

## CITY OF PACIFIC GROVE

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

### NOTICE OF REGULAR MEETING

#### PLANNING COMMISSION

DATE & TIME: THURSDAY, OCTOBER 18, 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, Dan Miller, Eric Miller (Vice Chair), Craig Riddell (Chair), Gary Sprader (Vacancies: One)
3. Approval of Minutes
  - A. Minutes of the October 2, 2007 Site Review Meeting;
  - B. Minutes of the October 4, 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 Items to be Continued or Withdrawn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 **Use Permit No. 2954-07**  
PROJECT ADDRESS: **510 Lighthouse Ave. Suite 5A**  
APPLICANT: Annette Richmond, DVM  
PROJECT DESCRIPTION: To operate a proposed natural veterinary therapy office at 510 Lighthouse Ave. Suite 5A that offers animal physical therapy and rehabilitation.  
**Reference: Associate Planner, Tricia Wotan**  
**Recommended Action: Approve use permit application with recommended conditions.**
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 October 9, 2007 Site Review Meeting  
B. Minutes of the October 9, 2007 Regular Meeting.  
**Reference: Community Development Director Biggs**
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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*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.*

**CITY OF PACIFIC GROVE  
PLANNING COMMISSION**

**SITE REVIEW MINUTES**

October 2, 2007

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 (Vice Chair), Craig Riddell (Chair)

Staff: Jon Biggs, Tricia Wotan

Staff presented the following projects:

7.A A public hearing to consider (1) Request for an addition to a list of permitted uses; (2) Use Permit Application No. 2950-07.

**PROJECT ADDRESS: (1) The addition of farmers markets to the list of conditional uses will apply to all C-1 zone districts; (2) Farmers market proposed for City of Pacific Grove public parking lot located between 16th and 17th Streets, south of Lighthouse Avenue.**

APPLICANT: Dan Miller

PROPERTY OWNER: City of Pacific Grove

PROJECT DESCRIPTION: (1) Request to add farmers markets to the list of conditional uses [those requiring use permit approval] found at Municipal Code Section 23.32.020(c); and (2) Operation of a farmers market at the City of Pacific Grove public parking lot located between 16th and 17th Streets.

7.B A public hearing to consider Variance Application No. 07-1713

PROJECT ADDRESS: **215 4th Street**

APPLICANT: Eric Miller Architects; Gene Anderson, Designer

PROJECT DESCRIPTION: Proposed garage addition including eaves that encroach into the required side and rear yard setbacks.

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

**215 4th Street:** Linda Bailey, Bob Davis, Steven MacDonald, Dan Miller, Gary Sprader  
(Jon Biggs)

There being no further business, the Commissioners adjourned at 4:30 p.m. at the site visited.

**CITY OF PACIFIC GROVE  
PLANNING COMMISSION**

**MINUTES**

October 4, 2007  
Tape 07-19  
6:00 p.m.  
Council Chambers, Pacific Grove City Hall

**1. CALL TO ORDER**

**2. ROLL CALL**

**Roll Call**

Present: Linda Bailey, Bob Davis, Steven MacDonald, Craig Riddell (Chair),  
Gary Sprader

Absent: Dan Miller, Eric Miller (Vice Chair)

Staff: Jon Biggs, Tricia Wotan

**3. APPROVAL OF MINUTES**

On a motion by Linda Bailey-Bob Davis, the Commission voted 5-0 to **Minutes**  
**approve the following minutes:** *Approved*

- Minutes of the site review meeting of September 18, 2007.
- Minutes of the regular meeting of September 20, 2007.

**4. ORAL COMMUNICATIONS**

- Jaqui Colbert, from the Pacific Grove Arts Commission, invited the **Public**  
Planning Commissioners to meet the Poet-in-Residence. **Comment**

**5. ITEMS TO BE CONTINUED OR WITHDRAWN**

See item 7.A (Farmers Market) below.

**6. CONSENT AGENDA**

None.

**7. REGULAR AGENDA**

**CHAIRMAN RIDDELL STEPPED DOWN PRIOR TO DISCUSSION OF  
THE FARMERS MARKET DUE TO A CONFLICT OF INTEREST.  
COMMISSIONER DAVIS ASSUMED THE ROLE OF CHAIR FOR THIS  
ITEM**

- 7.A A public hearing to consider (1) Request for an addition to a list of permitted uses; (2) Use Permit Application No. 2950-07.

**Farmers  
Market**  
*Continued  
to 11/8/07*

**PROJECT ADDRESS: (1) The addition of farmers markets to the list of conditional uses will apply to all C-1 zone districts; (2) Farmers market proposed for City of Pacific Grove public parking lot located between 16th and 17th Streets, south of Lighthouse Avenue.**

APPLICANT: Dan Miller

PROPERTY OWNER: City of Pacific Grove

PROJECT DESCRIPTION: (1) Request to add farmers markets to the list of conditional uses [those requiring use permit approval] found at Municipal Code Section 23.32.020(c); and (2) Operation of a farmers market at the City of Pacific Grove public parking lot located between 16th and 17th Streets.

