



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: TUESDAY, March 2, 2010 – 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. The meeting was called to order at 4:00pm.
Planning Commissioners present: Bluhm, Davis, Frederickson, Bailey, MacDonald and Riddell
Planning Commissioners absent: Miller
2. Staff presented topics to be considered at the March 4, 2010 regular meeting and responded to questions by the Planning Commissioners.
 - A. Project Address: **1145 Seaview Avenue**
Applicant: Marj Ingram Viales, Carmel Valley Design, on behalf of Isao and Yukiko Kato
Application: Use Permit Application No. 3009-09
Project Description: Request to allow a bathroom and utility sink to be installed in a detached accessory structure. A Use Permit is required pursuant to Municipal Code Section 23.64.180 for plumbing fixtures in accessory structures.
Legal Description: APN #006-712-021
Zone District: R-1
General Plan
Designation: Medium Density Residential 17.4 du/ac
CEQA Status: Categorically Exempt, Class 1
Staff Reference: Patrick Kelly, AICP, Contract Senior Planner
 - B. Project Address: **505 Lighthouse Avenue**
Applicant: Anthony D. Davi, on behalf of Anthony G. Davi Jr., Property

Planning Commission Site Review Meeting
March 2, 2010

Application: Owner
Subdivision Application No. 07-222
Project Description: Approve Final Parcel Map and Condominium Plan, pursuant to
Municipal Code Section 24.16.
Legal Description: APN #006-271-002 & -003
Zone District: C-1
General Plan
Designation: Downtown Commercial (D)
CEQA Status: Categorically Exempt, Class 1
Staff Reference: Patrick Kelly, AICP, Contract Senior Planner

- C. Project Address: **172 16th Street**
Applicant: Dr. Jennifer Wernsing, Cottage Veterinary Care, Inc.
Application: Use Permit Amendment No. 3011-10
Project Description: Modify Conditions Of Approval of Use Permit No. 2891-05 to
allow for overnight boarding of up to five animal patients
within an existing veterinary clinic.
Legal Description: APN #006-166-003
Zone District: C-1
General Plan
Designation: Downtown Commercial (D)
CEQA Status: Categorically Exempt, Class 1
Staff Reference: Patrick Kelly, AICP, Contract Senior Planner

3. The Planning Commission visited the 172 16th Street site.
4. The meeting was adjourned at 4:50pm.



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MINUTES OF REGULAR MEETING

PLANNING COMMISSION

DATE & TIME: THURSDAY, March 4, 2010 – 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE,
PACIFIC GROVE

MEETING AGENDA:

1. Call to Order

The meeting was called to order at 6:00p.m.

2. Roll Call

Planning Commission Members present: Linda Bailey (Vice-Chair), Bill Bluhm, Bob Davis, Steven MacDonald, Craig Riddell (Chair)

Planning Commission Members absent: Bill Frederickson, Eric Miller

3. Approval of Minutes

A. Minutes of the February 18, 2010 Regular Meeting (February 16, 2010 Site Review Meeting was cancelled)

On a motion by Bailey, seconded by Bluhm, the Planning Commission voted 5-0 to approve the minutes with the following amendments:

- **On page 3, second bullet: Add the last name “McAbee”**
- **On page 4, revise the Planning Commission’s motion to read as follows:**
“On a motion by Frederickson, seconded by MacDonald, the Planning Commission voted 6-0 to recommend to the City Council that Tree Protection ordinance amendments address:
 - *Viewshed impacts;*

- *The criminalization tone of the penalty requirements;*
- *Public safety concerns;*
- *A process for public tree trimming;*
- *The potential conflict between coverage limitations and tree plantings allowed site coverage maximums and tree replacement requirements;*
- *A tree strategic plan for how to address trees for the City as a whole; and*
- *Creation of a tree fund for maintenance of trees that could be available to low income residents; and*
- *The potential conflict between the proposed ordinance and the General Plan.*”

4. Public Comments

Sally Moore – thanked the Planning Commissioners for their time in discussing the Tree Ordinance at the previous meeting.

5. Written Correspondence - None

6. Items to be Continued or Withdrawn - None

7. CONSENT AGENDA:

On a motion by Davis, seconded by Bluhm, the Planning Commission voted 5-0 to move Agenda Item 8.B (172 16th Street) from the Regular Agenda to the Consent Agenda.

