



CITY OF PACIFIC GROVE

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3190 • FAX (831) 648-3184

NOTICE OF SITE REVIEW MEETING

PLANNING COMMISSION

DATE & TIME: TUESDAY, MAY 15, 2007 – 4:00 P.M.
LOCATION: CITY HALL, COMMUNITY DEVELOPMENT DEPARTMENT
CONFERENCE ROOM (UPSTAIRS) – 300 FOREST AVENUE

The limited purposes of this session are (1) to visit the site of project(s) listed on the REGULAR MEETING 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).

MEETING AGENDA

1. Call to Order
2. Staff presentation of projects to be considered at the May 17, 2007 regular meeting.
Reference: Community Development Director Biggs
Recommended Action: Discuss projects and decide which sites to visit.
3. Visit sites.
4. Adjournment.

This meeting is open to the public and all interested persons are welcome to attend. The City of Pacific Grove does not discriminate against individuals with disabilities and meetings are held in accessible facilities.



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NOTICE OF REGULAR MEETING

PLANNING COMMISSION

DATE & TIME: THURSDAY, MAY 17, 2007 – 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

Copies of the agenda packet are available for review at the Pacific Grove Library located at 550 Central Avenue; the Community Development Department, upstairs in City Hall at 300 Forest Avenue, Pacific Grove; and on the internet at: <http://www.ci.pg.ca.us/boards/pla.htm>

MEETING AGENDA:

1. Call to Order
2. Roll call -- Planning Commission Members: Linda Smith Bailey, Bob Davis, Steven MacDonald, Dan Miller, Eric Miller (Vice Chair), Craig Riddell (Chair), Gary Sprader
3. Approval of Minutes
 - A. Minutes of the May 3, 2007 Regular Meeting.
Recommended Action: Approve minutes as presented.
4. Oral Communications

(Comments from the audience will not receive Planning Commission action. Comments must deal with matters subject to the jurisdiction of the Planning Commission and will be limited to three minutes. Comments regarding agenda items not on the Consent Agenda shall be heard prior to the consideration of such items at the time such items are called. Whenever possible, letters should be submitted to the Planning Commission in advance of the meeting.)

5. Items to be Continued or Withdrawn

CONSENT AGENDA:

6. *(The Consent Agenda consists of those items which are routine and for which a staff recommendation has been prepared. A Planning Commissioner, member of the audience or staff may request that an item be placed on the regular agenda for further discussion. One motion will cover all items on the Consent Agenda. The motion to approve will authorize the action or recommendation indicated.)*

REGULAR AGENDA:

- 7.A A public hearing to consider Architectural Approval Application No. 3651-07
PROJECT ADDRESS: 139 18th Street
APPLICANT: Julie Guarnotta, Property Owner
PROJECT DESCRIPTION: The Planning Commission has called up the Architectural Review Board's concept approval of proposed exterior alterations to a two-story single-family dwelling that is included on the City's Historic Resources Inventory. (Staff: Sheree Garcia)
- 7.B A public hearing to consider Historic Relocation Permit Application No. 07-60 and Architectural Approval Application No. 3518-05
PROJECT ADDRESS: 837 Ocean View Boulevard
APPELLANTS: Guido Scarato and Linda Moeller
APPLICANT: Eddie Hurt, Architect
PROJECT DESCRIPTION: An appeal of the Architectural Review Board's approval of an Historic Relocation Permit allowing the on-site relocation of a two-story single-family dwelling listed on the Pacific Grove Historic Resources Inventory and conceptual approval of exterior alterations and additions to the dwelling. (Staff: Director, Jon Biggs)
Reference: Community Development Director Biggs
Recommended Action: Discuss and take action to approve, modify or deny the requested architectural approval, and to approve supporting findings, terms and conditions.
- 7.C A public hearing to consider Variance Application No. 07-1709 and Use Permit Application No. 2929-07
PROJECT ADDRESS: 1109 Lincoln Avenue
APPLICANT: Roman Kristl, Property Owner
PROJECT DESCRIPTION: A request to allow a reduction in the required number of off-street parking spaces from one covered and one uncovered parking space to one covered parking space and allow a 3' side yard setback at the south and 5'2" side yard setback at the north for a new two-story single-family dwelling in the R-1 zoning district. A use permit is required because the total side yard setbacks will be 20 percent of the site width. (Staff: Contract Planner, Hilton Kwong)
Reference: Community Development Director Biggs
Recommended Action: Discuss and take action to approve, modify or deny the requested variance, and to approve supporting findings, terms and conditions.
- 7.D A public hearing to consider Use Permit Application No. 2938-07
PROJECT ADDRESS: 157 15th Street
APPLICANT: Jeanne Byrne, Architect, and Debbie Young, Property Owner
PROJECT DESCRIPTION: A request to allow (1) The continuation of on-site events such as receptions, assemblies and gatherings involving the service of food with occasional live music on an ongoing basis, and (2) The service of beer and/or wine to people attending such events. The current mix of uses in the building includes a single-family residence and commercial kitchen. (Staff: Director, Jon Biggs) **Reference: Community Development Director Biggs**
Recommended Action: Discuss and take action to approve, modify or deny the requested use permit, and to approve supporting findings, terms and conditions.
- 7.E A public hearing to consider Use Permit Application No. 2942-07 and Tree Trimming Application No. CDD 59257
PROJECT ADDRESS: 381 Laurel Avenue
APPLICANT: Domenica F. Gianino, property owner

PROJECT DESCRIPTION: To allow the addition of more than 120 square feet to a single-family dwelling on a site that has fewer off-street parking spaces than required and allow trimming of one oak tree. (Staff: Planning Technician, Sheree Garcia)

Reference: Community Development Director Biggs

Recommended Action: Discuss and take action to approve, modify or deny the requested use permit and tree trimming application, and to approve supporting findings, terms and conditions.

7.F A public hearing to consider Variance Application No. 07-1707

PROJECT ADDRESS: 149 Evans Avenue

APPLICANT: Rick Steres, Architect

PROJECT DESCRIPTION: Proposed second-story addition to one unit of an existing duplex. The site has less than the required number of on-site parking spaces for the residential units. (Staff: Director, Jon Biggs)

Reference: Community Development Director Biggs

Recommended Action: Discuss and take action to approve, modify or deny the requested variance, and to approve supporting findings, terms and conditions.

7.G Discussion concerning whether or not to schedule a special meeting to replace the regular meeting of July 5th due to conflict with the City Council meeting rescheduled for July 5th.

Reference: Community Development Director Biggs

Recommended Action: Discuss and take action to either cancel the regular meeting or reschedule it for another date.

8. City Council Actions -- *Staff will provide a summary report on recent council actions.*

Reference: Community Development Director Biggs

9. Architectural Review Board Actions -- *Staff will provide a summary report on recent actions of the Architectural Review Board.*

A. Minutes of the May 8, 2007 Site Review Meeting

B. Minutes of the May 8, 2007 Regular Meeting.

Reference: Community Development Director Biggs

Recommended Action: Receive minutes and discuss potential call-ups.

10. Historic Resource Committee Actions -- *Staff will provide a summary report on recent actions of the Historic Resources Committee.*

11. Correspondence -- *Communications relevant to the jurisdiction of the Planning Commission are attached under this agenda item.*

12. Committee Reports -- *Subcommittees of the Planning Commission will provide a summary report of their recent activities*

13. 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 agendaize a matter of business on a future agenda (G.C. 54954.2).

14. Reports of the Community Development Director
Reference: Community Development Director Biggs

15. 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.

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.

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