Since the applicant was not present due to his request that the item be continued, no staff report was presented.

For the benefit of those members who wished to speak to the matter, the acting Chair opened the public hearing.

Speakers:

- Darlene Billstrom stated that another location would be better and suggested Pine Avenue.
- Jean Graham, owner of the produce market in Pacific Grove, spoke in opposition to the proposed location, and suggested another location be considered.
- Thomas Schellenberg spoke in favor of a farmers market but thought that the location should be carefully considered, posing a possible idea of locating it at one of the schools in town.

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

On a motion by Linda Bailey-Steven MacDonald, the Commission voted 5-0 to **continue item 7.A to the regular meeting of November 8, 2007.**

- 7.B A public hearing to consider Variance Application No. 07-1713

PROJECT ADDRESS: **215 4th Street**

APPLICANT: Eric Miller Architects; Gene Anderson, Designer

PROJECT DESCRIPTION: Proposed garage addition including eaves that encroach into the required side and rear yard setbacks.

**Variance  
07-1713**  
*Continued  
to 10/18/07*

Senior Planner, Sheila Stains-Ramp, presented the staff report.

The Chairman opened the public hearing.

Speakers:

- Thomas Schellenberg, property owner, presented the project.
- Gene Anderson, of Eric Miller Architects, provided additional information about the project and answered questions from commissioners.

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

On a motion by Davis, seconded by Sprader, the Commission voted 6-0 to **continue the item to the Planning Commission meeting of October 18, 2007 to allow the applicant an opportunity to restudy the project in order to eliminate the need for a variance.**

**COMMISSIONER MACDONALD RETURNED TO HIS SEAT.**

**8. CITY COUNCIL ACTIONS**

Staff reported.

City  
Council

**9. ARCHITECTURAL REVIEW BOARD ACTIONS**

- Received the Minutes of the September 25, 2007 site review meeting of the Architectural Review Board.
- Received the Minutes of the September 25, 2007 regular meeting of the Architectural Review Board.

ARB

**10. HISTORIC RESOURCES COMMITTEE ACTIONS**

**11.**

- None.

HRC

**11. CORRESPONDENCE**

None.

Corres-  
pondence

**12. COMMITTEE REPORTS**

None.

Committee  
Reports

**13. REPORTS OF COMMISSIONERS**

Commissioners reported.

Commissioner  
Reports

**14. REPORT OF COMMUNITY DEVELOPMENT DIRECTOR**

Director Biggs reported.

**Director's  
Report**

**15. ADJOURNMENT:**

There being no further business, the Chair adjourned the meeting at 8:00 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.

# CITY OF PACIFIC GROVE

## NOTICE OF PUBLIC HEARING

**PROJECT ADDRESS:** 510 Lighthouse Avenue, Suite 5A

**APPLICANT:** Annette Richmond, DVM

**APPLICATION(S):** Use Permit Application No. 2954-07

**PROJECT DESCRIPTION:** Proposed natural veterinary therapy office that offers animal physical therapy and rehabilitation.

**LEGAL DESCRIPTION:** Lots 13, and portions of lot 11, 12, and 14; Block 37, Pacific Grove Retreat

**ZONE DISTRICT:** C-1

**GENERAL PLAN DESIGNATION:** Downtown Commercial

**ENVIRONMENTAL STATUS:** Categorically Exempt, Class 1

**WHERE AND WHEN:** A public hearing by the Planning Commission to be held on **Thursday, October 18, 2007, at 6:00 P.M.** at the Pacific Grove Civic Center, City Council Chambers, 300 Forest Avenue, Pacific Grove, California.

Dated: October 3, 2007

  
\_\_\_\_\_  
JON M. BIGGS  
Community Development Director

**NOTE:** The Planning Commission will also meet in a plan and site review session on Tuesday, October 16, 2007, at 4:00 p.m. in the Community Development Department Conference Room, 300 Forest Avenue. The limited purposes of this session are (1) to visit the site of the projects listed on this meeting's 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.**

Should this item be continued at the public hearing, the Chairman will announce a specific date and time to which the item is being continued. If you are not at the meeting you may learn if an item has been continued or gain further information by calling the Community Development Department at (831) 648-3190.

Any decision by the Planning Commission may be appealed to the City Council within ten days of final action. Please note that Section 65009 (b) (2) of the California Government Code provides that legal challenges to the City's action on this project may be limited to only those issues raised in testimony during the public hearing process.

The City of Pacific Grove does not discriminate against persons with disabilities. The Pacific Grove Civic Center City Council Chambers 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.

