



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, May 4, 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. 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 May 6, 2010 Regular Meeting:
 - A. Project Address: **120 Country Club Gate**
Applicant: James Smith, Architect, on behalf of Cassidy Turley Commercial
Application: Use Permit Application No. 3017-10
Project Description: Request to allow a pet grooming salon inside a retail pet store. Pursuant to Code Section 23.32.020, pet grooming salons are allowed in the C-1 district with a Use Permit.
Legal Description: APN #007-102-020
Zone District: C-1
General Plan
Designation: Country Club Gate Shopping Center
CEQA Status: Categorically Exempt, Class 32
 - B. Project Address: **581 Pine Avenue**
Applicant: Ryan Brown, Pacific Grove Inn, on behalf of David Spence, Owner
Application: Use Permit Application No. 3014-10
Project Description: Request to allow wine sales within an existing bed and breakfast inn. Pursuant to Code Section 23.64.290(c), bed and

breakfast inns are permitted to sell wine to registered guests,
with a Use Permit

Legal Description: APN #006-481-002 and 006-481-003
Zone District:
General Plan
Designation: Professional Office/High Density, 29 du/ac
CEQA Status: Categorically Exempt, Class 32

- C. Project Address: **2867 Ransford Avenue**
Applicant: Holdren & Lietzke Architecture, on behalf of Elliot Light
Application: Use Permit Application No. 3013-10
Project Description: Request to allow a modified side yard setback along the western property line, pursuant to Code Section 23.16.060, and to allow construction of an addition to an existing single-family dwelling with non-conforming setbacks, pursuant to Code Section 23.68.50(d)(2).

Legal Description: APN #007-651-001
Zone District: R-1
General Plan
Designation: Medium Density Residential, 7.0 du/ac
CEQA Status: Categorically Exempt, Class 1

Recommended Action: Discuss projects

3. Conduct site visits at as needed
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.*