



CITY OF PACIFIC GROVE

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
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NOTICE OF SITE REVIEW MEETING

PLANNING COMMISSION

DATE & TIME: TUESDAY, October 14, 2008 – 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 October 16, 2008 regular meeting:
 - A. A public hearing to consider: **90-day review of Use Permit Application No. 2964-08**
PROJECT ADDRESS: City of Pacific Grove, Lighthouse Avenue Public Street Right-of-Way Between Forest Avenue and 18th Streets
APPLICANT(S): Everyone's Harvest, Iris Peppard, Executive Director
PROPERTY OWNER: City of Pacific Grove
PROJECT DESCRIPTION: 90-day review of Use Permit Application No. 2964-08, Operation of a Farmers' Market every Monday on Lighthouse Avenue in the Public Street Right-of-Way Between Forest Avenue and 18th Streets
LEGAL DESCRIPTION: Not applicable
ZONE DISTRICT: No zoning in the Public Street Right-of-Way
GENERAL PLAN DESIGNATION: Downtown Commercial
ENVIRONMENTAL STATUS: Mitigated Negative Declaration adopted
 - B. A public hearing to consider: **Use Permit Application No. 2988-08 & Variance No. 08-1724**
PROJECT ADDRESS: **LOVERS' POINT PARK/620 OCEAN VIEW BOULEVARD**
APPLICANT: Robert Enea, Enea Properties LLC
APPLICATION: Use Permit Application No. 2988-08 and Variance Application No. 08-1724

PROJECT DESCRIPTION: Use Permit Application No. 2988-08 for ADA and other improvements to Lover's Point Park, removal of the public restroom building, and remodels and additions to the existing building, including demolition and reconstruction of 952 square feet of existing storage, office and locker/gym space use and addition of 269 square feet for new recreational vendor and public restroom uses on the first floor, and a 676 square foot expansion of an existing non-conforming restaurant on the second floor with a new 570 square foot outdoor seating area and seating deck, and Variance No. 08-1724 to expand an existing non-conforming restaurant use.

LEGAL DESCRIPTION: Assessors' Parcel Number 006-155-099
ZONE DISTRICT: O District

GENERAL PLAN/LCP

DESIGNATION: Open Space Recreation, Visitor Serving Commercial

ENVIRONMENTAL STATUS: Initial Study and Mitigated Negative Declaration (30-day public comment period ends on Monday, October 13, 2008).

Recommended Action: **Discuss projects**

3. Conduct site visit at project address 620 Ocean View Boulevard
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.