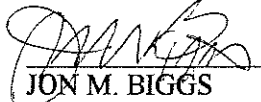


CITY OF PACIFIC GROVE

NOTICE OF PUBLIC HEARING

PROJECT ADDRESS: 205 17th Street
APPLICANT: Ingrid Tower
APPLICATION: Use Permit Application No. 2883-05
PROJECT DESCRIPTION: Establish a dance studio in a portion of an existing commercial building.
LEGAL DESCRIPTION: A portion of Lots 1 and 3, Block 39, Second Addition to the Pacific Grove Retreat
ZONE DISTRICT: C-1
GENERAL PLAN DESIGNATION: Downtown Commercial
ENVIRONMENTAL STATUS: Categorically Exempt, Class 1
HEARING DATE AND LOCATION: A public hearing by the Planning Commission to be held on **Thursday, September 8, 2005 at 6:00 P.M.** in the Council Chamber at the Pacific Grove Civic Center, 300 Forest Avenue, Pacific Grove, California.



JON M. BIGGS

Community Development Director

Dated: August 9, 2005

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, at the Pacific Grove Civic Center, 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 City Hall Civic Center 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.

This notice may be removed after: September 8, 2005



**CITY OF PACIFIC GROVE
PLANNING COMMISSION AGENDA REPORT**

TO: PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
MEETING DATE: SEPTEMBER 8, 2005
ADDRESS: 205 17TH STREET
APPLICANT: INGRID TOWER

I. RECOMMENDATION

Staff recommends approval of the use permit application.

II. PROJECT DESCRIPTION

Establish a dance studio in a portion of an existing commercial building.

III. BACKGROUND

Zone District	C-1
General Plan Designation	Downtown Commercial
Lot Size	3,270 square feet
Historic Inventory	No
Coastal Zone	No
Archaeology Zone	No
Biological Zone	No
Nonconforming use	No

IV. APPLICATION REQUEST

Use Permit No. 2883-05 is a request to establish a dance studio in a portion of an existing commercial building (Municipal Code Section 23.32.020 (c)).

V. DISCUSSION

The use permit application is a request to establish a dance studio for individual and group dance instruction. The subject property is located in a commercial zone district and is within the Downtown Parking District. Parking for properties in the Downtown Parking District is available in municipal parking lots throughout the downtown and on-street parking is available in the surrounding area.

The proposed studio will occupy approximately 1,320 square feet on the upper floor of the building. The applicant has provided information regarding the types of movement classes that will be offered; a copy of the applicant's statement is included as an

attachment to the use permit application in the packet materials for this item. Instruction and classes will be scheduled Monday-Saturday 7:00 a.m.-10:00 p.m., and Sunday 10:00 a.m.-8:00 p.m..

VI. SUGGESTED FINDING

Staff suggests the following finding in support of the application:

The establishment, maintenance or operation of the use or building applied for will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city.

VII. RECOMMENDED CONDITIONS

Should the Planning Commission agree with the recommendation of staff and seek to approve the use permit application, the following are recommended as conditions of approval:

1. The approved use is a dance studio for individual and group instruction in the movement arts; dances open to the public are prohibited.
2. Music related to the approved use is not permitted to be audible outside the building.
3. Hours of operation shall be limited to 7:00 a.m.-10:00p.m. daily.
4. The use permit shall be revoked if not used within one year from date of approval. Application for extension of the use permit must be made prior to the expiration date.
5. These terms and conditions shall be perpetual, and it is the intention of the Planning Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

RESPECTFULLY SUBMITTED BY:

REVIEWED BY:


BARBARA NELSON
SENIOR PLANNER


JON M. BIGGS,
COMMUNITY DEVELOPMENT DIRECTOR

CITY OF PACIFIC GROVE
APPLICATION FOR USE PERMIT
(Municipal Code Chapter 23.72.030)

Agenda Item No. **5A**
Planning Commission

Accepted for submittal by: Bridget Luce
(CDD Staff person)

CDD Use only
USE PERMIT NO.
2883-05

FEE \$1155⁰⁰
01-4401

Project Location 205, 17th Street APN 006-294-01

PORTION
Lot(s) 1 + 3 Block 39 Tract 2ND ADD Lot Size _____

Applicant Ingrid Tower

Applicant's Address 1005 Del Monte Blvd, PG

Applicant's Daytime Phone No(s). 655-1323

Property Owner Joe & Sal Bileci

Property Owner's Address _____

Property Owner's Phone No. 277-2604

PROPOSED USE OR PROJECT (State in detail) – Attach additional sheets if necessary:

See attached for detail: ¹³²⁰ ~~1500~~ sq-foot floor:
Use of existing structure with minor cosmetic changes
i.e. replace carpet with wooden floor and remove
removeable cubicle walls so space can be used as dance studio

Indicate, if applicable: Days/hours of operation, number of employees:

I, the undersigned, under penalty of perjury, depose and say that I am the applicant for this request, that the owner of the property approves this application and that all statements are true and correct.

