

JON M. BIGGS
COMMUNITY DEVELOPMENT DIRECTOR



BUILDING INSPECTION
(831) 648-3183
HOUSING PROGRAMS
(831) 648-3190
PLANNING / ZONING
(831) 648-3190

CITY OF PACIFIC GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3190
FAX (831) 648-3184

CITY OF PACIFIC GROVE
PLANNING COMMISSION

AGENDA

November 3, 2005
6:00 p.m.
Council Chambers, Pacific Grove City Hall
300 Forest Avenue, Pacific Grove, California

NOTE: The Planning Commission will also meet in a plan and site review session on Tuesday, November 1, 2005 at 4:00 p.m. in the Community Development Department Conference Room, 300 Forest Avenue, Pacific Grove, California. The limited purposes of this session are (1) to visit the site of project(s) listed on this 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).

Copies of the Planning Commission Agenda Packet are available for review at the Pacific Grove Public Library and the Community Development Department.

Planning Commission Members: Linda Smith Bailey, Bob Davis (Chair), Dan Miller, Eric Miller, Bruce Obbink, Craig Riddell (Vice Chair), Gary Sprader

- 1. ROLL CALL**
- 2. MINUTES**
 - Minutes of the site review meeting of October 18, 2005;
 - Minutes of the regular meeting of October 20, 2005.
- 3. COMMENTS FROM THE PUBLIC**

(Comments from the audience will not receive Commission action. Comments may concern matters either on or not on the agenda, but must deal with matters subject to the jurisdiction of

the Planning Commission. Comments will be limited to three minutes. Comments concerning matters set for public hearing on this evening's agenda will not be heard until the public hearing is called.)

4. **ITEMS TO BE CONTINUED OR WITHDRAWN**

4.A A public hearing to consider Variance Application No. 05-1689

PROJECT ADDRESS: **203 Eardley Avenue**

APPLICANT: T.R. Larson, Architect

PROJECT DESCRIPTION: Remodel and construct additions, including a second story, to a single-family residence. The proposed distance between the eave and the north side property line is 1.5', a distance of 2.5' to the south property line, and a distance of 2.5' to the front property line; a minimum distance of 3' is required between an eave and a property line. The existing and proposed lot coverage is 51%; the maximum permitted lot coverage is 50%. (Staff: Nelson)

REASON FOR WITHDRAWAL: Project was modified to eliminate need for variance.

4.B A public hearing to consider Use Permit Application No. 2886-05

PROJECT ADDRESS: **2825 Forest Hill Boulevard**

APPLICANT: Adrian Lopez, designer

PROJECT DESCRIPTION: Convert a portion of an existing two-car detached garage to a workshop room. (Staff: Nelson) [Continued from 10/6/05 and 10/20/05]

REASON FOR CONTINUANCE: Applicant submitted plan revisions that require additional staff review and publication of a new notice of hearing.

5. **CONSENT AGENDA**

6. **REGULAR AGENDA**

6.A A public hearing to consider Use Permit Application No. 2891-05

PROJECT ADDRESS: **172 16th Street**

APPLICANT: Dr. Jennifer S. Wernsing, DVM

PROJECT DESCRIPTION: Establish a small-animal veterinary practice in a portion of an existing mixed-use residential/commercial building (Staff: Nelson)

6.B **DISCUSS AND CLARIFY THE STATUS OF PUBLIC ACCESS TO PLANS ON FILE.** (This item was agendized at the request of the Planning Commission Chair.)

[Continued from 10/20/05]

6.C **DISCUSSION AND DEVELOPMENT OF POSSIBLE CHANGES TO THE PLANNING COMMISSION RULES OF PROCEDURE.** (This item was agendized at the request of the Planning Commission Chair.)

7. **CITY COUNCIL ACTIONS**

8. **ARCHITECTURAL REVIEW BOARD ACTIONS**

- Received the Minutes of the October 25, 2005 site review meeting of the Architectural Review Board.

- Received the Minutes of the October 25, 2005 regular meeting of the Architectural Review Board.

