06 from Dena Ibrahim concerning the proposed tree removal and reporting issues.
- Fax dated 6/10/06 from Sam Buttrey attaching copies of his correspondence to Dena Ibrahim.
- E-mail dated 6/1/06 from Steve Earley in support of the tree removal.

Speakers:

- Sam Buttrey, owner, answered the questions of the Planning Commission and added information.
- Dena Ibrahim stated that she did not believe she could obtain an independent arborist's report.
- Elinda Hardy, co-owner, provided additional information.
- Frank Ono, consulting arborist for the owners, spoke in support of the removal of the two pines and answered questions of the Planning Commission.

There being no further speakers, the Chairman closed the public hearing.

On a motion by Bob Davis-Steven MacDonald, the Commission voted 4-0 to **approve Tree Removal Permit No. CDD 58261** based on the finding contained in the staff report and evidence presented at public hearing, subject to the terms and conditions contained in the staff report prepared for the meeting of June 8, 2006, with the additional condition that 24 hours advance notice be given to neighbors prior to the commencement of work and that proper cleanup be conducted after removal of the trees.

- 6.B A public hearing to consider Proposed Mitigated Negative Declaration and Mitigation Monitoring Program, Use Permit Application No. 2830-04 and Tree Removal Permit Application No. CDD 5351 **Proposed Mitigated Neg. Dec. & Monitoring Program;**

PROJECT ADDRESS: **1400 Pico Avenue**

APPLICANT: Eric Miller Architects; Ines Barcan, Project Principal

PROJECT DESCRIPTION: Construction of a new single-family dwelling, including detached living space remote from the main residence, on a site that is located in an environmentally sensitive area of the coastal zone. The proposed project includes the removal of 9 dead or dying Monterey pine trees, 1 willow tree, and 4 Monterey cypress trees from the site. (Staff: Sally Rideout)

UP 2830-04;  
Tree Removal  
Permit  
CDD 5351  
*Continued  
To 7/6/06*

Associate Planner Rideout presented the staff report.

The Chairman opened the public hearing.

Correspondence Received:

- E-mail dated 6/7/06 from Valerie Loeb expressing concerns about the project's impacts on the view shed, scenic quality and native plants.
- E-mail dated 6/7/06 from Daniel Schickele expressing concerns with the project and public noticing, including staff's e-mailed response clarifying the scope of the city's environmental review inherent to projects in the Asilomar Dunes Area.

Speakers:

- Mark Ellis, on behalf of Eric Miller Architects, presented the project.
- MaryAnne Spradling expressed concerns with the project, specifically stating that the tree removal sets a poor precedent.
- Dan Schickele, who owns adjacent property, cited delay in receiving his public hearing notice and expressed his concerns with the project.

There being no further speakers, the Chairman closed the public hearing.

On a motion by Dan Miller-Bob Davis, the Commission voted 4-0 to **continue deliberation to the regular meeting of July 6, 2006** in order to allow applicant an opportunity to come back with information from the biologist regarding the relocation of Cypress trees proposed for removal, and further study by the architect on proposed fill that establishes the building pad.

**7. CITY COUNCIL ACTIONS**

- Director Biggs reported .

City  
Council

**8. ARCHITECTURAL REVIEW BOARD ACTIONS**

- Received the Minutes of the May 23, 2006 site review meeting of the Architectural Review Board. **ARB**
- Received the Minutes of the May 23, 2006 regular meeting of the Architectural Review Board.

**9. HISTORIC RESOURCES COMMITTEE ACTIONS**

- Received the Minutes of the May 10, 2006 site review meeting of the Historic Resources Committee. **HRC**
- Received the Minutes of the May 10, 2006 regular meeting of the Historic Resources Committee.

**10. CORRESPONDENCE**

None.

**Corres-  
pondence**

**11. COMMITTEE REPORTS**

Subcommittee members gave a brief update on the status of their committee work.

**Committee  
Reports**

**12. REPORTS OF COMMISSIONERS**

Commissioners reported.

**Commissioner  
Reports**

**13. REPORT OF COMMUNITY DEVELOPMENT DIRECTOR**

Director Biggs reported.

**Director's  
Report**

**14. ADJOURNMENT:**

There being no further business, the Chair adjourned the meeting at 8:10 p.m.

Jon M. Biggs, Secretary

**JUDICIAL TIME LIMITS:** This serves as written notice that Pacific Grove Municipal Code Section 1.20.010 incorporates Section 1094.6 of the Code of Civil Procedure of the State of California and provides a **ninety-day limitation for judicial review** of any final administrative decision by the council, or any board, commissioner, or officer of the city.