8-9-05
Date

Ingrid Tower
Signature of Applicant
CHECK NUMBER #
RECEIPT NUMBER #02000024745

NOTE TO APPLICANT: The filing fee and materials related to the project must accompany this application. Please consult with a planner regarding submittal requirements for your project.

RECEIVED

AUG 09 2005

Rev. 5/12/04 [SS-Blue]

COMMUNITY DEV. DEPT.

PACIFICGROOVE

- A studio offering instruction in a wide spectrum of Dance and Movement Arts in Pacific Grove

It is a unique alternative to traditional dance, fitness, and yoga studios, not found anywhere on the Central Coast of California.

Mission: To provide an inspiring space and welcoming community to experience the joy of dance and movement arts as a path to body-mind-spirit wellness and to rewarding social interaction.

Goal: To create a space for people of all ages and all socio-economic levels to experience joy, improved health, and a newly gained sense of togetherness and community through the structure, discipline and graceful social interaction of dance.

PACIFICGROOVE offers group classes and private lessons for adults, youth, and children in a wide spectrum of Movement Arts:

Ballroom Dancing (*Waltz, Foxtrot, Quickstep, Tango, Cha Cha, Rumba, Bolero, Merengue*), Swing Dancing (*West Coast, East Coast, Lindy Hop, Charleston, Balboa*), Club Dancing (*Salsa, Argentine Tango, Hustle*), Hip Hop, Jazz Dance, Yoga, Pilates, Tai Chi

PACIFICGROOVE will be open Monday-Saturday from 7 a.m. to 10 p.m., Sunday from 10 a.m. to 8:00 p.m. From 7 a.m. to 3 p.m. there will be "quiet" classes such as Yoga, Pilates, and Tai Chi. From 4 to 7 p.m. there will be group classes for elementary, middle and high school students in Ballroom, Jazz, and Hip Hop. From 7-10 p.m. there will be group and private lessons in Ballroom, Club, and Swing.

The staff exists of Ingrid Tower, owner/director, a part-time receptionist, and eight part-time dance instructors. All classes are taught by trained and experienced teachers who are well-known and liked by many residents of Monterey County.

PACIFICGROOVE welcomes requests for any other movement arts classes. Due to its wide network of expert resources we will also provide additional new classes not taught before in Monterey County, such as Liturgical Dance, Yoga for Mommy & Me, or Nia, a blend of global dance forms, martial arts and yoga.

Our motto is to offer an alternative, to collaborate, to compliment. We therefore gladly refer to other local dance, movement arts, and wellness studios, and look forward to instructor exchanges and guest teacher workshops.

"WHILE I DANCE I CANNOT JUDGE, I CANNOT HATE, I CANNOT SEPARATE MYSELF FROM LIFE. I CAN ONLY BE JOYFUL AND WHOLE. THAT IS WHY I DANCE." -HANS BOS

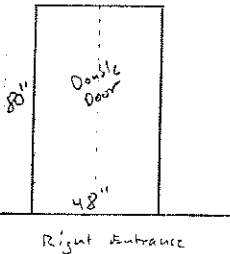
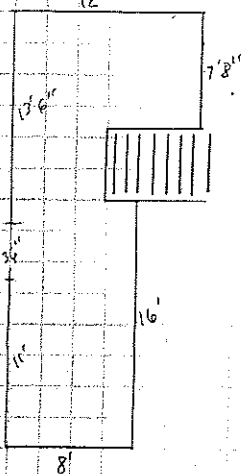
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AUG 26 2005

COMMUNITY DEV. DEPT.

