



**CITY OF PACIFIC GROVE**  
300 Forest Avenue, Pacific Grove, California 93950

**AGENDA REPORT**

**TO:** HONORABLE MAYOR AND MEMBERS OF CITY COUNCIL  
**FROM:** Community Development Director Jon Biggs  
**MEETING DATE:** July 19, 2006  
**SUBJECT:** Meeting Minutes of July 6, 2006 Special Planning Commission Site Review Meeting

**RECOMMENDATION:**

Receive.

**DISCUSSION:**

Attached are the minutes of the July 6, 2006 special site review meeting of the Planning Commission.

**FISCAL IMPACT:**

None.

**ATTACHMENTS:**

Minutes of the July 6, 2006 special site review meeting of the Planning Commission.

RESPECTFULLY SUBMITTED:

Jon Biggs  
COMMUNITY DEVELOPMENT DIRECTOR

REVIEWED BY:

Digitally signed: I have reviewed this document

James J. Colangelo  
CITY MANAGER

**CITY OF PACIFIC GROVE  
PLANNING COMMISSION**

**SPECIAL SITE REVIEW MINUTES**

July 6, 2006

4:00 p.m.

Community Development Department Conference Room

Commissioners Present: Linda Bailey, Bob Davis, Dan Miller, Eric Miller,  
Craig Riddell, Gary Sprader

Commissioners Absent: Steven MacDonald

Staff: Barbara Nelson, Sally Rideout

Note: This special site review meeting was called at the direction of the Planning Commission Chair due to the 4th of July holiday upon which the regularly scheduled site review meeting would have fallen.

There was no public comment.

**COMMISSIONER ERIC MILLER STEPPED DOWN AND LEFT THE ROOM PRIOR TO THE PRESENTATION OF 1400 PICO AVENUE DUE TO A FINANCIAL CONFLICT OF INTEREST. COMMISSIONER LINDA BAILEY STEPPED DOWN BECAUSE SHE WAS NOT PRESENT AT THE PREVIOUS HEARING**

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)  
[Continued from June 8, 2006]

**COMMISSIONERS MILLER AND BAILEY RETURNED TO THEIR SEATS.**

**975 Ransford Avenue**            PROJECT DESCRIPTION: A one-car carport that was attached to a single-family residence was converted to living area by a former property owner without obtaining required City permits and approvals. The applicants are applying for permits and approvals to retain the converted living area. (Staff: Barbara Nelson)

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

**975 Ransford Avenue:** Bailey, Davis, Dan Miller, Eric Miller, Riddell, Sprader (Nelson, Rideout)

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

Sally Rideout, Acting Secretary