- A. Project Address: **505 Lighthouse Avenue**
Applicant: Anthony D. Davi, on behalf of Anthony G. Davi Jr.,
Property Owner
Application: Subdivision Application No. 07-222
Project Description: Approve Final Parcel Map and Condominium Plan
pursuant to Municipal Code Chapter 24.16.
Legal Description: APN #006-271-002 & -003
Zone District: C-1
General Plan Designation: Downtown Commercial (D)
CEQA Status: Categorically Exempt, Class 1
Staff Reference: Patrick Kelly, AICP, Contract Senior Planner
- B. Project Address: **172 16th Street**
Applicant: Dr. Jennifer Wernsing, Cottage Veterinary Care, Inc.
Application: Use Permit Amendment No. 3011-10
Project Description: Modify Conditions Of Approval of Use Permit No. 2891-05 to allow for overnight boarding of up to five animal patients within an existing veterinary clinic.
Legal Description: APN #006-166-003
Zone District: C-1

General Plan
Designation: Downtown Commercial (D)
CEQA Status: Categorically Exempt, Class 1
Staff Reference: Patrick Kelly, AICP, Contract Senior Planner

On a motion by MacDonald, seconded by Bailey, the Planning Commission voted 5-0 to approve the two items on the Consent Agenda, subject to the staff-recommended findings and conditions.

8. REGULAR AGENDA:

A. Project Address: **1145 Seaview Avenue**
Applicant: Marj Ingram Viales, Carmel Valley Design, on behalf of Isao and Yukiko Kato
Application: Use Permit Application No. 3009-09
Project Description: Request to allow a bathroom and utility sink to be installed in a detached accessory structure. A Use Permit is required pursuant to Municipal Code Section 23.64.180 for plumbing fixtures in accessory structures.
Legal Description: APN #006-712-021
Zone District: R-1
General Plan
Designation: Medium Density Residential 17.4 du/ac
CEQA Status: Categorically Exempt, Class 1
Staff Reference: Patrick Kelly, AICP, Contract Senior Planner

Contract Senior Planner Patrick Kelly presented the project and responded to questions from the Planning Commission.

Marj Ingram, applicant, presented the item and responded to questions from the Planning Commission.

The Planning Commission discussed the merits of the project, addressing the following issues:

- Whether the property owner could formally apply for approval of a second unit.
- The city's process for enforcing the prohibition of the use of the structure as a separate, rentable second unit.
- Whether the proposed wet bar within the living area of the structure should be permitted.
- The potential for the use of the accessory structure as a separate, rentable dwelling unit in the particular circumstances of this case.

On a motion by Bailey, seconded by Bluhm, the Planning Commission voted 5-0 to approve Use Permit No. 3009-09, subject to the following changes to the staff-recommended finding and conditions:

Finding:

“As conditioned, and in the circumstances of this particular case, where the

detached bedroom suite is designed to work in concert with the existing house and share a family yard in common, and is accessed via a path directly from the main house, the operation of the use applied for will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or the general welfare of the city, because the proposal, as conditioned, complies with the requirements for R-1 uses contained in Municipal Code Section 23.16.020 and Accessory Buildings and Structures in Municipal Code Section 23.64.180.

Conditions:

~~1. With the removal of the utility sink, refrigerator and counter area, t~~*This permit shall be revoked if not used within one year from the date of approval. An application for extension of this permit must be made prior to the expiration date.*

5. Delete entirely.

9. Acceptance of Minutes from Other Bodies

A. Minutes of the February 23, 2010 Architectural Review Board Site Review Meeting

B. Minutes of the February 23, 2010 Architectural Review Board Regular Meeting

The Commission requested that the above minutes be included in their next meeting packet.

10. Reports of PC Subcommittees - None

11. Reports of PC Members - None

12. Reports from Staff

Lynn Burgess reported out on the City Council's recent actions regarding the Farmers Market and medical marijuana dispensary use.

Council Member Kampe reported on the first Permit Streamlining Ad Hoc Committee meeting and noted that the next meeting is on March 16, 5pm in the Community Center.

13. Adjournment

The meeting was adjourned at 7:21pm.