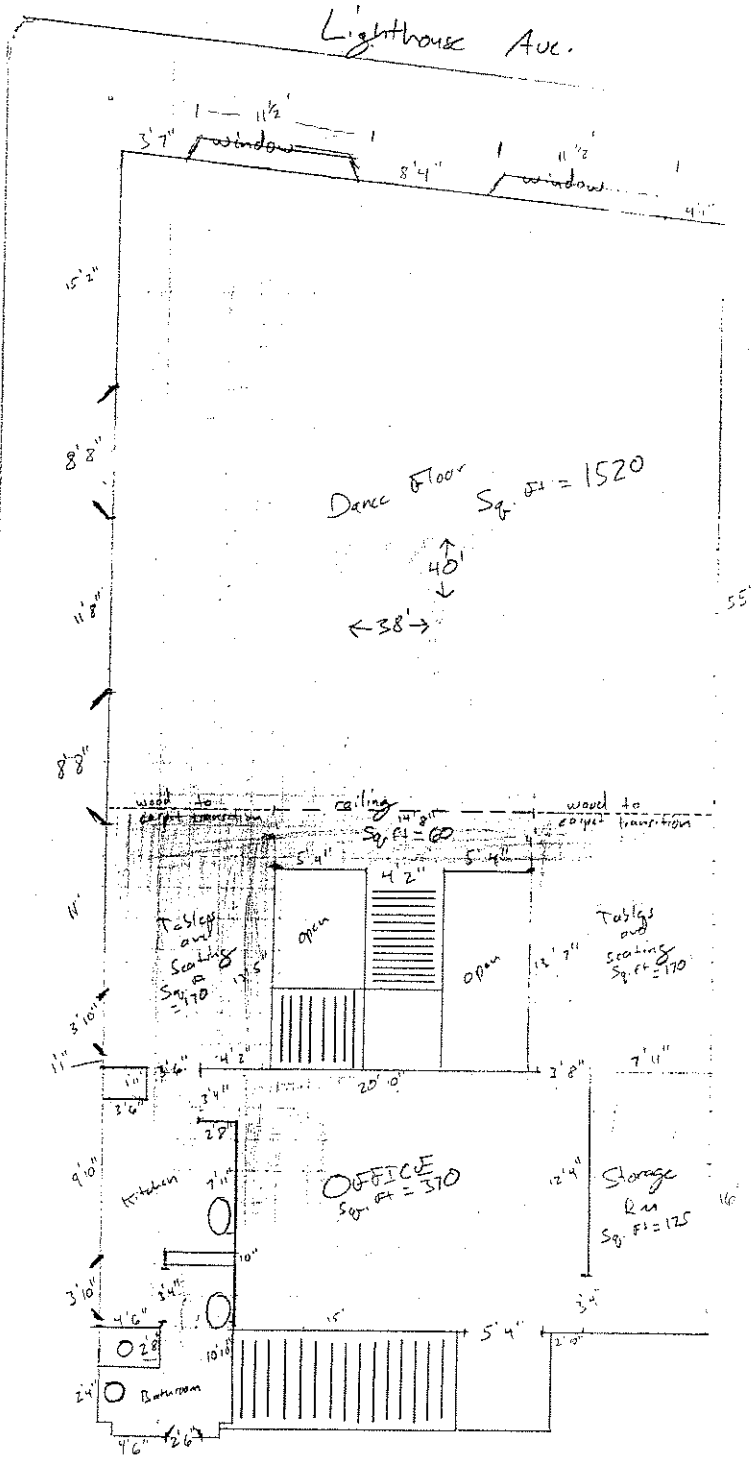
205 17th Street
 "Pacific Groove - Dance and more"
 Ingrid Tower, Applicant
 Joe Bileer, property owner

Ground Floor



Right Entrance

17 Street



Addendum: The planned square footage of dance floor 1520 will be reduced 200 sq. ft. (5x40) to 1320 due to the fact that the Tables and Seating area, a remaining cubicle next to the storage room, will be used for a changing room. We will therefore put tables and seating along the wall with the windows (5x40).

RECEIVED

AUG 09 2005

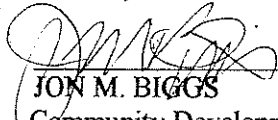
COMMUNITY DEV. DEPT.

City of Pacific Grove
 PLAN CHECK
 "APPROVED"
 Planning _____
 A.R.B. _____
 Engineer _____
 Fire _____
 Other _____

CITY OF PACIFIC GROVE

NOTICE OF PUBLIC HEARING

PROJECT ADDRESS: 407 10th Street
APPLICANT: David Prew
APPLICATION: Use Permit Application No. 2885-05
PROJECT DESCRIPTION: Construct an addition to enclose a nonconforming carport to create a garage. The project includes a new deck above the proposed garage.
LEGAL DESCRIPTION: Lots 5 and 7, Block 132 Third Addition to the Pacific Grove Retreat
ZONE DISTRICT: R-1
GENERAL PLAN DESIGNATION: Medium Density Residential
ENVIRONMENTAL STATUS: Categorically Exempt, Class 1
HEARING DATE AND LOCATION: A public hearing by the Planning Commission to be held on **Thursday, September 8, 2005 at 6:00 P.M.** in the Council Chamber at the Pacific Grove Civic Center, 300 Forest Avenue, Pacific Grove, California.



JON M. BIGGS
Community Development Director

Dated: August 12, 2005

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, at the Pacific Grove Civic Center, 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.**

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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.

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This notice may be removed after: September 8, 2005



CITY OF PACIFIC GROVE PLANNING COMMISSION AGENDA REPORT

TO: PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
MEETING DATE: SEPTEMBER 8, 2005
ADDRESS: 407 10TH STREET
APPLICANT: DAVID PREW

I. RECOMMENDATION

Staff recommends approval of the use permit application.

II. PROJECT DESCRIPTION

Construct an addition to enclose a nonconforming carport to create a garage. The project includes a new deck above the proposed garage.

III. BACKGROUND

Zone District	R-1
General Plan Designation	Medium Density Residential
Lot Size	3,600 square feet
Historic Inventory	No
Coastal Zone	No
Archaeology Zone	No
Biological Zone	No
Nonconforming use	No

IV. APPLICATION REQUEST

Use Permit Application No. 2885-05 is a request to construct an addition to enclose a nonconforming carport to create a garage. The project includes a new deck above the proposed garage.