This notice may be removed after: October 18, 2007.



## CITY OF PACIFIC GROVE

### PLANNING COMMISSION AGENDA REPORT

**TO:** PLANNING COMMISSION

**FROM:** COMMUNITY DEVELOPMENT DEPARTMENT

**MEETING DATE:** OCTOBER 18, 2007

**SUBJECT:** USE PERMIT APPLICATION NO. 2954-07 FOR A PROPOSED NATURAL VETERINARY THERAPY OFFICE THAT OFFERS ANIMAL PHYSICAL THERAPY AND REHABILITATION.

**ADDRESS:** 510 LIGHTHOUSE AVENUE, SUITE 5A

**LEGAL DESCRIPTION:** LOT 37; BLOCK 13 AND PORTIONS OF 11, 12, AND 14; PACIFIC GROVE RETREAT

**ZONE:** C-1

**APPLICANT:** ANNETTE RICHMOND, DVM

#### I. RECOMMENDATION

Staff recommends approval of Use Permit Application No. 2954-07.

#### II. BACKGROUND

Applicant proposes to operate a natural veterinary therapy office at 510 Lighthouse Avenue, Suite 5A. This is a 1,470 square-foot suite. The applicant will propose to add one wall and door to the interior of the space, and will therefore seek a building permit to do so.

This clinic would offer animal physical therapy and rehabilitation techniques to clients' small animals/pets. The applicant and proprietor is Annette Richmond, a board-certified veterinarian and veterinarian acupuncturist, who would be working with a board-certified veterinary chiropractor, certified veterinary rehabilitation and physical therapist, and one technician/receptionist to provide services to the public's small animals.

The clinic name will be Natural Veterinary Therapy and it will be the first of its kind on the Monterey Peninsula to offer physical therapy and rehabilitation for animals. Services to be offered will include acupuncture, underwater treadmill therapy, chiropractic adjustments, massage, and nutraceutical supplements for small animals. Small animals will be present for appointments only during office hours; no surgery, boarding, or hospitalization services will be conducted. The applicant has stated that a clean, quiet, and serene atmosphere will be strictly maintained at all times.

This will be a limited service clinic, per the description of services above, and will be open from 8 a.m. to 5 p.m. Tuesday and Thursday, and 9 a.m. through 1:00 p.m. Monday, Wednesday, and Friday. This clinic is proposed to employ four, two full-time employees (veterinarian and technician/receptionist), and two part-time employees (veterinarian chiropractor and therapist). This is for information purposes only and is not intended to limit the operation of the business to these days and times unless the Planning Commission chooses to make them conditions of approval.

### III. DISCUSSION

Pursuant to Municipal Code Chapter 23.32.020, the Planning Commission shall review the merits of allowing the operation of this natural veterinary therapy clinic in the C-1 zone district. A similar conditional use listed in the Code for this zone district is "veterinarians". Considering that the proposed use is similar in nature to a veterinary office, yet it is limited in scope as compared to a veterinarian office, the proposed use seems appropriate for the commercial district.

### IV. FINDINGS

Staff suggests the following finding in support of the Use Permit application:

The establishment, maintenance or operation of the use or building applied for will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city. This finding is applicable because the proposed use will be in harmony with allowed conditional uses in this commercial zone district.

### V. RECOMMENDED CONDITIONS

If the Planning Commission votes to approve the application, staff recommends the following conditions of approval:

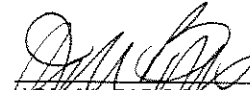
1. This permit shall be revoked if not used within one year from date of approval. Application for extension of the permit must be made prior to the expiration date.
2. Construction shall not commence until a copy of the resolution signed by the permittee or authorized agent acknowledging receipt of the permits and acceptance of the terms and conditions is returned to the Community Development Department.
3. Review and approval by the Public Works Department is required prior to building permit issuance. If necessary, the applicant shall obtain an encroachment permit from the Public Works Department prior to undertaking any work in the public way.
4. All construction must occur in strict compliance with the proposal as set forth in the applications for permits, subject to any special conditions set forth here-in. Any deviation from the approved plans must be reviewed and approved by the staff and may require Planning Commission approval.
5. These terms and conditions shall be perpetual, and it is the intention of the Planning Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

RESPECTFULLY SUBMITTED BY:



TRICIA WOTAN  
ASSOCIATE PLANNER  
(Date: October 3, 2007)

REVIEWED BY:



JON M. BIGGS  
COMMUNITY DEVELOPMENT DIRECTOR

**CITY OF PACIFIC GROVE**  
**APPLICATION FOR USE PERMIT**  
(Municipal Code Chapter 23.72.030)

Accepted for submittal by: MARILYN SCHULTZ  
[CDD Staff person]

