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## CITY OF PACIFIC GROVE COMMUNITY DEVELOPMENT DEPARTMENT

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CITY OF PACIFIC GROVE

PLANNING COMMISSION

Distribution-Planning Commission Packet/Agenda:

- CDD Director re PC meeting of 9/8/05  
 PC Members  Planners  
 Library  CDD Public Info Binder  
 Owner  Applicant  Appellant

Name: \_\_\_\_\_

### AGENDA

September 8, 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, September 6, 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 August 2, 2005;
- Minutes of the regular meeting of August 4, 2005.
- Minutes of the site review meeting of August 16, 2005;
- Minutes of the regular meeting of August 18, 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 ITEMS TO BE CONTINUED OR WITHDRAWN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 Use Permit Application No. 2855-05 and Tree Permit Application No. CDD 57782  
PROJECT ADDRESS: **1273 Buena Vista Avenue**  
APPLICANT: Craig Riddell, property owner  
PROJECT DESCRIPTION: Proposed additions to a single-family dwelling, including detached living space with plumbing, having no interior access to the main residence, on a site that also has fewer parking spaces than required. The proposed project includes the removal of one 8" Coast live oak. (Staff: Rideout)  
REASON FOR CONTINUANCE: Applicant requests continuance to the meeting of September 22, 2005 to allow more commissioners to be present.
- 4.B** A public hearing to consider Use Permit Application No. 2872-05  
PROJECT ADDRESS: **551 Gibson Avenue (Forest Hill Manor)**  
APPLICANT: Tricia Knight representing Clearwire LLC  
PROJECT DESCRIPTION: Install telecommunications antennas and related equipment atop the roof of an existing group quarters facility. (Staff: Nelson)  
REASON FOR CONTINUANCE: Staff requested continuance to allow applicant time test transmission signal interference.

#### 5. CONSENT AGENDA

- 5.A** A public hearing to consider Use Permit Application No. 2883-05  
PROJECT ADDRESS: **205 17th Street**  
APPLICANT: Ingrid Tower, Agent for Owners  
PROJECT DESCRIPTION: Establish a dance studio in a portion of an existing commercial building. (Staff: Nelson)
- 5.B** A public hearing to consider Use Permit Application No. 2885-05  
PROJECT ADDRESS: **407 10th Street**  
APPLICANT: David Prew, Designer  
PROJECT DESCRIPTION: Construct an addition to enclose a nonconforming carport to create a garage. The project includes a new deck above the proposed garage. (Staff: Nelson)
- 5.C** A public hearing to consider Amendment to Use Permit No. 2750-02  
PROJECT ADDRESS: **173 Central Avenue**  
APPLICANT: Central Avenue Bakery  
PROJECT DESCRIPTION: Allow on-site preparation of food items for retail sale at an existing bakery/delicatessen. (Staff: Nelson)

**6. REGULAR AGENDA**

- 6.A** A public hearing to consider Amend Use Permit No. 2529-97  
PROJECT ADDRESS: **173 Lighthouse Avenue**  
APPLICANT: Stocker & Allaire, Inc.  
PROJECT DESCRIPTION: Install a shower in a detached room that contains a toilet and lavatory sink. The room is attached to a garage that is detached from a single-family residence. (Staff: Nelson)
- 6.B** A public hearing to consider (1) Amend Use Permit No. 2879-05 and (2) Amend Use Permit No. 2880-05  
PROJECT ADDRESS: **1129 David Avenue**  
APPLICANT: David Prew, Designer  
PROJECT DESCRIPTION: (1) To eliminate the required off-street parking space for a secondary housing unit; and (2) to allow the addition of more than 120 square feet of floor area to a single-family residence on a site that has fewer parking spaces than required. (Staff: Rideout)

**7. CITY COUNCIL ACTIONS****8. ARCHITECTURAL REVIEW BOARD ACTIONS**

- Receive the Minutes of the August 23, 2005 site review meeting of the Architectural Review Board.
- Receive the Minutes of the August 23, 2005 regular meeting of the Architectural Review Board.

**9. HISTORIC RESOURCES COMMITTEE ACTIONS**

- Receive the Minutes of the August 10, 2005 site review meeting of the Historic Resources Committee.
- Receive the Minutes of the August 10, 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 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.

**CITY OF PACIFIC GROVE  
PLANNING COMMISSION**

**SITE REVIEW MINUTES**

August 2, 2005

4:00 p.m.