V. DISCUSSION

The subject property is a 3,600 square foot (60' x 60') interior building site that is developed with a single-family residence and an attached two-car carport. The existing carport encroaches 3' into the required 6' north side yard setback. Encroachment into the required north side yard setback for the existing carport was approved as part of Variance No. 83-813 at a public hearing held by the Planning Commission on June 23, 1983.

The property owners have filed a use permit application to enclose the carport to create a garage. Use permit approval is required to allow first floor additions to single-family residences that follow existing nonconforming building lines (Municipal Code Section 23.68.050 (d)(2)). The proposed garage does not encroach farther into the north side yard setback than the existing carport, does not reduce the existing parking area, and does not result in an increase in floor area or lot coverage. The distance from the front property line to the proposed garage opening remains 22'3".

The project includes a new deck above the proposed garage. In the R-1 zone district decks, balconies, and open porches may project 3' into required front or side yards but may not be located closer than 3' to a property line (Municipal Code Section 23.64.160). The proposed deck follows the building line of the proposed garage and projects 3' into the required 6' minimum north side yard setback; therefore, the proposed deck is an allowed projection.

VI. SUGGESTED FINDINGS

Staff suggests the following finding in support of the application:

The establishment, maintenance or operation of the use or building applied for will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city because the proposed garage follows the building line of an existing carport and does not encroach farther into the north side yard setback, does not reduce the existing covered parking area, and does not result in an increase in floor area or lot coverage.

VII. RECOMMENDED CONDITIONS

Should the Planning Commission agree with the recommendation of staff and seek to approve the application, the following are recommended as conditions of approval:

1. The applicant shall comply with the provisions of Section 11.18.011 establishing criteria for sewer cleanouts and housetraps.
2. Review and approval by the Public Works Department is required prior to issuance of a building permit. If required, the applicant shall obtain an encroachment permit from the Public Works Department prior to issuance of the building permit.
3. The permit shall be revoked if not used within one year from date of approval. Application for extension of these permits must be made prior to the expiration date.
4. Construction shall not commence until a copy of the resolution signed by the permittee or authorized agent, acknowledging receipt of the permits and acceptance of the terms and conditions, is returned to the Community Development Department.
5. All construction must occur in strict compliance with the proposal as set forth in the applications for permits, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Planning Commission approval.

6. These terms and conditions shall be perpetual, and it is the intention of the Planning Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

RESPECTFULLY SUBMITTED BY:

REVIEWED BY:



BARBARA NELSON
SENIOR PLANNER



JON M. BIGGS,
COMMUNITY DEVELOPMENT DIRECTOR

CITY OF PACIFIC GROVE
APPLICATION FOR USE PERMIT
(Municipal Code Chapter 23.72.030)

Accepted for submittal by:

[Signature]
[CDD staff person]

CDD Use only
USE PERMIT NO.
2885-05

FEE ~~\$630.00~~ 315
01-4401

Project Location 407 10th ST P.G. APN 006-501-10

Lot(s) 5+7 Block 132 Tract 3RD ADD Lot Size 3600 SF

Applicant DAVID PREW

Applicant's Address 542 LIGHTHOUSE

Applicant's Daytime Phone No(s) 373-1274

Property Owner ROBERT SANCHEZ

Property Owner's Address 407 10th ST. P.G.

Property Owner's Phone No. 375-8217

PROPOSED USE OR PROJECT (State in detail) – Attach additional sheets if necessary:

ENCLOSE EXISTING CARPORT, ADD GARAGE DOOR
& REBUILD EXISTING ROOF DECK & GUARDRAILS

Indicate, if applicable: Days/hours of operation, number of employees:

I, the undersigned, under penalty of perjury, depose and say that I am the applicant for this request, that the owner of the property approves this application and that all statements are true and correct.

7/2/05
Date

[Signature]
Signature of Applicant
02 08/12/2005 5 CID-USE
7315 00
CHECK NUMBER #