CDD Use only  
USE PERMIT NO.  
2954-07

FEE 1,080.00  
01-4401

Project Location 510 Lighthouse ~~7A~~ 5A, P.G. 93950 APN

Lot(s) \_\_\_\_\_ Block \_\_\_\_\_ Tract \_\_\_\_\_ Lot Size 1,470 sq ft office space

Applicant Annette Richmond, DVM, V.Ac

Applicant's Address 311 4th St. Suite B Pacific Grove, CA

Applicant's Daytime Phone No(s) 206-6005, 920-1095

Applicant's E-mail Address: annette.richmond@comcast.net  Check if you prefer e-mail contact

Property Owner Bart Bruno

Property Owner's Address 192 Healey Avenue, Marina, 93933

Property Owner's Phone No. 831-384-4081 E-mail: \_\_\_\_\_

**PROPOSED USE OR PROJECT (State in detail) – Attach additional sheets if necessary:**  
~ please see 2 attached pages,  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
Indicate, if applicable: Days/hours of operation, number of employees:

I, the undersigned, under penalty of perjury, depose and say that I am the applicant for this request, that the owner of the property approves this application and that all statements are true and correct.  
8/22/07 Date Annette Richmond DVM Signature of Applicant

**NOTE TO APPLICANT:** The filing fee and materials related to the project must accompany this application. Please consult with a planner regarding submittal requirements for your project.

Annette Richmond DVM  
311 4<sup>th</sup> Street Suite B  
Pacific Grove, CA 93950  
831-206-6005  
[annette.richmond@comcast.net](mailto:annette.richmond@comcast.net)

### **Proposal for Use**

Natural Veterinary Therapy will be the first on the Monterey Peninsula to offer a highly sought-after veterinary specialty: physical therapy and rehabilitation for animals.

Natural Veterinary Therapy will offer acupuncture, underwater treadmill therapy, chiropractic adjustments, massage, and nutraceutical supplements for small animals.

Small animals will be present for appointments *only* during office hours; this is a limited service clinic with no surgery, boarding, or hospitalization offered. There will be little traffic as only a few clients will be seen daily.

A clean, quiet, and serene atmosphere will be strictly maintained.

### **Services Overview**

1. Acupuncture performed by board-certified veterinary acupuncturist.
2. Underwater treadmill therapy performed by veterinarian or certified rehabilitation practitioner.
3. Massage performed by certified veterinarian.
4. Chiropractic work performed by board-certified veterinary chiropractor.
5. Examinations.
6. Blood analyses for healthy and sick patients.
7. Nutraceutical sales including Chinese herbs, homeopathy, nutritional supplements.
8. Sales of high-quality pet foods.

### **Employees**

#### *Full time:*

1 board-certified veterinary acupuncturist and proprietor: Annette Richmond DVM  
1 technician / receptionist

#### *Part-time:*

1 visiting certified veterinary rehabilitation and physical therapist  
1 visiting board-certified veterinary chiropractor

### **Hours of operation**

Monday 9:00 - 1:00  
Tuesday 9:00 - 5:00  
Wednesday 9:00 - 1:00  
Thursday 9:00 - 5:00  
Friday 9:00 - 1:00  
Saturday closed  
Sunday closed

Annette Richmond DVM  
311 4<sup>th</sup> Street Suite B  
Pacific Grove, CA 93950  
831-206-6005  
[annette.richmond@comcast.net](mailto:annette.richmond@comcast.net)

### **Detailed Services**

1. Acupuncture with electro stimulation
2. Massage
3. Underwater treadmill therapy
4. Land physical therapy
5. Chiropractics by visiting certified chiropractor
6. Referrals to biofeedback therapy
7. Wellness examinations
8. General laboratory analyses for sick animals
9. Nutraceutical Supplements
10. Chinese herbs
11. Homeopathy
12. Bach flower extracts
13. Organic pet foods

### **Equipment Needed To Start Up Business**

1. One underwater treadmill
2. One electric examination lift table
3. One small stationary examination table
4. One scale
5. Radiograph reader
6. Four area rugs 6' × 6'
7. Two sitting benches
8. Two chairs
9. Two sound machines
10. Computer
11. Veterinary software program
12. Reception desk

### **Water Used in the Underwater Treadmill System**

Total amount of water held at one time including holding tank and underwater treadmill is 350 gallons (2,915 pounds). The manufacturer recommends completely changing water every 30 patients. Based on my proposed use of the treadmill (2 patients daily, 4 days per week), the 350 gallons would be replaced approximately every 30 days.

Annette Richmond DVM  
311 Fourth Street - Suite B  
Pacific Grove, CA 93950  
831-206-6005  
[annette.richmond@comcast.net](mailto:annette.richmond@comcast.net)

PROJECT PROPOSAL:

One door will be installed and framed to make an enclosed office space. This is located on the left side once inside the main door to suite 5. After speaking with a contractor, this project should cost about \$500.00.

