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CITY OF PACIFIC GROVE COMMUNITY DEVELOPMENT DEPARTMENT

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CITY OF PACIFIC GROVE PLANNING COMMISSION

Distribution-Planning Commission Packet/Agenda:

- CDD Director re PC meeting of 1/4/07
 PC Members Planners
 Library CDD Public Info Binder
 Owner Applicant Appellant

Name: _____

AGENDA

January 4, 2007
6:00 p.m.
Council Chambers, Pacific Grove City Hall
300 Forest Avenue, Pacific Grove, California

NOTE: The Planning Commission will also meet in a plan and site review session on Tuesday, January 2, 2007 at 4:00 p.m. in the Community Development Department Conference Room, 300 Forest Avenue, Pacific Grove, California. The limited purposes of this session are (1) to visit the site of project(s) listed on this agenda and (2) to allow staff to respond to Commissioner inquiries regarding factual aspects of the applications. **THE PLAN AND SITE REVIEW IS AN OPEN MEETING. MEMBERS OF THE PUBLIC MAY ATTEND.** Transportation for members of the public will not be provided to the location(s) of the site visit(s).

Copies of the Planning Commission Agenda Packet are available for review at the Pacific Grove Public Library and the Community Development Department.

Planning Commission Members: Linda Smith Bailey, Bob Davis, Steven MacDonald, Dan Miller, Eric Miller (Vice Chair), Craig Riddell (Chair), Gary Sprader

1. **ROLL CALL**
2. **MINUTES**
 - Minutes of the site review meeting of December 19, 2006;
 - Minutes of the regular meeting of December 21, 2006.
3. **COMMENTS FROM THE PUBLIC**

(Comments from the audience will not receive Commission action. Comments may concern matters either on or not on the agenda, but must deal with matters subject to the jurisdiction of the Planning Commission. Comments will be limited to three minutes. Comments concerning

matters set for public hearing on this evening's agenda will not be heard until the public hearing is called.)

4. ITEMS TO BE CONTINUED OR WITHDRAWN

5. CONSENT AGENDA

6. REGULAR AGENDA

- 6.A** A public hearing to consider Architectural Approval Application No. 3592-06
PROJECT ADDRESS: **227 Willow Street**
APPLICANT: David Prew
PROJECT DESCRIPTION: The Planning Commission has called up the Architectural Review Board's final approval of proposed first and second-story additions to a one-story single-family dwelling that is included on the City's Historic Resources Inventory. (Staff: Sheree Garcia)
- 6.B** A public hearing to consider Use Permit Application No. 2921-06
PROJECT ADDRESS: **233 Crocker Avenue**
APPLICANT: Glenn E. Warner, Architect
PROJECT DESCRIPTION: Convert a workshop and storage room in a detached accessory building to a Second Unit. The project does not provide the off-street parking space required for the proposed Second Unit and does not comply with the minimum required rear yard setback. (Staff: Barbara Nelson)
- 6.C** A public hearing to consider Variance Application No. 06-1701 and Tree Permit Application No. CDD 58615
PROJECT ADDRESS: **373 Junipero Avenue**
APPLICANT: James D. McCord, Architect
PROJECT DESCRIPTION: Demolish an existing one-story single-family residence and construct a new two story single-family residence and a detached garage. The proposed residence exceeds that maximum permitted building height. The maximum permitted building height is 25'. The proposed building height is 43'5" at the highest point. The project includes removal of two oak trees. (Staff: Barbara Nelson)
- 6.D** A public hearing to consider Use Permit Application No. 2910-06
PROJECT ADDRESS: **1219 Forest Avenue**
APPLICANT: Verizon Wireless
PROJECT DESCRIPTION: A request to install telecommunications equipment atop an existing commercial building; a total of eight antennas and related equipment are proposed. (Staff: Barbara Nelson)
- 6.E** A public hearing to consider (1) Proposed Mitigated Negative Declaration and Mitigation Monitoring Program; (2) General Plan Amendment Application No. 06-01
PROJECT ADDRESS: **1021 David Avenue**
APPLICANTS: Aengus L. Jeffers and Pamela Silkwood, attorneys with the law firm of Horan, Lloyd, Karachale, Dyer, Schwarts, Law and Cook, representing Property Owners Dean and Barbara Griggs

PROJECT DESCRIPTION: A proposed amendment to Chapter 2, Land Use, of the Pacific Grove General Plan which changes the land use designation of the site from Neighborhood Commercial (NC) to Medium Density Residential (MDR) and amends the Pacific Grove Land Use Map to reflect the change in the land use designation. The proposed change to the land use designation will permit the consideration of single-family residential development; however, the development of single-family dwellings will be subject to compliance with the land use regulations of the City of Pacific Grove and subject to review and approval by the Pacific Grove Architectural Review Board. (Staff: Jon Biggs)