Community Development Department Conference Room

Commissioners Present: Bailey, Davis, D. Miller, E. Miller, Riddell

Commissioners Absent: Obbink

Vacancies: One

Staff: Nelson

Staff presented the following projects:

**275 Spruce Avenue**

APPLICANT: Mark Ellis for Eric Miller Architects and Thomas Schellenberg, owner

APPELLANTS: Mark Ellis for Eric Miller Architects and Thomas Schellenberg, owner

PROJECT DESCRIPTION: A continued public hearing to consider an appeal of the Architectural Review Board's denial of Architectural Approval Application No. 3469-05 for a proposed second-housing unit, garage, and workshop. (This hearing is for final architectural approval) (Staff: Nelson) [Continued from Special Meeting of 6/30/05]

**1245 Forest Avenue**

APPLICANT: International Design Group

PROJECT DESCRIPTION: Construct a new detached accessory building that includes a 900 square foot garage, a 128 square foot greenhouse, and a 242 square foot storage room. (Staff Contact: Nelson)

**137 4th Street**

APPLICANT: Susan K. Black

PROJECT DESCRIPTION: Incorporate an existing 240 square foot storage area into the floor plan of one dwelling unit of a nonconforming 3-unit dwelling group. (Staff: Rideout)

The following site was visited by the listed Commissioners (staff present noted in parentheses).

**137 4th Street:** Bailey, Davis, D. Miller, E. Miller, Riddell (Nelson)

There being no further business, the Commissioners adjourned at 4:50 p.m. at the site.

Barbara Nelson, Acting Secretary

CITY OF PACIFIC GROVE  
PLANNING COMMISSION

MINUTES

Corrected at the Planning  
Commission Meeting of  
8/18/05 and submitted for  
approval at the Planning  
Commission Meeting of  
9/8/05

August 4, 2005  
Tape 05-16  
6:00 p.m.  
Council Chambers, Pacific Grove City Hall

1. ROLL CALL

Roll Call

Present: Bailey, Davis (Chair), D. Miller, E. Miller, Obbink, Riddell,  
Sprader

Absent: None

Vacancies: ~~One~~ None

Staff: Biggs, Nelson

2. MINUTES

On a motion by Miller-Bailey the Commission voted 6-0 (Sprader abstained because he was not present at the meetings) to **approve the following minutes, subject to the change indicated below:**

**Minutes  
approved  
with change  
to minutes  
of 7/21/05**

- Minutes of the site review meeting of July 19, 2005;
- Minutes of the regular meeting of July 21, 2005, with the following change:

The preamble to item 6A of the Minutes of July 21, 2005 is amended follows:

**(COMMISSIONER BAILEY STEPPED DOWN AND LEFT THE ROOM PRIOR TO ITEM 6.A. BECAUSE SHE WAS NOT AT THE MEETING AT WHICH THIS PROJECT APPEAL WAS INITIALLY PRESENTED TO THE COMMISSION)**

3. COMMENTS FROM THE PUBLIC

None.

**Public  
Comment**

4. REQUESTS FOR CONTINUANCE OR WITHDRAWAL

On a motion by Riddell-Bailey, the Commission voted 7-0 to continue item 4.A to the regular meeting of August 18, 2005.

**Continuances/  
Withdrawals**

- 4.A** A public hearing to consider Use Permit Application No. 2879-05; Use Permit Application No. 2880-05; Variance Application No. 05-1686 **UP 2879-05;**  
**UP 2880-05;**  
**Variance**  
**05-1686**  
*continued*  
*to 8/18/05*
- PROJECT ADDRESS: **1129 David Avenue**
- APPLICANT: David Prew, Designer
- PROJECT DESCRIPTION: (1) Use Permit Application No. 2879-05; to convert a detached 420 square foot dwelling unit having nonconforming setbacks into a secondary housing unit. The proposed conversion includes requests to waive the requirement to place underground, all utilities to the subject unit and to place the required off-street parking space for the unit on a driveway in tandem with a required covered off-street parking space for the single-family residence on the site. (2) Use Permit Application No. 2880-05; to allow a one-story addition that maintains an existing nonconforming building line of the one-story single-family dwelling; (3) Variance Application No. 05-1686 for two driveways on one building site and to reduce the minimum distance between a carport opening and a property line from 20' to 16'. (Staff Contact: Nelson)
- REASON FOR CONTINUANCE: Homeowners requested continuance to the regular meeting of 8/18/05)

**5. CONSENT AGENDA**

Commissioner Bailey pulled item 5.A from the consent agenda.