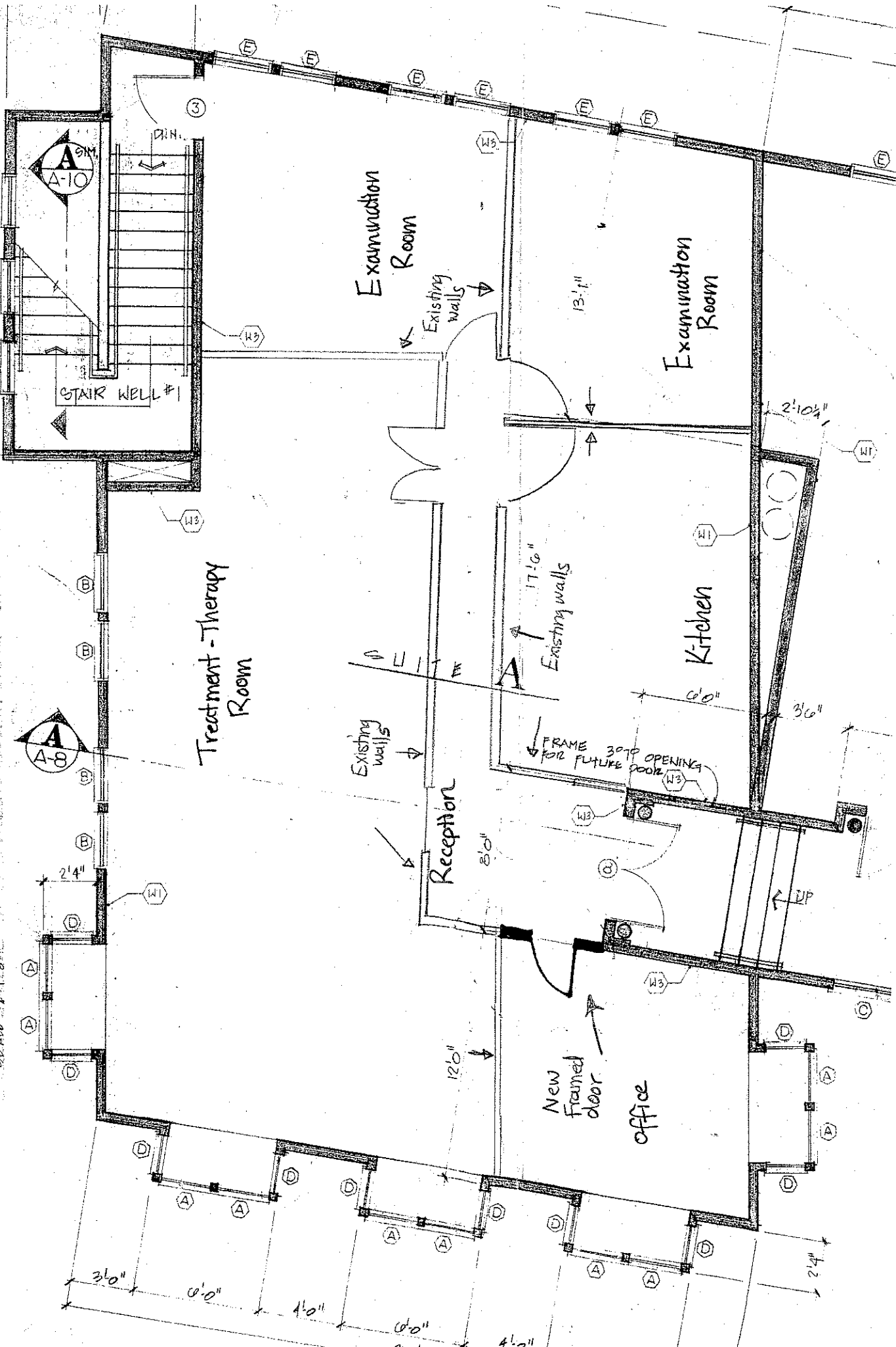
RECEIVED

SEP 21 2007

COMMUNITY DEV. DEPT.

510 LIGHTHOUSE AVE. SUITE 5A

UPPER LEVEL FLOOR PLAN



THIS MAP IS INTENDED TO BE USED FOR  
 PROPERTY TAX ASSESSMENT PURPOSES ONLY.

