



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

NOTICE OF SITE REVIEW MEETING

PLANNING COMMISSION

DATE & TIME: TUESDAY, June 30, 2009 – 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 July 2, 2009 regular meeting:
 - A. **PROJECT ADDRESS:** 409 Fountain
APPLICANT: April Whitehead
APPLICATION: Use Permit No. 3001-09
PROJECT DESCRIPTION: A public hearing on Use Permit No. 3001-09 to allow a professional real estate office use in a portion of the building at 409 Fountain Avenue, located in the R-4 zoning district, pursuant to Municipal Code Section 23.28.020(f).
LEGAL DESCRIPTION: Lots 9, 11, portions of lots 10 and 12, Block 116, Third Addition to the Pacific Grove Retreat
ZONE DISTRICT: R-4
GENERAL PLAN DESIGNATION: High Density Residential 29.0 Units per Acre
CEQA STATUS: Class 1 Categorical Exemption
 - B. **PROJECT ADDRESS:** 1110 Austin Avenue
APPLICANT: Roy Larson
APPLICATION: Variance No. 3895-09
PROJECT DESCRIPTION: A public hearing to review a Variance Application to increase the building height limit from a maximum of 25 feet to a maximum of 40 feet from natural grade and to reduce the required driveway

setback from 20 feet to 15 feet for a proposed single family residence with a shed roof on a vacant lot with unique site conditions.

LEGAL DESCRIPTION:
ZONE DISTRICT:
GENERAL PLAN
DESIGNATION:
CEQA STATUS:

Lot 64, Block 11, Del Monte Park
R-1
Medium Density Residential 9.7 units per acre
Class 1 Categorical Exemption

C. **PROJECT ADDRESS:**
APPLICANT:
APPLICATION:
PROJECT DESCRIPTION:

LEGAL DESCRIPTION:

ZONE DISTRICT:
GENERAL PLAN
DESIGNATION:
CEQA STATUS:

505 Lighthouse
Anthony D. Davi, on behalf of Anthony G. Davi Jr., owner
Subdivision No. 07-222
Commercial condominium subdivision of an existing building into four units
Lot 14, Block 37 of the Pacific Grove Retreat (APN 006-271-002-000 and 006-272-003-000)
C-1
Downtown Commercial (D)
Class 1 Categorical Exemption

Recommended Action: Discuss projects

3. Conduct site visit at project addresses:
 - 1110 Austin
 - 409 Fountain Avenue
 - 505 Lighthouse
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.