On a motion by Bailey-Riddell the Commission voted 7-0 to **approve the consent agenda** based on the suggested findings and subject to the terms and conditions contained in the staff report prepared for the meeting of August 4, 2005. **Consent**  
**Agenda**  
*approved*

**5.A** (This item pulled by Commissioner Bailey. See Regular Agenda, below)

**5.B** A public hearing to consider Use Permit Application No. 2881-05 **UP 2881-05**  
*approved*  
*on consent*

PROJECT ADDRESS: **1245 Forest Avenue**

APPLICANT: International Design Group

PROJECT DESCRIPTION: Construct a new detached accessory building that includes a 900 square foot garage, a 128 square foot greenhouse, and a 242 square foot storage room. (Staff Contact: Nelson)

- 5.C A public hearing to consider Use Permit Application No. 2878-05  
PROJECT ADDRESS: **137 4th Street**  
APPLICANT: Susan K. Black  
PROJECT DESCRIPTION: Incorporate an existing 240 square foot storage area into the floor plan of one dwelling unit of a nonconforming 3-unit dwelling group. (Staff: Rideout)
- UP 2878-05  
*approved  
on consent*

6. REGULAR AGENDA

(COMMISSIONER ERIC MILLER STEPPED DOWN AND LEFT THE ROOM PRIOR TO ITEM 5.A DUE TO A FINANCIAL CONFLICT OF INTEREST)

- 5.A A continued public hearing to consider an appeal of the Architectural Review Board's denial of Architectural Approval Application No. 3469-05. (This hearing is for final architectural approval)  
PROJECT ADDRESS: **275 Spruce Avenue**  
APPLICANT: Mark Ellis for Eric Miller Architects and Thomas Schellenberg, owner  
APPELLANTS: Mark Ellis for Eric Miller Architects and Thomas Schellenberg, owner  
PROJECT DESCRIPTION: Proposed second-housing unit, garage, and workshop. (Staff: Nelson) [Continued from Special Meeting of 6/30/05]
- Appeal of  
ARB Decision  
*granted  
final  
approval of  
AA 3469-05*

On a motion by Riddell-Obbink, the Commission voted 6-0 to **grant final approval of Architectural Approval Application No. 3469-05** based on the standard finding for architectural approval and subject to the conditions of approval contained in the staff report prepared for the public hearings on 6/30/05 and 8/4/05, and further **subject to subcommittee approval of the windows.**  
(Subcommittee: Commissioners Bailey and Obbink)

(COMMISSIONER ERIC MILLER RETURNED TO HIS SEAT)

(PRIOR TO DISCUSSION OF THE NEXT ITEM COMMISSIONER SPRADER DECIDED TO ABSENT HIMSELF BECAUSE HE WAS NOT A MEMBER OF THE COMMISSION AT THE PREVIOUS MEETINGS AT WHICH THIS PROJECT WAS CONSIDERED AND DISCUSSED AND HAD NOT HAD AN OPPORTUNITY TO REVIEW THE TAPES OF THOSE MEETINGS OR REVIEW THE RECORD FOR THE PROJECT.)

- 6.A Continued consideration of the **proposed Library expansion** including (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.

**Library  
Expansion  
Recommend  
to City Council**

**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 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. [Continued from 6/2/05, 6/16/05, 7/7/05, and 7/21/05] (Staff: Nelson)

Senior Planner Nelson presented updated information on the project

The Chairman reopened the public hearing.

Correspondence Received Since July 21st Hearing:

- E-mail dated 7/27/05 from Dr. and Mrs. Francois Melese in opposition to closing Grand Avenue.

Speakers:

- Keith Higgins, of Higgins and Associates, presented additional information concerning parking, traffic and mitigation measures.
- Guy Francis spoke in support.
- Pam Cain spoke in support.
- Pat Morris spoke in support.
- Dan Davis expressed concerns.
- Lee Willoughby expressed concerns.
- Francis Grate expressed concerns.

Prior to deliberations, Commissioners made the following disclosure of discussions regarding the project outside of the Planning Commission meeting:

- Commissioner Bailey noted conversations with Dan Davis and Barbara Morrison.
- Commissioner Riddell noted conversations with Dan Davis and Francis Grate.
- Commissioner E. Miller noted discussion with Bill Foster.
- Commissioner Davis noted discussion with Dan Davis.
- Commissioner D. Miller noted discussions with Dan Davis and Frances Grate.