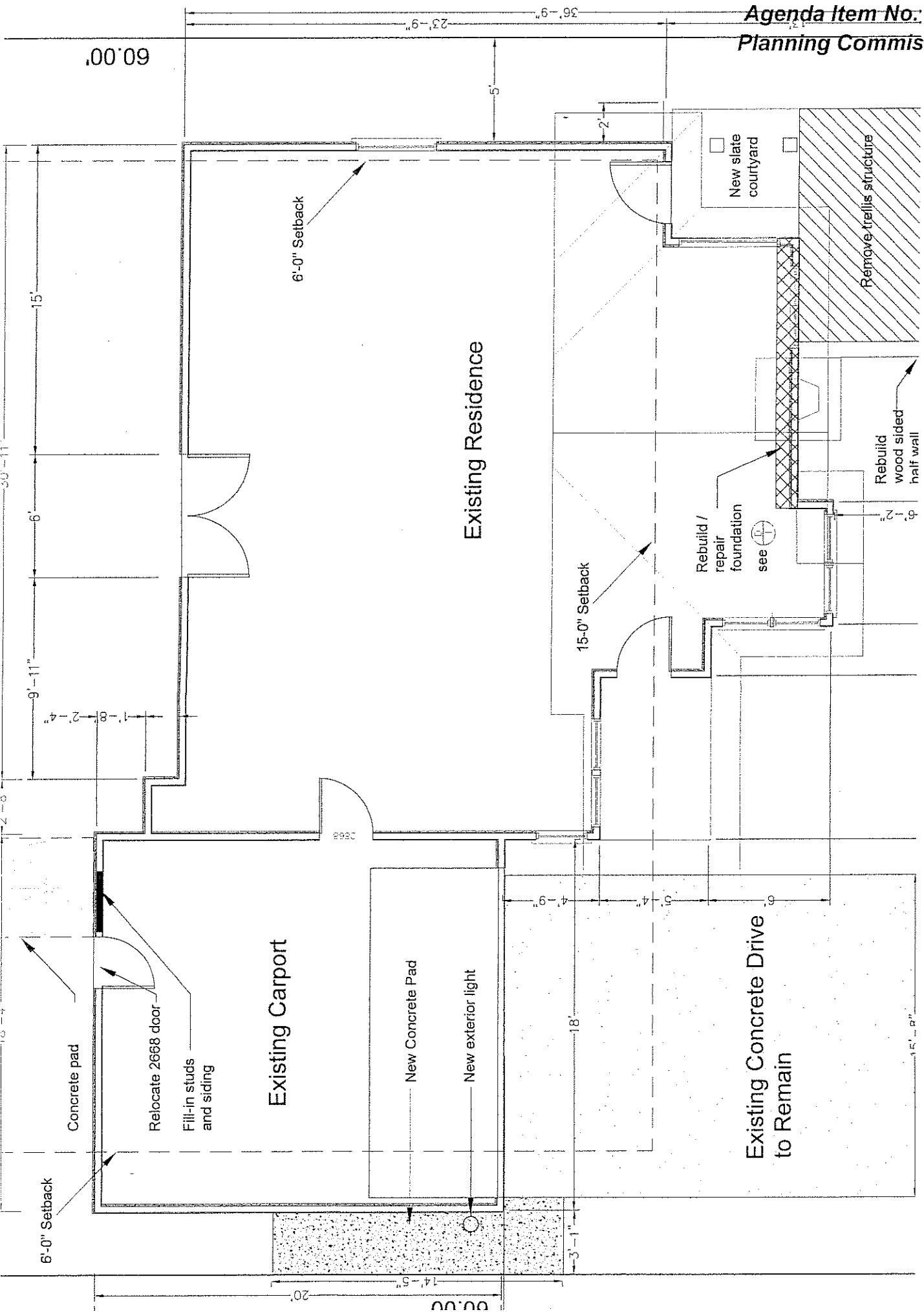
RECEIPT NUMBER #02000024829

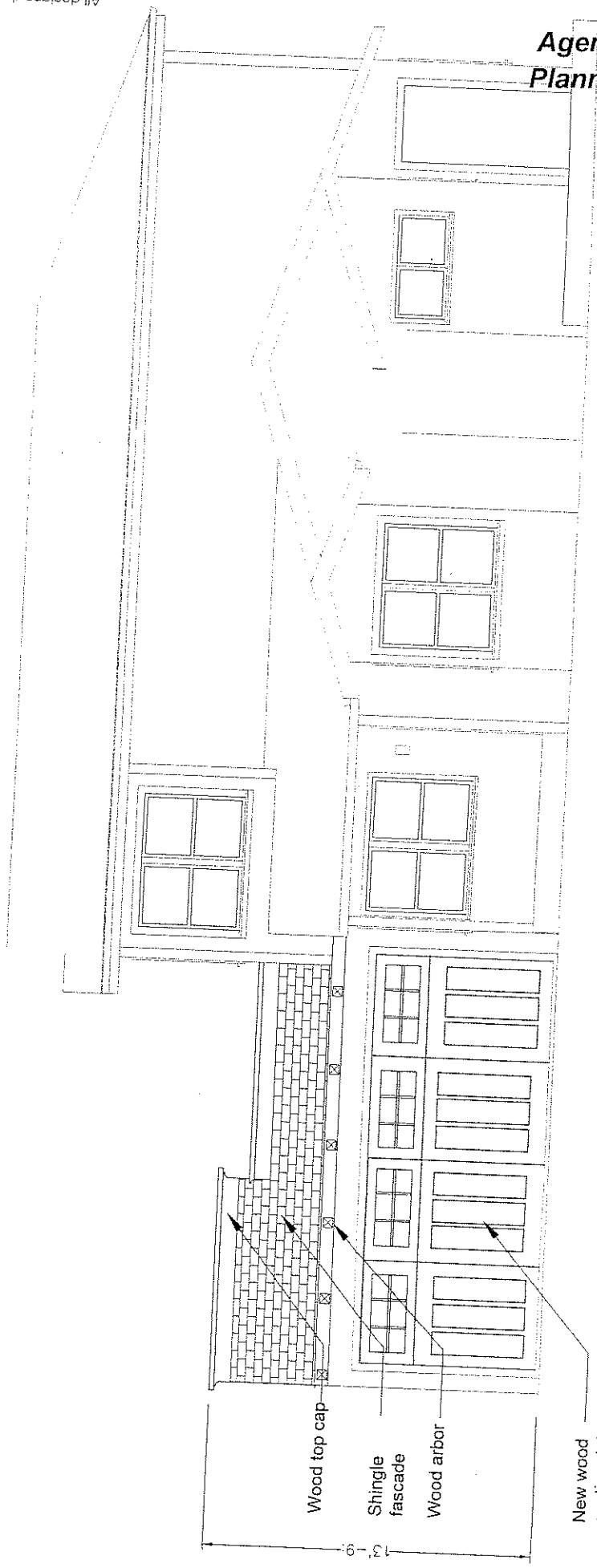
NOTE TO APPLICANT: The filing fee and materials related to the project must accompany this application. Please consult with a planner regarding submittal requirements for your project.

