



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

**MINUTES OF SITE REVIEW MEETING**

**PLANNING COMMISSION**

**DATE & TIME:** THURSDAY, APRIL 2, 2009 – 4:00 P.M.  
**LOCATION:** CITY HALL, COMMUNITY DEVELOPMENT DEPARTMENT  
CONFERENCE ROOM (UPSTAIRS) – 300 FOREST AVENUE

**MEETING AGENDA**

1. The meeting was called to order at 4:05 p.m.  
 Planning Commissioners present: Steve MacDonald, Max Perelman, Sally Smith, Craig Riddell (Chair)
2. Staff presented the projects to be considered at the April 2, 2009 regular meeting:
  - A. **PROJECT ADDRESS:** 1017 Forest Avenue  
**APPLICANT:** Miguel Estrada, owner  
**APPLICATION:** Architectural Approval #3819-08  
**PROJECT DESCRIPTION:** A public hearing on the Planning Commission’s call for review of the Architectural Review Board’s action on Architectural Approval #3819-08, a proposed project to change the roof material at 1017 Forest Avenue from wood shake to tile.  
**LEGAL DESCRIPTION:** Lot 5, Block 4, Country Club Heights Tract, Assessors’ Parcel Number 006-701-020-000  
**ZONE DISTRICT:** R-1  
**GENERAL PLAN DESIGNATION:** Medium Density Residential 7.3 du/acre  
**CEQA STATUS:** Class 3 Categorical Exemption

Note: This item was on the March 19, 2009 meeting agenda. Please see the March 19, 2009 agenda packet for the staff report and documents associated with this project.

- B. A public hearing to consider: **Architectural Approval Application AA 3753-08 on appeal**
  - PROJECT ADDRESS:** 245 Willow
  - APPLICANT:** Steve and Jean Romberg
  - APPLICATION:** AA 3753-08
  - PROJECT DESCRIPTION:** Exterior alteration and addition to an existing non-conforming garage, accessed from Granite Street
  - LEGAL DESCRIPTION:**

**ZONE DISTRICT:** R-1  
**GENERAL PLAN DESIGNATION:** Medium Density Residential 7.3 du/acre  
**CEQA STATUS:** Class 3 Categorical Exemption  
**STAFF:** Sarah Hardgrave, Senior Planner

C. **A public hearing to consider: Use Permit #2997-09 and Variance #09-1726**

**PROJECT ADDRESS:** 225 Central  
**APPLICANT:** The Bridge Restoration Ministry (Lee Underwood, Chair)  
**APPLICATION:** Use Permit #2997-09 and Variance #09-1726  
**PROJECT DESCRIPTION:** Use Permit Application #2997-09 is to expand the number of residents and participants in the Bridge Restoration Ministry at 225 Central Avenue from six to twelve, proposed as a rooming or boarding house under Municipal Code Section 23.28.020(d), and Variance Application #09-1726 is for an exception to the garage parking requirement under Municipal Code Section 23.64.190(c). No exterior or interior modifications to the existing building are proposed. The six existing uncovered parking spaces meet the minimum number of spaces required.

**LEGAL DESCRIPTION:** Lot 1, Portions of Lots 2 & 4, Block 1, Pacific Grove Retreat (APN 006-225-001-000)

**ZONE DISTRICT:** R-4  
**GENERAL PLAN DESIGNATION:** HDR 19.8  
**CEQA STATUS:** Class 1 Categorical Exemption

3. The Planning Commission conducted a site visit at project address 225 Central Avenue.
4. The meeting was adjourned in the field at approximately 5:15 p.m.

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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.*