



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, July 6, 2010 – 4:00 P.M.

LOCATION: CITY HALL, COMMUNITY DEVELOPMENT DEPARTMENT
 CONFERENCE ROOM (UPSTAIRS) – 300 FOREST AVENUE

1. The meeting was called to order at 4:10p.m. Commissioners Linda Bailey (Vice-Chair), Bill Bluhm, Jeanne Byrne, Bill Frederickson, Eric Miller, and Craig Riddell (Chair) were in attendance. Steven MacDonald was absent.
2. Staff presented the following projects to be considered at the July 8, 2010 Regular Meeting and responded to questions from the Commission:
 - A. **Project Address:** **186 Cedar Street**
 Applicant: Rick Steres, Architect on behalf of Linnet Harlan and Duane Edgington
 Application: **Use Permit No. 3023-10**
 Project Description: Use Permit to allow a half-bathroom to be installed in a detached accessory structure. Pursuant to Code Section 23.64.180, a Use Permit is required for plumbing in an accessory structure.
 Zone District: R-1
 Legal Description: APN #006-132-08
 General Plan Designation: MDR 7.3 du/ac
 CEQA Status: Categorically Exempt, Class 1
 Staff reference: Karen Vaughn, AICP, Senior Planner
 - B. **Project Location:** 850 Congress Ave.
 Applicant: Gateway Center
 Application: Use Permit No. 3022-10
 Project Description: Use Permit to reconfigure the Gateway Center into two separate licensed residential care facilities. The proposed reconfiguration will reduce the occupancy from 49 to 30 residents and will continue to offer day programs for 90 participants
 R-1

Planning Commission Site Review Meeting
July 6, 2010

Zone District	APN #006-641-077
Legal Description	MDR – 7.3 du/ac
General Plan Designation:	Categorically Exempt, Class 1
CEQA Status	Anne Coates, Associate Planner
Staff reference:	

3. No site visits were conducted.
4. The meeting was adjourned at 4:45p.m.

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MINUTES OF REGULAR MEETING

PLANNING COMMISSION

DATE & TIME: Thursday, July 8, 2010 – 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

MEETING AGENDA:

1. Call to Order

The meeting was called to order at 6:00 pm

2. Roll Call

Planning Commission Members present: Linda Bailey (Vice-Chair), Bill Bluhm, Jeanne Byrne, Bill Frederickson, Steven MacDonald, Eric Miller and Craig Riddell (Chair)

3. Approval of Minutes

Minutes of the June 1, 2010 Planning Commission site review and June 3, 2010 regular meetings

Revised minutes of the June 3, 2010 regular meeting were distributed to the Commission. Non-substantive revisions were suggested by Commissioner Bailey at the site review meeting earlier in the week.

On a motion by Bailey, seconded by Bluhm, the Planning Commission voted 5-0-2 to approve the revised minutes as corrected. Commissioner Frederickson abstained; Commissioner Byrne approved the minutes pertaining to project address 1104 Austin Avenue, but abstained from the minutes pertaining to the Farmer's Market discussion.

4. Public Comments

None.

5. Written Correspondence

None.

6. Items to be Continued or Withdrawn

None.

7. Consent Agenda

On a motion by Bailey, seconded by MacDonald, the Planning Commission voted 7-0 to move Regular Agenda Item 8A, project address 850 Congress Avenue, to the Consent Agenda. However, a member of the public requested that it remain on the Regular Agenda for full discussion. The item, therefore, remained on the Regular Agenda.

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| A. Project Address: | 186 Cedar Street |
| Applicant: | Rick Steres, Architect on behalf of Linnet Harlan and Duane Edgington |
| Application: | Use Permit No. 3023-10 |
| Project Description: | Use Permit to allow a half-bathroom to be installed in a detached accessory structure. Pursuant to Code Section 23.64.180, a Use Permit is required for plumbing in an accessory structure. |
| Zone District: | R-1 |
| Legal Description: | APN #006-132-08 |
| General Plan Designation: | MDR 7.3 du/ac |
| CEQA Status: | Categorically Exempt, Class 1 |
| Staff reference: | Karen Vaughn, AICP, Senior Planner |

On a motion by Bailey, seconded by Byrne, the Planning Commission voted 7-0 to approve the Consent Agenda with all recommended findings and conditions.

8. Regular Agenda

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| A. Project Location: | 850 Congress Ave. |
| Applicant: | Gateway Center |
| Application: | Use Permit No. 3022-10 |
| Project Description: | Use Permit to reconfigure the Gateway Center into two separate licensed residential care facilities. The proposed reconfiguration will reduce the occupancy from 49 to 30 residents and will continue to offer day programs for 90 participants |
| Zone District: | R-1 |
| Legal Description: | APN #006-641-077 |
| General Plan Designation: | MDR – 7.3 du/ac |
| CEQA Status: | Categorically Exempt, Class 1 |
| Staff reference: | Anne Coates, Associate Planner |

Associate Planner Coates introduced the project.

Christopher Barlow, project architect, and Stephanie Lyon, Gateway Center representative, discussed the project and answered questions from the Commission.

Public comment period was opened.

Janalee Maudlin, neighbor, spoke about noise issues and requested the center install insulated glass windows.

Relative of a Gateway Center resident thanked the City for inviting her family into the community and thanked the neighbors for their friendliness. She noted that good on-going communication with the neighbors is key.

Public comment period was closed.

On a motion by Byrne, seconded by Bailey, the Planning Commission voted 7-0 to approve the Use Permit with all recommended findings and conditions.

9. Acceptance of Minutes from Other Bodies

A. Architectural Review Board

1. Minutes of the June 8, 2010 Architectural Review Board Site Review Meeting
2. Minutes of the June 8, 2010 Architectural Review Board Regular Meeting
3. Minutes of the June 22, 2010 Architectural Review Board Site Review Meeting
4. Minutes of the June 22, 2010 Architectural Review Board Regular Meeting

B. Administrative Hearing

1. Record of Decision of the June 17, 2010 Administrative Hearing

On a motion by MacDonald, seconded by Bailey, the Planning Commission voted 7-0 to accept the minutes as presented.

10. Reports of PC Subcommittees

None.

11. Reports of PC Members

None.

12. Reports from Staff

None.

13. Adjournment

The meeting was adjourned at 6:16 p.m.