15 18 19 28

**PLACE**

1447  
 Public  
 Library  
 006-171-098  
 006-171-99  
 PER ASSESSORS  
 OFFICE 11/18/09

**PARK**

140  
 JEWELL  
 PARK  
 006-171-99  
 006-171-99  
 PER ASSESSORS  
 OFFICE 11/18/09

**H**

173  
 Holman's  
 Dept. Store

**G**

172  
 City of  
 PACIFIC GROVE

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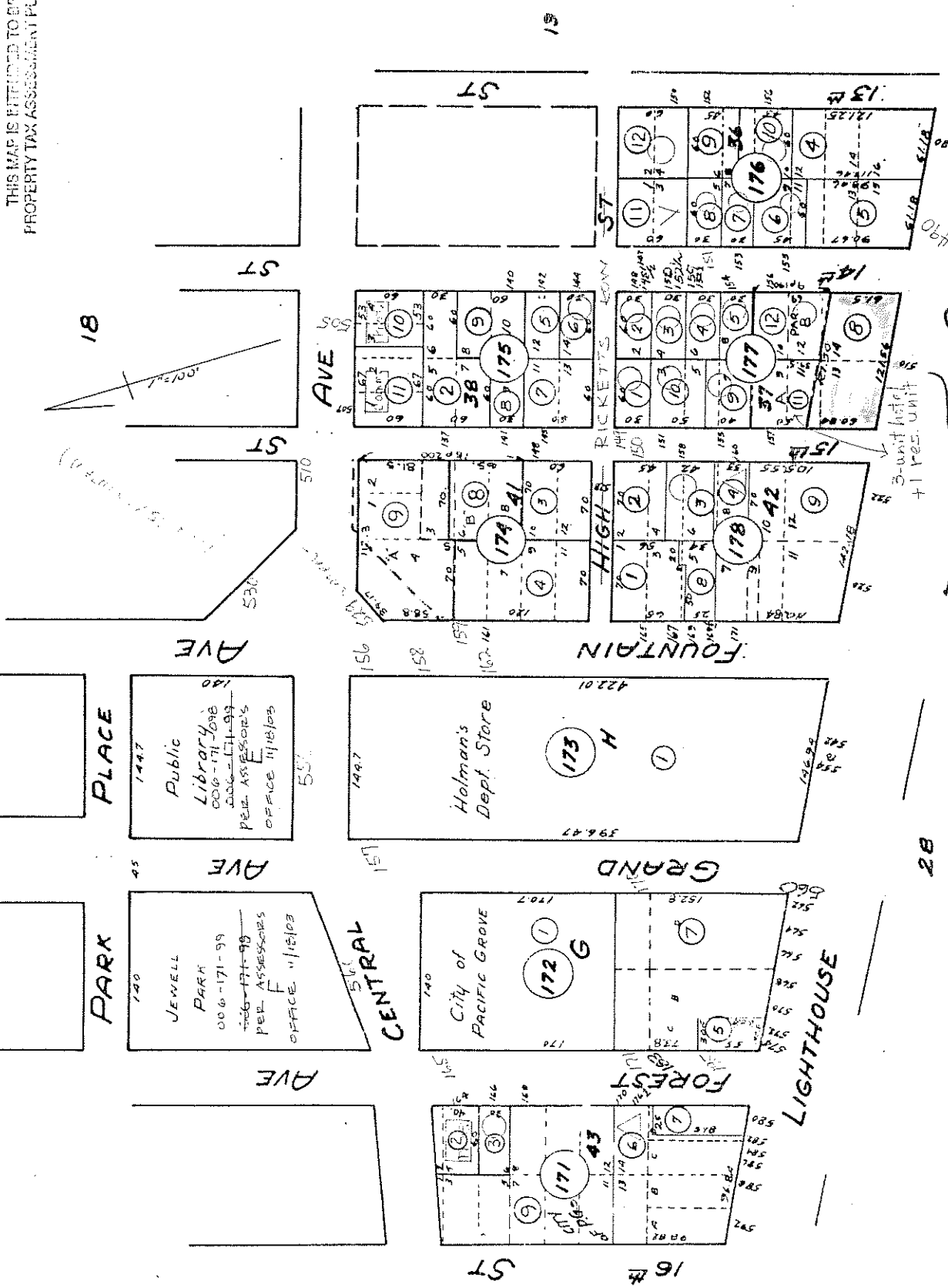
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PACIFIC GROVE RETREAT  
 BLKS 36, 37, 38, 41, 42, 43, 6, 4, 3, 6, 4, H  
 E, F



510 LIGHTHOUSE AVE.



## MINUTES OF THE PACIFIC GROVE ARCHITECTURAL REVIEW BOARD

### SITE REVIEW

**October 9, 2007**

**City Manager Conference Room**

**Pacific Grove City Hall**

**300 Forest Avenue, Pacific Grove**

**12:00 PM**

**Board Members Present:** Jeff Becom  
Darlene Billstrom  
Scott Hall  
Ken Hinshaw  
Doug Howe  
Maryanne L. Spradling  
Dennis Tarmina, Chair

**Staff:** Biggs, Garcia, Stains-Ramp and Wotan

**1. Public Comments**

None.

**2. Agenda Item Presentations**

Staff presented the projects on the Architectural Review Board Agenda and answered questions from Boardmembers.