← Corrected  
by PC on  
8/18/05

There being no further speakers, the Chairman closed the public hearing.

**By consensus, the Commission determined that sections I. Aesthetics, VIII. Land Use and Planning, XII. Recreation, and XIII. Transportation and Traffic of the Initial Study needed further review.**

**By consensus, the Planning Commission agreed that it could recommend to Council adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program if the Council incorporated the following changes into the initial study and included the recommended mitigation measures, subject to agreement by the applicant to incorporate them into the project. The Commission understands that the changes to the initial study and incorporation of suggested mitigation measures into**

**the project will require a new public review period for the document prior to Council adoption consideration.**

Recommended Changes:

← Corrected  
by PC on  
8/18/05

**I. AESTHETICS** - Move the checkmarks in the following elements of this section as indicated by strikethrough and underlining:

**1. WOULD THE PROJECT HAVE A SUBSTANTIAL ADVERSE EFFECT ON AN IDENTIFIED SCENIC VISTA?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No impact.
		✓	✓	

**3. WOULD THE PROJECT SUBSTANTIALLY DEGRADE THE EXISTING VISUAL CHARACTER OR QUALITY OF THE SITE AND ITS SURROUNDINGS?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No impact.
		✓	✓	

Add the following mitigations to this section of the initial study:

- Redesign the ~~south and~~ north face of the proposed addition to the library to incorporate windows or design elements that will provide opportunities for views towards the bay. Redesign south face of the proposed addition to provide a more fitting architectural termination to Grand Avenue at this point. These design changes will be evaluated through the use permit process by the Planning Commission and Architectural Approval process by the Architectural Review Board for purposes of determining compliance with this mitigation.
- Landscape plantings in those areas of the Library project that are part of the vacated portion of Grand Avenue shall not be species that can grow above the height of the proposed addition. Landscaping for the project shall be subject to approval by the Architectural Review Board.
- The western wall of the library addition shall be pulled back towards the existing library to preserve more of the ocean view down Grand Avenue. This design change will be

← Corrected  
by PC on  
8/18/05

← Corrected  
by PC on  
8/18/05

evaluated through the use permit process by the Planning Commission and Architectural Approval process by the Architectural Review Board for purposes of determining compliance with this mitigation.

- Underground Utilities along the vacated segment of Grand Avenue
- Articulate or lower the ridgeline of the proposed library addition in order to improve views towards the bay. This design change will be evaluated through the use permit process by the Planning Commission and Architectural Approval process by the Architectural Review Board for purposes of determining compliance with this mitigation.

**VIII. LAND USE AND PLANNING** – Move the checkmark in the following element of this section of the initial study as indicated by strikethrough and underlining

**2. WOULD THE PROJECT CONFLICT WITH AN APPLICABLE LAND USE PLAN, POLICY OR REGULATION OF AN AGENCY WITH JURISDICTION OVER THE PROJECT (INCLUDING, BUT NOT LIMITED TO THE GENERAL PLAN, SPECIFIC PLAN, LOCAL COASTAL PROGRAM, OR ZONING ORDINANCE) ADOPTED FOR THE PURPOSE OF AVOIDING OR MITIGATING AN ENVIRONMENTAL EFFECT?**

IMPACT	Yes. Significant unavoidable impact	Yes, but less than significant with mitigation incorporated	No. Less than significant	No impact.
		✓	✓	

The Commission cited as a major concern for the project, the inconsistency with Local Coastal Program Land Use Plan Section 2.5.1, Scenic Resources, which notes that unobstructed views to the bay/ocean are available on some streets and that these views should be retained to the maximum extent possible because of the access to coastal waters they provide. In addition, the Commission cited Sections 2.5.5 “Specific Policies” and 5. “Public Shoreline Access 5.1”, both from the City of Pacific Grove Local Coastal Program (1989), as areas of conflict and concern.

← Corrected  
by PC on  
8/18/05

XII. RECREATION

No changes to this section of the initial study were suggested; however, the Commission felt it was important to express their concern that intrusions into Jewell Park could trigger the need to make additional changes to the park architecture.