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AUG 12 2005 5/12/04 [SS-Blue]

COMMUNITY DEV. DEPT.





Wood top cap

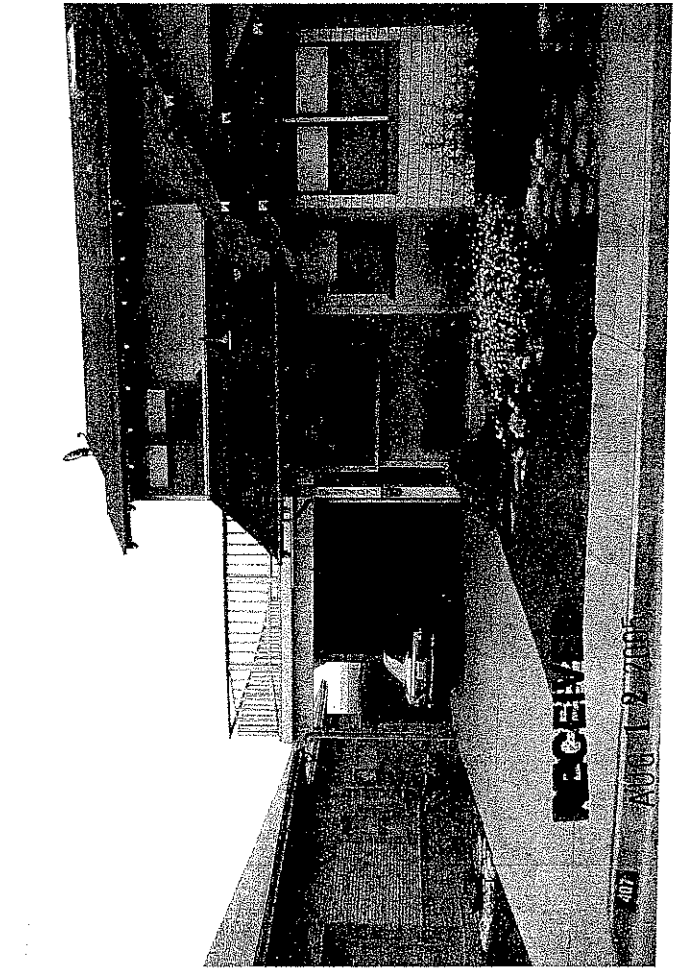
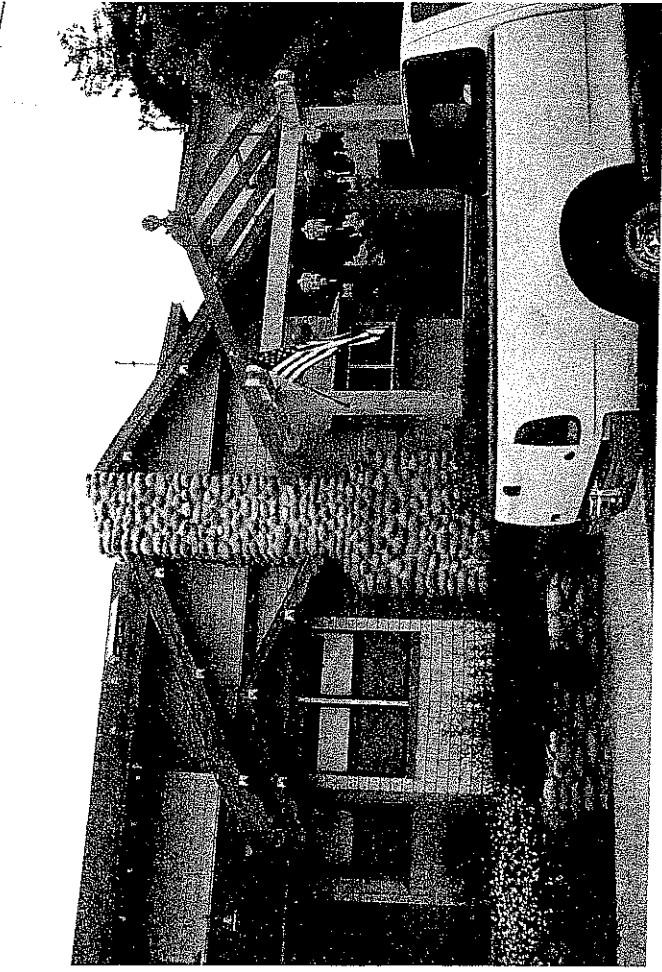
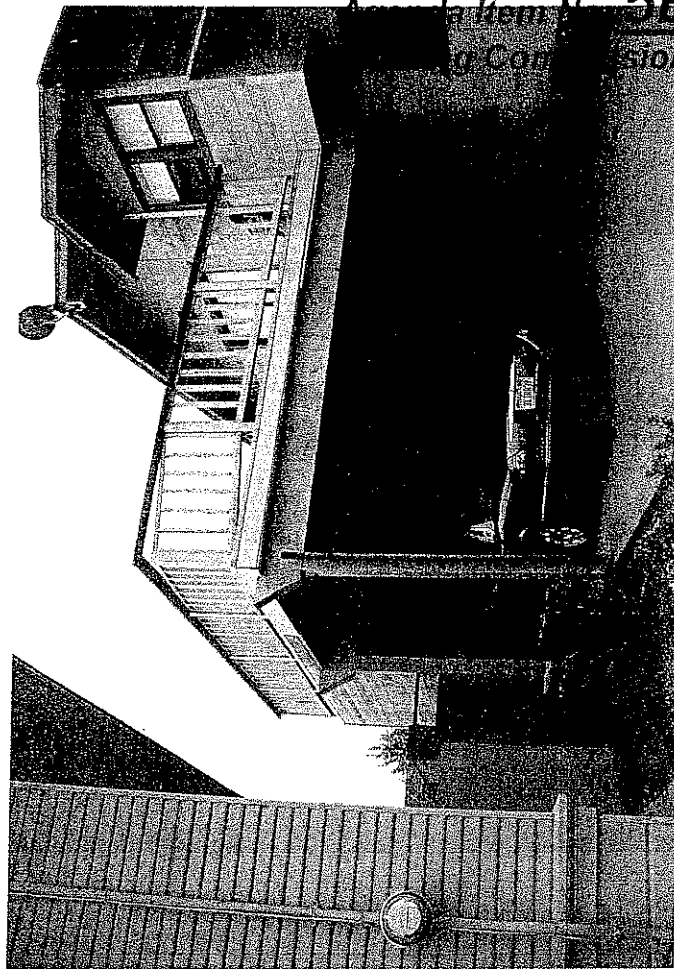