**3. Site Review**

All Boardmembers except Boardmember Howe visited:

420 10<sup>th</sup> Street, with Boardmember Becom and Hall stepping down.

381 Laurel Avenue

209 Wood Street, with Boardmember Hinshaw stepping down.

869 Del Monte Blvd.

45 Beach Street

**4. Adjournment**

There being no further business, the meeting was adjourned in the field at 2:25p.m.

## MINUTES OF THE ARCHITECTURAL REVIEW BOARD MEETING

**October 9, 2007**

**City Manager Conference Room  
300 Forest Avenue, Pacific Grove  
4:00 p.m.**

Tape: 07-19

**Boardmembers Present:** Jeff Becom  
Darlene Billstrom  
Scott Hall  
Ken Hinshaw  
Doug Howe, Vice Chair  
Maryanne L. Spradling  
Dennis Tarmina, Chair

**Staff:** Garcia, Stains-Ramp and Wotan

### **1. APPROVAL OF MINUTES**

**On a motion by Spradling-Hall, the Board voted 5-0-2, to approve the minutes of the September 25, 2007, Architectural Review Board meeting. Boardmembers Howe and Tarmina abstained from the vote.**

### **2. COMMENTS FROM THE PUBLIC**

Jackie Colbert, representing The Pacific Grove Cultural Arts Commission, presented an invitation to the Board to meet the new poet-in-residence, Garland Thompson, Jr. Saturday, October 27, 2007 at 6:30 p.m.

### **3. COMMUNICATIONS**

None.

### **4. WRITTEN CORRESPONDENCE**

None.

### **5. CITY COUNCIL ACTIONS**

Staff Reported.

### **6. PLANNING COMMISSION ACTIONS**

Staff reported.

### **7. SUBCOMMITTEE REPORTS**

None.

**8. ITEMS WITHDRAWN**

None.

**9. REQUESTS FOR CONTINUANCE**

**a. Project Address: 180 Central Avenue**

Architectural Approval Application No. 3675-07 for a proposed two-story duplex with an attached two-car garage. (Applicant: Tom Calvert)

**b. Project Address: 551 Gibson Avenue**

Architectural Approval Application No. 2883-01 for review of the illumination levels of exterior lighting for the two multi-unit structures at Forest Hill Manor. This review is a mitigation measure that was adopted by the City Council when the project was initially approved. (Applicant: California Nevada Methodist Homes)

**c. Project Address: 45 Beach Street**

Architectural Approval Application No. 3697-07 and Tree Removal Permit No. CDD 59287 for proposed exterior alterations to an existing single-family dwelling and removal of 2 olive trees. (Applicant: Steve Mickel)

**On a motion by Billstrom-Hinshaw, the Board voted 7-0 to continue 180 Central Avenue to the November 13, 2007, Architectural Review Board meeting and continue 551 Gibson Avenue and 45 Beach Street to the October 23, 2007, Architectural Review Board meeting.**

**10. CONSENT AGENDA**

**On a motion by Tarmina-Becom, the Board voted 7-0 to add 11.d. 1123 Forest Avenue, 11.g. 551 Gibson Avenue, and 11.i. 316 Prescott Lane to the Consent agenda.**

**Project Address: 1123 Forest Avenue**

Architectural Approval Application No. 3711-07 for a proposed addition to an existing commercial building that is occupied by an automobile repair shop. (Applicant: DMC Construction, Inc.)

**Project Address: 551 Gibson Avenue**

Architectural Approval Application No. 2883-01 for proposed exterior colors for the four-story south wing addition, with underground parking, to Forest Hill Manor. (Applicant: California Nevada Methodist Homes)

**Project Address: 316 Prescott Lane**

Architectural Approval Application No. 3638-07 (Final) for proposed demolition of an existing single-family dwelling, and construction of a new two-story single-family dwelling and second-unit. (Applicant: Flesher + Foster Architects)

**On a motion by Hinshaw-Billstrom, the Board voted 7-0 to approve the consent agenda items listed below. Approval is based on the standard finding for approval of an architectural approval application.**

**a. Project Address: 1023 David Avenue**

Architectural Approval Application No. 3705-07 (Final) for proposed improvements to an existing, one-story church to meet accessibility requirements. (Applicant: Terry Wilson, Architect)

**b. Project Address: 165 Ocean View Boulevard**

Architectural Approval Application No. 3707-07 for a proposed change in materials and reconstruction of an existing deck and stairs to an existing two-story single-family dwelling. (Applicant: Hunter Eldridge)

**c. Project Address: 650 Lighthouse Avenue, Suite 110**

Sign Permit Application No. 07-1044 for a proposed amendment to the master sign program to allow a wall sign and window sign at Suite 110. (Applicant: Chocolate Dreams)

**d. Project Address: 551 Gibson Avenue**

Architectural Approval Application No. 2883-01 for proposed exterior colors for the four-story south wing addition, with underground parking, to Forest Hill Manor. (Applicant: California Nevada Methodist Homes)

**e. Project Address: 316 Prescott Lane**

Architectural Approval Application No. 3638-07 (Final) for proposed demolition of an existing single-family dwelling, and construction of a new two-story single-family dwelling and second-unit. (Applicant: Flesher + Foster Architects)

BOARDMEMBERS BECOM, HALL AND HOWE STEPPED DOWN BEFORE TAKING A VOTE DUE TO OWNING PROPERTY WITHIN 500 FEET OF THE PROJECT.