XIII. TRANSPORTATION / TRAFFIC / PARKING

~~Delete the mitigation measure that eliminates the time limit for parking spaces on Grand Avenue. Delete Parking Mitigation measure numbered 1 (page 31 of the Mitigation Reporting and Monitoring Program dated 2/28/05) that eliminates the Saturday time restrictions for parking spaces on Grand Avenue.~~

←

Corrected  
by PC on  
8/18/05

Add the following mitigations to this section of the initial study:

- The Library, Museum, and Recreation Department, when scheduling events for Chautauqua Hall, the Museum and the Library, shall refer to and register events at these locations using the event master calendar maintained by the City
- Submit a trip reduction plan for Library staff, to the extent feasible, to the Community Development Department for review and approval. The plan may be referred to the Planning Commission for guidance. Approval of the Plan shall be reported to the Planning Commission.

←

In addition the Commission asked that Council ~~consider~~ determine the status of the roundabout previously identified for the intersection of Central and Fountain Avenues in the Lighthouse Avenue Design Workshop and suggested that Council carefully review all proposed parking and traffic mitigation measures.

←

**On a motion by Obbink, seconded by E. Miller, the Commission voted 5-1 4-2, with Davis and Riddell voting no, to recommend that Council approve the request to vacate Grand Avenue.**

←

**On a motion by Riddell, seconded by E. Miller, the Commission voted 6-0 to recommend that Council approve the request to amend the Local Coastal Program Land Use Plan to include a new Public Library Land Use designation and suggested Local Coastal Program Land Use Plan language.**

On a motion by E. Miller, seconded by Obbink, the Commission voted 6-0 to recommend that Council approve the request to change the current Local Coastal Program Land Use Plan designation of the present Library block from "Medium-High Density Residential" to "Public Library".

On a motion by E. Miller, seconded by Obbink, the Commission voted 4-2, with D. Miller and Riddell voting no, to recommend that Council approve the request to assign the Public Library Land Use Plan designation of the Local Coastal Program Land Use Plan to the vacated portion of Grand Avenue.

On a motion by Bailey, seconded by Obbink, the Commission voted 4-2, with D. Miller and Riddell voting no, to recommend that Council approved the request to assign a "Public" (P) General Plan Land Use Plan designation to the vacated portion of Grand Avenue.

On a motion by E. Miller, seconded by Bailey, the Commission voted 4-2, with Riddell and ~~E. Miller~~ D. Miller voting no, to recommend that Council approve the request to assign the "U" Zone District designation to the vacated portion of Grand Avenue.

← Corrected  
by PC on  
8/18/05

On a motion by Riddell, seconded by D. Miller, the Commission voted 5-1, with Davis voting no, to recommend that Council approve the water allocation needed for the project.

**(COMMISSIONER SPRADER RETURNED TO HIS SEAT PRIOR TO CONSIDERATION OF THE NEXT AGENDA ITEM.)**

**7. CITY COUNCIL ACTIONS**

Staff reported.

City  
Council

**8. ARCHITECTURAL REVIEW BOARD ACTIONS**

- Received the Minutes of the July 26, 2005 Architectural Review Board site review meeting.
- Received the Minutes of the July 26, 2005 Architectural Review Board regular meeting.
- Staff reported.

ARB

Commissioners D. Miller, Riddell, and Sprader called the Architectural Review Board's approval of the design changes for the project at 450 Asilomar Avenue up for review.

**9. HISTORIC RESOURCES COMMITTEE ACTIONS**

Staff reported.

**HRC**

**10. CORRESPONDENCE**

None.

**Corres-  
pondence**

**11. COMMITTEE REPORTS**

None.

**Committee  
Reports**

**12. REPORTS OF COMMISSIONERS**

None.

**Commissioner  
Reports**

**13. REPORT OF COMMUNITY DEVELOPMENT DIRECTOR**

Director Biggs reported.

**Director's  
Report**

**14. ADJOURNMENT:**

There being no further business, the Chair adjourned the meeting at 11:25 p.m.

Jon M. Biggs, Secretary

CITY OF PACIFIC GROVE  
PLANNING COMMISSION

SITE REVIEW MINUTES

August 16, 2005

4:00 p.m.

