



CITY OF PACIFIC GROVE
COMMUNITY DEVELOPMENT DEPARTMENT
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CITY OF PACIFIC GROVE
PLANNING COMMISSION

AGENDA

January 19, 2006
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, January 17, 2006 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 January 3, 2006;
- Minutes of the regular meeting of January 5, 2006.

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 ITEMS TO BE CONTINUED OR WITHDRAWN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 (1) Amend Use Permit No. 1805-85; and (2) Amend Variance No. 85-980

PROJECT ADDRESS: 829 Ocean View Boulevard

APPLICANT: Ed Bredthauer, Architect

PROJECT DESCRIPTION: Amend Use Permit No. 1805-85 to allow an addition to a two-story single-family dwelling in the R-3-P.G.B. zone district; and Amend Variance No. 85-980 for proposed exceptions to the Municipal Code to (1) maintain a reduction in the minimum permitted building site area; (2) reduce the minimum required front yard setback for an addition to the second-story; and (3) reduce the required number of off-street parking spaces from 2-1. (Staff: Rideout)

REASON FOR WITHDRAWAL: To allow publication of the corrected Notice of Public Hearing shown above. This item to be agendized for the regular meeting of February 2, 2006.

5. CONSENT AGENDA

6. REGULAR AGENDA

- 6.A** A continued public hearing to consider an appeal of the Community Development Director's determination that the subject property is a nonconforming two-unit dwelling group on one building site.

ADDRESS: 137-139 18th Street

PROPERTY OWNERS: Margaret Healy and Julie Guarnotta

APPELLANT: Julie Guarnotta, one property owner, and David Sweigert, Esq., attorney for the property owners.

(Staff: Rideout) [Continued from 1/5/06]

- 6.B** A public hearing to consider Use Permit Application No. 2897-05 and Variance Application No. 05-1697

PROJECT ADDRESS: 514 Park Street

APPLICANT: Ramona Lowe

PROJECT DESCRIPTION: To allow construction within the required front, south side and rear yard setbacks and allow additions totaling more than 120 square feet to a single-family residence that has fewer off street parking spaces than required. (Staff: Rideout)

- 6.C 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 and 11/3/05]

7. CITY COUNCIL ACTIONS

8. ARCHITECTURAL REVIEW BOARD ACTIONS

- Receive the Minutes of the January 10, 2006 site review meeting of the Architectural Review Board.
- Receive the Minutes of the January 10, 2006 regular meeting of the Architectural Review Board.

9. HISTORIC RESOURCES COMMITTEE ACTIONS

- Receive the Minutes of the January 11, 2006 site review meeting of the Historic Resources Committee.
- Receive the Minutes of the January 11, 2006 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 agendaize 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.