9. HISTORIC RESOURCES COMMITTEE ACTIONS

- Received the Minutes of the October 12, 2005 regular meeting of the Historic Resources Committee.

10. CORRESPONDENCE

11. COMMITTEE REPORTS

12. REPORTS OF COMMISSIONERS

Commissioners may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, the Commission may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning a City matter or direct staff to place a request to agendize a matter of business on a future agenda (G.C. 54954.2).

13. REPORTS OF COMMUNITY DEVELOPMENT DIRECTOR

14. ADJOURNMENT

NOTE: PLEASE NOTE THAT SECTION 65009(B)(2) OF THE CALIFORNIA GOVERNMENT CODE PROVIDES THAT LEGAL CHALLENGES TO THE CITY'S ACTION ON A PROJECT MAY BE LIMITED TO ONLY THOSE ISSUES RAISED IN TESTIMONY DURING THE PUBLIC HEARING PROCESS.

THE PLANNING COMMISSION WILL NOT CONSIDER ANY NEW ITEMS AFTER 9:00 P.M. ANY ITEMS REMAINING ON THE AGENDA WILL BE CONTINUED EITHER TO THE NEXT REGULAR MEETING OR A SPECIAL MEETING AT THE DISCRETION OF THE PLANNING COMMISSION.

THE CITY OF PACIFIC GROVE DOES NOT DISCRIMINATE AGAINST PERSONS WITH DISABILITIES. THE COUNCIL CHAMBERS AT THE PACIFIC GROVE CITY HALL IS AN ACCESSIBLE FACILITY. A LIMITED NUMBER OF DEVICES ARE AVAILABLE TO ASSIST THOSE WHO ARE HEARING IMPAIRED. IF YOU WOULD LIKE TO USE ONE OF THESE DEVICES, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT SECRETARY AT (831) 648-3190.

NOTICE TO APPLICANTS

I. SITE REVIEW

If the project, at the time of the site review, is not visible without entering a structure or yard area, the applicant must be present or make arrangements to show the project area.

II. APPEARANCE BY APPLICANT OR REPRESENTATIVE

The applicant or his/her representative must be present at the public hearing meeting for which the item is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. **The Commission may deny an item if the applicant or representative is not present and if a continuance is not requested.**

III. SUBMITTAL OF WRITTEN COMMUNICATIONS

In order to receive due consideration by the Planning Commission, written communications pertaining to agenda items should be submitted to the Community Development Department by 12:00 noon on the Tuesday prior to the meeting.

Materials submitted subsequent to that time, or directly to the Commission at the meeting, may, at the Commission's discretion, result in a continuance of the item.

IV. APPEALS AND APPEAL PERIOD

Decisions rendered by the Planning Commission may be appealed to the City Council using a form available at the Community Development Department. An appeal using this appeal form plus an appeal fee must be filed with the Community Development Department within 10 days of the action being appealed.

NOTE: The aforementioned appeal period notwithstanding, the City Council reserves the right to call up for review Planning Commission decisions until its next regularly scheduled meeting. Please check with the staff if you have any questions about this.

V. BUILDING PERMIT

Planning Commission approval of an application does not constitute an approval to do any construction without a building permit. Please contact the Building Division at 648-3183 for information about building permits.

No building permit pertaining to a Planning Commission action may be issued until the 10-day appeal period and the City Council's call up period has passed.

VI. EFFECTIVE DATE OF ENTITLEMENT

PLEASE NOTE THAT YOUR USE PERMIT/VARIANCE DOES NOT BECOME EFFECTIVE AND **THEREFORE** NEITHER A BUILDING PERMIT NOR OCCUPANCY CERTIFICATE MAY BE ISSUED UNTIL THE RESOLUTION GRANTING THE USE PERMIT/VARIANCE HAS BEEN SIGNED BY THE APPLICANT AND PROPERTY OWNER. THIS RESOLUTION WILL BE MAILED TO THE APPLICANT FOLLOWING THE PLANNING COMMISSION ACTION.