Community Development Department Conference Room

Commissioners Present: Davis, D. Miller, Obbink, Riddell, Sprader

Commissioners Absent: Bailey, E. Miller

Vacancies: None

Staff: Biggs, Rideout

Staff presented the following projects:

**450 Asilomar Avenue**

APPLICANT: Ehab Youssef

APPLICATION NO. Amendment to Architectural Approval  
No. 2279-97

PROJECT DESCRIPTION: (See above) (Staff Contact:  
Biggs)

**1129 David Avenue**

APPLICANT: David Prew, Designer

PROJECT DESCRIPTION: (1) Use Permit Application No.  
2879-05; to convert a detached 420 square foot dwelling unit  
having nonconforming setbacks into a secondary housing unit.  
The proposed conversion includes requests to waive the  
requirement to place underground, all utilities to the subject  
unit and to place the required off-street parking space for the  
unit on a driveway in tandem with a required covered off-street  
parking space for the single-family residence on the site. (2)  
Use Permit Application No. 2880-05; to allow a one-story  
addition that maintains an existing nonconforming building  
line of the one-story single-family dwelling; (3) Variance  
Application No. 05-1686 for two driveways on one building  
site and to reduce the minimum distance between a carport  
opening and a property line from 20' to 16'. (Staff Contact:  
Rideout) [Continued from 8/4/05]

The following sites were visited by the listed Commissioners (staff present noted in parentheses).

**1129 David Avenue:** Davis, D. Miller, Obbink, Riddell, Sprader (Biggs, Rideout)

**450 Asilomar Avenue:** Davis, D. Miller, Obbink, Riddell, Sprader (Biggs, Rideout)

There being no further business, the Commissioners adjourned at 5:15 p.m. at the site.

Jon Biggs, Secretary

CITY OF PACIFIC GROVE  
PLANNING COMMISSION

MINUTES

August 18, 2005  
Tape 05-17  
6:00 p.m.  
Council Chambers, Pacific Grove City Hall

1. **ROLL CALL**

Roll Call

Present: Bailey, Davis (Chair), D. Miller, Obbink, Riddell,  
Sprader

Absent: E. Miller,

Vacancies: None

Staff: Biggs, Rideout

2. **MINUTES**

**The Commission requested that the following changes be incorporated into the August 4, 2005 minutes and that the August 2, 2005 and August 4, 2005 be agendaized for consideration at the next Planning Commission meeting:** *Changes to the Minutes Needed*

**Attendance be corrected as follows: "Vacancies: ~~One~~ None"**

**Item 6A of the Minutes of August 18, 2005 to be corrected as follows:**

**In the section disclosing Commissioners' discussions with the public prior to the hearing, the following should be added to the list:**

- Commissioner D. Miller noted discussions with Dan Davis and Frances Grate.

**The first paragraph following the closure of the public hearing is amended as follows:**

By consensus, the Planning Commission agreed that it could recommend to Council adoption of the Mitigated Negative Declaration and Mitigation Monitoring Program if the Council incorporated the following changes into the initial study and included the recommended mitigation measures, subject to agreement by the applicant to incorporate them into the project. The Commission understands that the changes to the initial study and

incorporation of suggested mitigation measures into the project will require a new public review period for the document prior to Council adoption consideration.

**The first mitigation recommended for addition by the Commission as part of paragraph “I. AESTHETICS,” is changed as follows:**

- Redesign the ~~south and north~~ face of the proposed addition to the library to incorporate windows or design elements that will provide opportunities for views towards the bay. Redesign south face of the proposed addition to provide a more fitting architectural termination to Grand Avenue at this point. These design changes will be evaluated through the use permit process by the Planning Commission and Architectural Approval process by the Architectural Review Board for purposes of determining compliance with this mitigation.

**The third mitigation recommended for addition by the Commission as part of paragraph “I. AESTHETICS,” is changed as follows:**

- The western wall of the library addition shall be pulled back towards the existing library to preserve more of the ocean view down Grand Avenue. This design change will be evaluated through the use permit process by the Planning Commission and Architectural Approval process by the Architectural Review Board for purposes of determining compliance with this mitigation .

**The postscript to the Commission’s recommendations concerning section “VIII. LAND USE AND PLANNING” is changed as follows:**

The Commission cited as a major concern for the project, the inconsistency with Local Coastal Program Land Use Plan Section 2.5.1, Scenic Resources, which notes that unobstructed views to the bay/ocean are available on some streets and that these views should be retained to the maximum extent possible because of the access to coastal waters they provide. In addition, the Commission cited Sections 2.5.5 “Specific Policies” and 5. “Public Shoreline Access 5.1”, both from the City of Pacific Grove Local Coastal Program (1989), as areas of conflict and concern.

**Correct the recommendation in section “XIII. TRANSPORTATION / TRAFFIC / PARKING” of the minutes as follows:**

~~Delete the mitigation measure that eliminates the time limit for parking spaces on Grand Avenue. Delete Parking Mitigation~~

measure numbered 1 (page 31 of the Mitigation Reporting and Monitoring Program dated 2/28/05) that eliminates the Saturday time restrictions for parking spaces on Grand Avenue.