6.F PRESENTATION AND DISCUSSION OF SITE COVERAGE REGULATIONS BY THE PLANNING COMMISSION SUBCOMMITTEE (Subcommittee: Dan Miller, Gary Sprader)

7. CITY COUNCIL ACTIONS

8. ARCHITECTURAL REVIEW BOARD ACTIONS

9. HISTORIC RESOURCES COMMITTEE ACTIONS

- Receive the Minutes of the December 13, 2006 site review meeting of the Historic Resources Committee.
- Receive the Minutes of the December 13, 2006 regular meeting of the Historic Resources Committee.

10. CORRESPONDENCE

11. COMMITTEE REPORTS

12. REPORTS OF COMMISSIONERS

Commissioners may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, the Commission may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning a City matter or direct staff to place a request to agendize a matter of business on a future agenda (G.C. 54954.2).

13. REPORTS OF COMMUNITY DEVELOPMENT DIRECTOR

14. ADJOURNMENT

NOTE: PLEASE NOTE THAT SECTION 65009(B)(2) OF THE CALIFORNIA GOVERNMENT CODE PROVIDES THAT LEGAL CHALLENGES TO THE CITY'S ACTION ON A PROJECT MAY BE LIMITED TO ONLY THOSE ISSUES RAISED IN TESTIMONY DURING THE PUBLIC HEARING PROCESS.

THE PLANNING COMMISSION WILL NOT CONSIDER ANY NEW ITEMS AFTER 9:00 P.M. ANY ITEMS REMAINING ON THE AGENDA WILL BE CONTINUED EITHER TO THE NEXT REGULAR MEETING OR A SPECIAL MEETING AT THE DISCRETION OF THE PLANNING COMMISSION.

THE CITY OF PACIFIC GROVE DOES NOT DISCRIMINATE AGAINST PERSONS WITH DISABILITIES. THE COUNCIL CHAMBERS AT THE PACIFIC GROVE CITY HALL IS AN ACCESSIBLE FACILITY. A LIMITED NUMBER OF DEVICES ARE AVAILABLE TO ASSIST THOSE WHO ARE HEARING IMPAIRED. IF YOU WOULD LIKE TO USE ONE OF THESE DEVICES, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT SECRETARY AT (831) 648-3190.

NOTICE TO APPLICANTS

I. SITE REVIEW

If the project, at the time of the site review, is not visible without entering a structure or yard area, the applicant must be present or make arrangements to show the project area.

II. APPEARANCE BY APPLICANT OR REPRESENTATIVE

The applicant or his/her representative must be present at the public hearing meeting for which the item is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. **The Commission may deny an item if the applicant or representative is not present and if a continuance is not requested.**

III. SUBMITTAL OF WRITTEN COMMUNICATIONS

In order to receive due consideration by the Planning Commission, written communications pertaining to agenda items should be submitted to the Community Development Department by 12:00 noon on the Tuesday prior to the meeting. Materials submitted subsequent to that time, or directly to the Commission at the meeting, may, at the Commission's discretion, result in a continuance of the item.

IV. APPEALS AND APPEAL PERIOD

Decisions rendered by the Planning Commission may be appealed to the City Council using a form available at the Community Development Department. An appeal using this appeal form plus an appeal fee must be filed with the Community Development Department within 10 days of the action being appealed.

NOTE: The aforementioned appeal period notwithstanding, the City Council reserves the right to call up for review Planning Commission decisions until its next regularly scheduled meeting. Please check with the staff if you have any questions about this.

V. BUILDING PERMIT

Planning Commission approval of an application does not constitute an approval to do any construction without a building permit. Please contact the Building Division at 648-3183 for information about building permits.

No building permit pertaining to a Planning Commission action may be issued until the 10-day appeal period and the City Council's call up period has passed.

VI. EFFECTIVE DATE OF ENTITLEMENT

PLEASE NOTE THAT YOUR USE PERMIT/VARIANCE DOES NOT BECOME EFFECTIVE AND **THEREFORE** NEITHER A BUILDING PERMIT NOR OCCUPANCY CERTIFICATE MAY BE ISSUED UNTIL THE RESOLUTION GRANTING THE USE PERMIT/VARIANCE HAS BEEN SIGNED BY THE APPLICANT AND PROPERTY OWNER. THIS RESOLUTION WILL BE MAILED TO THE APPLICANT FOLLOWING THE PLANNING COMMISSION ACTION.

VII. 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.