



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, August 4, 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 August 6, 2009 regular meeting:
 - A. Continued from the July 2, 2009 Planning Commission meeting:

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. The applicant has submitted revised plans that reduce the overall height of the structure. The Variance now being requested is to allow for a maximum height of 32 feet from natural grade and a reduced driveway setback from 20 feet to 17 feet .
LEGAL DESCRIPTION:	Lot 64, Block 11, Del Monte Park
ZONE DISTRICT:	R-1
GENERAL PLAN DESIGNATION:	Medium Density Residential 9.7 units per acre
CEQA STATUS:	Class 1 Categorical Exemption

- B. **PROJECT ADDRESS:** **935 Jewell Avenue**
 APPLICANT: Hunter Eldridge, on behalf of Roger Phillips and Sharon Pagni
 APPLICATION: Use Permit No. 3002-09
 PROJECT DESCRIPTION: A public hearing on Use Permit Application No. 3002-09 to allow
 a proposed addition to encroach 2 feet into a side yard setback.
 Pursuant to Code Section 23.16.060, with a Use Permit, the total
 of side yards may be twenty percent of site width with a minimum
 side yard setback of three feet required.

 LEGAL DESCRIPTION: Lot 7, Block 307, Fairway Homes
 ZONE DISTRICT: R-1
 GENERAL PLAN
 DESIGNATION: Medium Density Residential 7.3 DU/Acre
 CEQA STATUS: Categorically Exempt, Class 1

Recommended Action: **Discuss projects**

3. Conduct site visit at project address:
 - 1110 Austin
 - 935 Jewell
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.