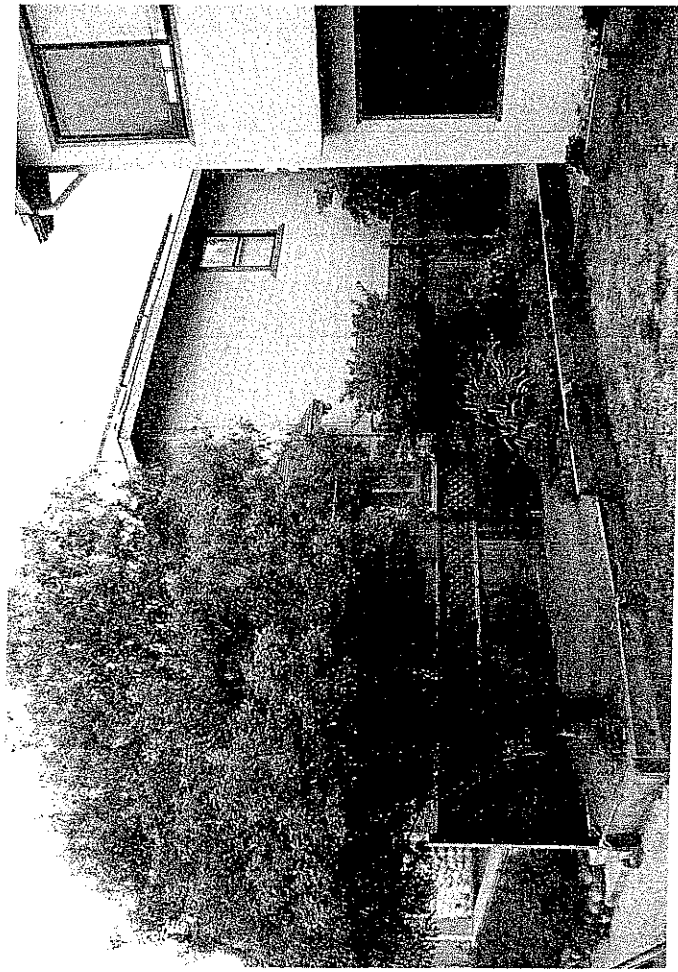
Shingle fascade

Wood arbor

New wood sectional door

13'-9"

All designs depicted in these drawings are



5B
Community Development Commission

107 PEARL

RECEIVED
AUG 11 2 48 PM '06

COMMUNITY DEV. DEPT.

