

CITY OF PACIFIC GROVE

NOTICE OF PUBLIC HEARING

PROJECT ADDRESS: 550 Central Avenue (Pacific Grove Library), 560 Central Avenue (Jewell Park), and Grand Avenue between Central Avenue and Park Place

APPLICANT: City of Pacific Grove

PROJECT APPLICATIONS AND APPROVALS: (1) Site Plan Review Committee approval, (2) Vacation of a portion of Grand Avenue, (3) General Plan Land Use Designation, (4) Local Coastal Program Land Use Plan & Map Amendment, (5) Local Coastal Program Land Use Designation Change, (6) Local Coastal Program Land Use Designation, (7) Zoning Designation, (8) Use Permit Application, (9) Architectural Approval Application, (10) Tree Removal Permit Application, (11) Lot Line Adjustment Application, and (12) Water Allocation Request.

PROJECT DESCRIPTION: Proposed expansion to the Pacific Grove Public Library which includes the vacation of the portion of Grand Avenue between Central Avenue and Park Place and converting vehicle traffic on Park Place to one-way eastbound and converting vehicle traffic on Fountain Avenue between Park Place and Central Avenue to one-way southbound. The Planning Commission will develop a recommendation to the City Council regarding the following applications/requests:

- A Mitigated Negative Declaration and Mitigation Monitoring Program
- Vacation of a portion of Grand Avenue
- Amend the Local Coastal Program Land Use Plan and Map to include a new Public Library land use designation.
- Change the current Local Coastal Program Land Use designation of the library site from Medium-High density residential to the new Public Library Local Coastal Program Land Use designation.
- Assign the new Public Library Local Coastal Program Land Use Plan designation to the vacated portion of Grand Avenue.
- Assign a Public (P) General Plan Land Use Designation to the vacated portion of Grand Avenue.
- Assign a U zoning designation to the vacated portion of Grand Avenue
- Water Allocation for the proposed project.

The City Council will consider the applications and recommendations of the Planning Commission at a future Council meeting, date to be determined.

LEGAL DESCRIPTION: Blocks E and F, Pacific Grove Retreat (Assessor's Parcel Nos. 006-171-098 and 006-171-099)

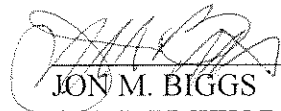
ZONE DISTRICTS: U and O

GENERAL PLAN DESIGNATION: The Pacific Grove Public Library block is designated Public and Jewell Park is designated Open Space.

ENVIRONMENTAL STATUS: Mitigated Negative Declaration and Mitigation Monitoring Program is proposed.

HEARING DATE AND LOCATION: A public hearing by the Planning Commission to be held on **Thursday, June 2, 2005, at 6:00 P.M.** at the City Council Chambers, Pacific Grove Civic Center, 300 Forest Avenue, Pacific Grove, California.

Dated: May 17, 2005



JON M. BIGGS

COMMUNITY DEVELOPMENT DIRECTOR

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NOTE: The Planning Commission will also meet in a plan and site review session on Tuesday, May 31, 2005, at 4:00 p.m. in the Community Development Department Conference Room, 300 Forest Avenue. The limited purposes of this session are (1) to visit the site of the projects listed on this meeting's 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.

Should this item be continued at the Planning Commission meeting the Chairman will announce a specific date and time to which the item is being continued. If you are not at the meeting you can find out if an item has been continued by calling the Community Development Department Secretary at (831) 648-3190.

If you have any questions about this item, please call Senior Planner Barbara Nelson at the Community Development Department (831) 648-3190.

Any decision by the Planning Commission may be appealed to the City Council within ten days of final action. Please note that Section 65009(b)(2) of the California Government Code provides that legal challenges to the City's action on this project may be limited to only those issues raised in testimony during the public hearing process.

The City of Pacific Grove does not discriminate against persons with disabilities. The Pacific Grove Civic Center 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.

Preliminary plans, a project model, and additional project information are available for public review during normal business hours in the Pacific Grove Community Development Department.

Planning Commission meeting agendas and meeting minutes are available on-line at www.ci.pg.ca.us

This notice may be removed after: June 2, 2005