**On a motion by Billstrom-Hinshaw, the Board voted 4-0 to approve 420 10<sup>th</sup> Street on consent. Approval is based on the standard finding for approval of an architectural approval application.**

**f. Project Address: 420 10<sup>th</sup> Street**

Architectural Approval Application No. 3714-07 (Final) for proposed exterior alterations for a remodel to a single-family dwelling. (Applicant: Hunter Eldridge)

BOARDMEMBERS BECOM AND HOWE RETURNED TO THEIR SEATS.

BOARDMEMBER HALL STEPPED DOWN BEFORE TAKING A VOTE DUE TO A FINANCIAL CONFLICT.

**On a motion by Billstrom-Howe, the Board voted 6-0 to approve 1123 Forest Avenue on consent. Approval is based on the standard finding for approval of an architectural approval application.**

**g. Project Address: 1123 Forest Avenue**

Architectural Approval Application No. 3711-07 for a proposed addition to an existing commercial building that is occupied by an automobile repair shop. (Applicant: DMC Construction, Inc.)

BOARDMEMBER HALL RETURNED TO HIS SEAT.

**11. REGULAR AGENDA**

**a. Project Address: \*869 Del Monte Boulevard**

Architectural Approval Application No. 3671-07 for a proposed two-story addition and remodel to an existing single-family dwelling that is listed on the City's Historic Resources Inventory. (Applicant: Richard and Gail Salice)

Richard Salice, property owner, presented the changes.

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27 letters of support were received and distributed to the Architectural Review Board members.

Speakers:

Joyce Logan, 865 Crest Avenue, spoke in support of the project and shared some concerns.

BOARDMEMBER HINSHAW STEPPED DOWN BEFORE DISCUSSION OF THE NEXT ITEM DUE TO OWNING PROPERTY WITHIN 500 FEET OF THE PROJECT.

**b. Project Address: \*209 Wood Street**

Architectural Approval Application No. 3710-07 for proposed exterior alterations to an existing single-family dwelling that is listed on the City's Historic Resources Inventory. (Applicant: City of Pacific Grove)

Michael Groshong, representing the City of Pacific Grove Housing department, presented the project.

**On a motion by Tarmina-Becom, the Board voted 6-0 to grant concept approval.**

**c. Project Address: 133 Asilomar Avenue**

Architectural Approval Application No. 3712-07 for proposed replacement of windows on the Sunset Inn. (Applicant: Tejal Patel)

Tejal Patel, representing Sunset Inn, answered questions from the Board.

**After some discussion of the project, the applicant withdrew the application.**

**On a motion by Howe-Becom, the Board voted 7-0 to withdraw the application.**

**d. Project Address: 381 Laurel Avenue**

Architectural Approval Application No. 3355-05 for a proposed remodel and second-story addition to a one-story single-family dwelling. (Applicant: Domenica Gianino)

Wisam Nader, architect, and Domenica Gianino, property owner, answered questions from the Board.

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**On a motion by Tarmina-Billstrom, the Board voted 6-1, with Howe voting no, to refer the application back to the applicant and continue the item to the October 23, 2007, Architectural Review Board meeting.**

**e. Project Address: \*730 2<sup>nd</sup> Street**

Amend Architectural Application No. 3237-03 (Final) for a proposed exterior design change to a single-family dwelling that is listed on the City's Historic Resources Inventory. (Applicant: Lay Out Construction)

**On a motion by Tarmina-Billstrom, the Board voted 7-0 to continue the item to the October 25, 2007, Architectural Review Board meeting to allow the applicant to be present.**

**12. REPORTS OF BOARDMEMBERS**

None.

**13. ADJOURNMENT**

There being no further business, the meeting was adjourned at 5:37 p.m.

**JON BIGGS  
SECRETARY**

\*Building identified on the Pacific Grove Historic Resources Inventory.

STANDARD FINDING FOR APPROVAL OF AN ARCHITECTURAL APPROVAL APPLICATION

The architecture and general appearance of the building(s) will be in keeping with the neighborhood and the completed project will not be detrimental to the orderly and harmonious development of the City nor impair the desirability of investment or occupation in the neighborhood.

**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.