Add the following mitigations to this section of the initial study:

- The Library, Museum, and Recreation Department, when scheduling events for Chautauqua Hall, the Museum and the Library, shall refer to and register events at these locations using the event master calendar maintained by the City
- Submit a trip reduction plan for Library staff, to the extent feasible, to the Community Development Department for review and approval. The plan may be referred to the Planning Commission for guidance. Approval of the Plan shall be reported to the Planning Commission.

In addition the Commission asked that Council ~~consider~~ determine the status of the roundabout previously identified for the intersection of Central and Fountain Avenues in the Lighthouse Avenue Design Workshop and suggested that Council carefully review all proposed parking and traffic mitigation measures.

**The vote contained in the first motion referring to paragraph “XIII. TRANSPORTATION / TRAFFIC / PARKING,” is changed as follows:**

On a motion by Obbink seconded by E. Miller, the Commission voted ~~5-1~~ 4-2, with Davis and Riddell voting no, to recommend that Council approve the request to vacate Grand Avenue.

**The second to last motion referring to paragraph “XIII. TRANSPORTATION / TRAFFIC / PARKING,” is changed as follows:**

On a motion by E. Miller, seconded by Bailey, the Commission voted 4-2, with Riddell and ~~E. Miller~~ D. Miller voting no, to recommend that Council approve the request to assign the “U” Zone District designation to the vacated portion of Grand Avenue.

### 3. COMMENTS FROM THE PUBLIC

None.

Public  
Comment

**4. REQUESTS FOR CONTINUANCE OR WITHDRAWAL**

None.

**Continuances/  
Withdrawals**

**5. CONSENT AGENDA**

None.

**Consent  
Agenda**

**6. REGULAR AGENDA**

- 6.A** A public hearing to consider the Planning Commission's call-up of the Architectural Review Board's approval of exterior alterations and an addition to a new single-family dwelling.  
**PROJECT ADDRESS: 450 Asilomar Avenue**  
**APPLICANT:** Ehab Youssef  
**APPLICATION NO.** Amendment to Architectural Approval No. 2279-97  
**PROJECT DESCRIPTION:** (See above) (Staff Contact: Biggs)

**Call-up of  
AA 3469-05  
re: 450  
Asilomar Ave.  
approved  
with conditions**

Chairman Davis asked if there were any Commissioners who felt they needed to abstain or recuse themselves from the proceedings.

- Commissioner Sprader read a statement concerning his past involvement with respect to the project, and noted that he did feel compelled to step down because the Commission was not considering the original project that he had expressed opposition to in prior hearings.
- Commissioner Riddell noted conversations with Mary Anne Spradling and Dan Davis.
- Commissioner Davis noted telephone call from Mrs. Spradling, and distributed copy of letter he received from Sheri Damon, attorney for the property owner.
- Commissioner Obbink noted telephone conversations with both Maryanne and David Spradling.
- Commissioner Dan Miller noted conversations with Maryanne Spradling, Frances Grate, Mike Watson (Coastal Commission), Douglas Rick (City Building Official), and Tom Moss (Biologist), and gave his reasons as to why he did not feel he was biased against the design change application before the Commission.
- Linda Bailey noted contact with Maryanne Spradling concerning the project.

Director Biggs presented the staff report.

The Chair opened the public hearing.

Correspondence:

- Letter to the Planning Commission received on 8/16/05 from Maryanne Spradling containing allegations of unapproved construction and excavation.

Speakers:

- Ehab Youssef, property owner, presented the changes to the project.
- Terry Latasa, architect, presented the changes to the project.
- Maryanne Spradling, expressed concern with the project and the process
- Dan Davis, voiced concern with the project.
- Sheila McCaig expressed her concerns about the approval process and the project.
- Heidi Youssef, spoke in support.
- Betty Aickelin asked questions concerning the project.
- Don Larson, spoke in support of changes.
- Susan Goldbeck asked about the change in zoning permit.
- Mr. Youssef responded to some of the comments.
- Sally Aberg stated that she has lost confidence in the approval process, the applicant, the project architect, and the plans submitted. She stated that little additions have been slipped in and that the original plans should be adhered to.
- Janet Cohen expressed concern with the process.
- Doug Howe spoke on behalf of the Architectural Review Board and summarized the reasons for their approval of the changes.
- David Prew answered questions of the Planning Commission concerning the Architectural Review Boards consideration of the project.

There being no further speakers, the chair closed the public hearing.

