



CITY OF PACIFIC GROVE
300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
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RECORD OF DECISION

SITE PLAN REVIEW COMMITTEE

DATE & TIME: Wednesday, May 26, 2010 – 8:30 A.M.
LOCATION: CITY HALL, CITY MANAGER'S CONFERENCE ROOM – 300 FOREST AVENUE, PACIFIC GROVE

AGENDA

1. ROLL CALL

Site Plan Review Committee members present:

- Karen Vaughn, AICP, Senior Planner
- John Kuehl, Building Official
- Celia Perez-Martinez, Public Works Manager
- Jim Gunter, Fire Prevention Officer

2. COMMENTS FROM THE PUBLIC

None

3. PROJECT ADDRESS: 1034 Hillside Avenue/1135 Presidio Avenue

APPLICATION NO.: Lot Line Adjustment Application No. 08-230

APPLICANT(S): Steve Mickel

CEQA STATUS: Categorically Exempt, Class 5

PROJECT DESCRIPTION: The Lot Line Adjustment Application No. 08-230 involves the reconfiguration of two adjacent lots in order to equally distribute the lot acreage (currently, one lot is significantly smaller than the other).

Senior Planner Vaughn introduced the project, noting that the project had received Architectural Review Board approval for the demolition of the existing house and construction of two new houses on the new parcels.

Steve Mickel, applicant, was present to answer questions.

On a motion by Kuehl, seconded by Gunter, 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.

5. ADJOURNMENT

The meeting was adjourned at 8:45 a.m.