

**CITY OF PACIFIC GROVE
PLANNING COMMISSION**

SITE REVIEW MINUTES

December 19, 2006

4:00 p.m.

Community Development Department Conference Room

Commissioners Present: Linda Bailey, Bob Davis, Steven MacDonald, Dan Miller,
Gary Sprader

Commissioners Absent: Eric Miller, Craig Riddell

Staff: Jon Biggs

Staff presented the following projects:

726 Hillcrest Avenue APPLICANT: Adrian Lopez, Designer
PROJECT DESCRIPTION: Proposed remodel and additions, including an addition to enlarge the existing second-story, of a single-family residence. The proposed addition encroaches into the minimum required west side yard setback. The project also includes increasing the roof pitch on a portion of the first floor that encroaches into the required west side yard and rear yard setbacks. (Staff: Barbara Nelson)

545 Lighthouse Avenue APPLICANTS: Anthony and Marie Favaloro, owners
PROJECT DESCRIPTION: Establish a restaurant, including the sale of beer and wine for on-site consumption, in a portion of an existing commercial building. (Staff: Barbara Nelson)

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

726 Hillcrest Avenue: Linda Bailey, Bob Davis Steven MacDonald, Dan Miller,
Gary Sprader (Biggs)

There being no further business, the Commissioners adjourned at 4:45 p.m. at the site visited.

Jon Biggs, Secretary

CITY OF PACIFIC GROVE
PLANNING COMMISSION

MINUTES

December 21, 2006
Tape 06-24
6:00 p.m.
Council Chambers, Pacific Grove City Hall

1. ROLL CALL

Roll Call

Present: Linda Bailey, Bob Davis, Steven MacDonald, Dan Miller,
Eric Miller (Vice-chair), Gary Sprader

Absent: Craig Riddell (Vice-chair noted excused absence)

Staff: Jon Biggs

2. MINUTES

On a motion by Linda Bailey-Dan Miller, the Commission voted 6-0 to
approve the following minutes:

**Minutes
Approved**

- Minutes of the site review meeting of December 5, 2006;
- Minutes of the regular meeting of December 7, 2006.

3. COMMENTS FROM THE PUBLIC

None.

**Public
Comment**

4. REQUESTS FOR CONTINUANCE OR WITHDRAWAL

None.

**Continuances/
Withdrawals**

5. CONSENT AGENDA

None.

**Consent
Agenda**

6. REGULAR AGENDA

- 6.A** A public hearing to consider Variance Application No. 06-1704
PROJECT ADDRESS: **726 Hillcrest Avenue**
APPLICANT: Adrian Lopez, Designer
PROJECT DESCRIPTION: Proposed remodel and additions,
including an addition to enlarge the existing second-story, of a
single-family residence. The proposed addition encroaches into the
minimum required west side yard setback. The project also includes

**Variance
06-1704
approved**

increasing the roof pitch on a portion of the first floor that encroaches into the required west side yard and rear yard setbacks. (Staff: Barbara Nelson)

Director Biggs presented the staff report.

The Vice-chair opened the public hearing.

Correspondence Received:

- Petition of support signed by the following neighbors:
 - Spencer and Deborah Lindsay, 860 Congress Avenue;
 - Richard Yant, 722 Hillcrest Avenue;
 - Edna and Aryden Kusler, 730 Hillcrest Avenue;
 - Harold Walmsley, 725 Hillcrest Avenue;
 - Ken and Carol Callcus, 729 Hillcrest Avenue;
 - Thomas B. Hart, 721 Hillcrest Avenue;
 - Lisa Chiantelli, 718 Hillcrest Avenue;
 - Israel Pren, 856 Congress Avenue;

Speakers:

- Adrian Lopez, Designer, presented the project.
- Sally Smith, owner, spoke to the proposal.
- Bob Czomba expressed his concern with the impact of the addition on the resale value of his house on the adjacent property and suggested planting trees along rear property line to afford privacy to both the owners and the neighbors.

There being no further speakers, the Vice-chair closed the public hearing.

On motion by Linda Bailey-Dan Miller, the Commission voted 6-0 to **approve Variance Application No. 06-1704** based on the findings and subject to the terms and conditions contained in the staff report prepared for the meeting of December 21, 2006.

COMMISSIONER MacDONALD STEPPED DOWN ON ITEM 6.B. AND LEFT THE ROOM DUE TO A FINANCIAL CONFLICT OF INTEREST.

- 6.B** A public hearing to consider Use Permit Application Nos. 2926-06 and 2927-06
PROJECT ADDRESS: **545 Lighthouse Avenue**
APPLICANT: Anthony and Marie Favalaro, owners
PROJECT DESCRIPTION: Establish a restaurant, including the sale of beer and wine for on-site consumption, in a portion of an existing commercial building. (Staff: Barbara Nelson)

**UP 2926-06
& 2927-06
*approved***

Director Biggs presented the staff report.

The Vice-chair opened the public hearing.

Speakers:

- Ramona Lowe, Designer, presented the project.

There being no further speakers, the Vice-chair closed the public hearing.

On motion by Gary Sprader-Linda Bailey, the Commission voted 5-0 (Steven MacDonald abstained) to **approve Use Permit No. 2926-06 and Use Permit 2927-06** based on the findings and subject to the terms and conditions contained in the staff report prepared for the meeting of December 21, 2006.

Marie Favaloro, owner, spoke against the suggestion that a limitation on the hours of operation be included in the terms and conditions.

COMMISSIONER MacDonald RETURNED TO HIS SEAT.

6.C DISCUSSION ON WATER CREDITS OBTAINED BY DOCUMENTATION OF HISTORIC WATER USAGE FOR LANDSCAPING (Continued from 12/7/06)

Bob Davis stated that the intent of the Pacific Grove water regulations were to make all applicants equal. Davis requested that additional information be provided and expressed desire that more control of water issues be given back to the city.

Additional information requested included:

- Copy of current city Water Waiting List;
- Amount of water in reserves;
- Potential sources of water;
- Water credits available at the Old Bath House;
- Explanation as to why back 9 holes of the municipal golf course wasn't retrofitted and water re-allocated.

Suggestion was made that city attorney David Laredo be invited to a Planning Commission meeting when discussion on water is agendized.

7. CITY COUNCIL ACTIONS

Staff reported.

**City
Council**

It was noted that the City Council has adopted its meeting schedule for 2007 and that they have pre-empted the Planning Commission's meeting in council chambers on July 5th, 2007 (due to the July 4th holiday). The Planning Commission will need to adjust their schedule or location accordingly.

8. ARCHITECTURAL REVIEW BOARD ACTIONS

- Received the Minutes of the December 12, 2006 site review meeting of the Architectural Review Board;
- Received the Minutes of the December 12, 2006 regular meeting of the Architectural Review Board.

**ARB;
Received
Minutes**

9. HISTORIC RESOURCES COMMITTEE ACTIONS

Staff reported.

HRC

10. CORRESPONDENCE

None.

**Corres-
pondence**

11. COMMITTEE REPORTS

Dan Miller reported on both the work of the tree committee and the Planning Commission Subcommittee reviewing the potential changes to the zoning regulations.

**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 7:40 p.m.

Jon 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.