After the Commissioners went over the proposed changes and commented on individual design issues, Ehab Youssef volunteered to work with Mrs. Spradling to address her concerns.

There was a brief discussion concerning administrative issues regarding providing a set of plans stamped with City approvals to the Coastal Commission.

On a motion by Riddell-Sprader, the Commission voted 5-1 (Obbink voted no) to **uphold the action of the Architectural Review Board at their meeting of July 26, 2005, with the exception of an addition on the second level, which is depicted in the south elevation architectural drawings, and requested that a copy of**

**the plans with City approval stamps be sent to the Coastal Commission.** This approval is based on the standard finding for approval of a design change application and subject to the conditions of approval required by the Architectural Review Board at their meeting of July 26, 2005.

On a motion by Bailey-Obbink, the Commission voted 4-2 (Riddell and Sprader voted no) to **grant approval of the addition on the second level as depicted in the south elevation architectural drawings**, based on the standard finding for approval of a design change application and subject to the conditions of approval required by the Architectural Review Board at their meeting of July 26, 2005.

- 6.B** A public hearing to consider Use Permit Application No. 2879-05; Use Permit Application No. 2880-05; Variance Application No. 05-1686 **UP 2879-05;**  
**UP 2880-05;**  
**Variance**  
**05-1686**  
**approved**
- PROJECT ADDRESS: **1129 David Avenue**
- APPLICANT: David Prew, Designer
- PROJECT DESCRIPTION: (1) Use Permit Application No. 2879-05; to convert a detached 420 square foot dwelling unit having nonconforming setbacks into a secondary housing unit. The proposed conversion includes requests to waive the requirement to place underground, all utilities to the subject unit and to place the required off-street parking space for the unit on a driveway in tandem with a required covered off-street parking space for the single-family residence on the site. (2) Use Permit Application No. 2880-05; to allow a one-story addition that maintains an existing nonconforming building line of the one-story single-family dwelling; (3) Variance Application No. 05-1686 for two driveways on one building site and to reduce the minimum distance between a carport opening and a property line from 20' to 16'. (Staff Contact: Rideout) [Continued from 8/4/05]

Associate Planner Rideout presented the staff report.

The Chairman opened the public hearing.

Speakers:

- David Prew, designer, presented the project.
- Cathy Krysyna, property owner, spoke to an issue raised during the presentation.

There being no further speakers, the Chair closed the public hearing. On a motion by Obbink-Sprader, the Commission voted 6-0 to

**approve Use Permit Application No. 2879-05, Use Permit Application No. 2880-05, and Variance Application No. 05-1686,** based on the findings and subject to the conditions of approval contained in the staff report prepared for the meeting of August 18, 2005.

**7. CITY COUNCIL ACTIONS**

Staff reported.

**City  
Council**

**8. ARCHITECTURAL REVIEW BOARD ACTIONS**

- Received the Minutes of the August 9, 2005 Architectural Review Board site review meeting.
- Received the Minutes of the August 9, 2005 Architectural Review Board regular meeting.

**ARB**

**9. HISTORIC RESOURCES COMMITTEE ACTIONS**

Staff reported.

**HRC**

**10. CORRESPONDENCE**

None.

**Corres-  
pondence**

**11. COMMITTEE REPORTS**

None.

**Committee  
Reports**

**12. REPORTS OF COMMISSIONERS**

None.

**Commissioner  
Reports**

**13. REPORT OF COMMUNITY DEVELOPMENT DIRECTOR**

- Director Biggs reported.
- Received the report from Director Biggs concerning work programs and assignments of the Community Development Department staffed boards and committees.

**Director's  
Report**

**14. ADJOURNMENT:**

There being no further business, the Chair adjourned the meeting at 9:50 p.m.

Jon M. Biggs, Secretary

**Marilyn Schultz**

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**From:** Sally Rideout  
**Sent:** Wednesday, August 31, 2005 12:51 PM  
**To:** Marilyn Schultz  
**Subject:** FW: 1273 Buena Vista

Sally Rideout  
Associate Planner  
Community Development Department  
(831) 648-3190

-----Original Message-----

**From:** Craig Riddell [mailto:riddell@bestofcal.com]  
**Sent:** Monday, August 29, 2005 9:25 AM  
**To:** Sally Rideout  
**Subject:** 1273 Buena Vista

Sally:

Marilyn thinks that Linda Baily will not be at the next meeting if that is the case I am requesting the item be continued until a full commission is available.

Craig