



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

**MINUTES OF SPECIAL MEETING**

**SITE PLAN REVIEW COMMITTEE**

**DATE & TIME:** Tuesday, July 21, 2009 – 2:00 P.M.  
**LOCATION:** CITY HALL, CITY COUNCIL CHAMBERS – 300 FOREST AVENUE,  
PACIFIC GROVE

**1. ROLL CALL**

Site Plan Review Committee members present:

- Lynn Burgess, Chief Planner
- John Kuehl, Interim Building Official
- Celia Perez-Martinez, Public Works Manager
- Jim Gunter, Fire Prevention Officer

Staff present:

- Valerie Tallerico, Associate Planner

**2. COMMENTS FROM THE PUBLIC**

None

**3. PROJECT ADDRESS:** 1104 / 1108 Seaview Avenue

**APPLICATION NO.:** Lot Line Adjustment Application No. 09-232

**APPLICANT(S):** Terry Mallery, P.L.C, on behalf of Stacia Fletcher, Steve Vogel, Nelson Larios and Lisette Larios

**CEQA STATUS:** Categorically Exempt, Class 5

**PROJECT DESCRIPTION:** The Lot Line Adjustment Application No. 09-232 requesting an adjustment of approximately one (1) foot towards property address 1108 Seaview Avenue to adjust the lot line to reflect the physical condition of the lots, specifically, to mirror an existing rock wall between

the properties. The Lot Line Adjustment would also reduce an existing non-conforming side yard setback at property address 1104 Seaview. The setback from the existing lot line ranges from four (4) inches to three (3) feet. The proposed lot line adjustment would provide between four (4) and six (6) feet of side setback distance.

Chief Planner Lynn Burgess introduced the project. Associate Planner Valerie Tallerico presented the proposed project. Steven Vogel, property owner of 1104 Seaview Avenue was present to answer questions.

The Site Plan Review Committee considered the lot line adjustment to improve the non-conforming side yard setback at 1104 Seaview Avenue. The lot line adjustment will also rectify other inconsistencies such as the gas meter for 1104 Seaview being on the property of 1108 Seaview.

John Kuehl noted due to the side setback distance on 1104 Seaview, any future alterations to the side of the house will need to include upgrading it for fire protection.

**On a motion by Burgess, seconded by Perez-Martinez, the Site Plan Review Committee voted 4-0 to approve the lot line adjustment subject to the following findings:**

1. Per Municipal Code Section 24.04.030, the lot line adjustment is between two or more adjacent parcels, where the land taken from one parcel is added to an adjacent parcel, where a greater number of parcels than originally existed is not thereby created, and where merger is not required for such parcels under this section.
2. The lot line adjustment conforms to the City's General Plan, zoning ordinance and building ordinance.
3. The lot line adjustment provides for the following:
  - a. Necessary street improvements to control and provide for traffic movement arising from the development;
  - b. Safe pedestrian movement on or adjoining the property;
  - c. Safe and sanitary control of surface and subsurface drainage on or adjoining the property;
  - d. Attractive and sanitary provisions for refuse storage and disposal;
  - e. The provision of appropriate and adequate automobile parking spaces;
  - f. Fulfills the purposes of PGMC 23.74.030.

- 4. PROJECT ADDRESS:** 417 Eardley Avenue
- APPLICATION NO.:** Lot Line Adjustment Application No. 09-233
- APPLICANT(S):** Michael Mairoana, on behalf of Giuseppa Pennisi
- CEQA STATUS:** Categorically Exempt, Class 5

**PROJECT DESCRIPTION:** The Lot Line Adjustment Application No. 09-233 involves the reconfiguration of three existing lots to create three lots that conform to the City Zoning Code.

Chief Planner Lynn Burgess introduced the project. Associate Planner Valerie Tallerico presented the proposed project. Michael Mairoana, applicant, was present to answer questions.

Several questions were asked regarding utility connection for proposed Lot B due to its access off of Line Street. Several questions were also asked about the existing non-conformity of the neighboring structures encroaching onto the subject property (specifically located on proposed lots B and C). The Committee felt that the City Attorney should weigh in about the encroachment.

**On a motion by Burgess, seconded by Kuehl, the Site Plan Review Committee voted 4-0 to refer the project back to the applicant for further study and to make changes in regards to the utility easement and to address the neighboring structures that encroach on to the property. The project will be re-assigned once this information is submitted.**

## **5. ADJOURNMENT**

2:51 p.m.