PROJECT DATA SHEET

PROJECT ADDRESS: 407 10th ST

APPLICANT(S): DAVIS PREW

DATE PLANS SUBMITTED TO CITY OF PACIFIC GROVE: _____

PROJECT DESCRIPTION: ADD. TO ENCLOSE (E) CARPORT TO CREATE A (N) GARAGE

	Required/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1			
Site Area	3400 sq ft			
Density (multi-family projects only)				
Building Coverage		1332 sq ft	1332 sq ft	
Paving Coverage		400 sq ft	450 sq ft	
Total Site Coverage		1732 sq ft	1782 sq ft	
Floor Area		2000 sq ft	2000 sq ft	
Total Exterior Lateral Wall Length to be demolished.	/			
Total Exterior Lateral Wall Length to be demolished and rebuilt.	/			
Building Height <u>EXISTING</u>		13'-0"	13'-9"	
Number of stories	2			
Front Setback	15'	6'-2"	6'-2"	
<u>L</u> Side Setback (specify side)	6'-0"	3'-1"	3'-1"	
<u>R</u> Side Setback (specify side)	6'-0"	5'-0"	5'-0"	
Rear Setback	10'-0"	17'-9"	17'-9"	
Garage Door Setback	20'	22'-3"	22'-3"	
Covered Parking Spaces		2	2	
Uncovered Parking Spaces		2	2	
Parking Space Size (Interior measurement)	9' x 20'	18' x 20'	18' x 20'	
Number of Driveways	1	1	1	
Driveway Width(s)		15'-8"	15'-8"	
Back-up Distance	<u>GARAGE</u>			
Eave Projection (Into Setback)	3' maximum	NONE	NONE	
Distances Between Eaves And Property Lines	3' minimum	VARIABLES		
Open Porch/Deck Projections				
Architectural Feature Projections				
Number of Accessory Buildings				
Accessory Building Setbacks				
Accessory Building Height				
Fence Heights				

RECEIVED

AUG 12 2005

COMMUNITY DEV. DEPT.

CITY OF PACIFIC GROVE

NOTICE OF PUBLIC HEARING

PROJECT ADDRESS: 173 Central Avenue
APPLICANT: Central Avenue Bakery
APPLICATION: Amendment to Use Permit No. 2750-02
PROJECT DESCRIPTION: Allow on-site preparation of food items for retail sale at an existing bakery/delicatessen.
LEGAL DESCRIPTION: Lot 11, Block 5, University Addition
ZONE DISTRICT: C-1
GENERAL PLAN DESIGNATION: Central Eardley Commercial
ENVIRONMENTAL STATUS: Categorically Exempt, Class 1
HEARING DATE AND LOCATION: A public hearing by the Planning Commission to be held on **Thursday, September 8, , 2005 at 6:00 P.M.** in the Council Chamber at the Pacific Grove Civic Center, 300 Forest Avenue, Pacific Grove, California.


ION M. BIGGS

Dated: August 23, 2005

Community Development Director

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, at the Pacific Grove Civic Center, 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.**

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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.

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This notice may be removed after: September 8, 2005



**CITY OF PACIFIC GROVE
PLANNING COMMISSION AGENDA REPORT**

TO: PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
MEETING DATE: SEPTEMBER 8, 2005
ADDRESS: 173 CENTRAL AVENUE
APPLICANT: CENTRAL AVENUE BAKERY

I. RECOMMENDATION

Staff recommends approval of the requested amendment to the use permit.

II. PROJECT DESCRIPTION

The application is a request to amend Use Permit No. 2750-02 to allow on-site preparation of food items for retail sale at an existing bakery/food service establishment.

III. BACKGROUND

Zone District	C-1
General Plan Designation	Central Eardley Commercial
Lot Size	4,912 square feet
Historic Inventory	No
Coastal Zone	No
Archaeology Zone	No
Biological Zone	No
Nonconforming use	No

IV. APPLICATION REQUEST

The application is a request to amend Use Permit No. 2750-02 to allow on-site preparation of food items for retail sale at an existing retail bakery/food service establishment.

V. DISCUSSION

The subject property is located in the C-1 zone district in the Central Eardley Commercial area. The C-1 zone district allows retail bakeries as a permitted use. Use permit approval is required for food service establishments (Municipal Code Sections 23.32.020(c), 23.64.115). The subject business occupies approximately 2,100 square feet in an existing 4,220 square foot commercial building.

By way of background, Use Permit Application No. 2750-02 was approved by the Planning Commission at a public hearing held December 5, 2002. The use permit allowed the establishment of a coffee shop with 20 seats and retail sale of pre-packaged food items that were prepared off premises; no cooking facilities were included in the original use permit application. The proposed amendment to the use permit is a request to allow on-site preparation of food items (in addition to baked goods) for retail sale. The applicant requests the ability to prepare soups, sandwiches, and similar goods on-premise for retail sale instead of pre-packaged items prepared elsewhere; no other changes to the approved use permit are proposed. According to the Monterey Peninsula Water Management District the proposed amendment will not result in a change in water use category.

VI. SUGGESTED FINDINGS

Staff suggests the following finding in support of the amendment to the use permit:

The establishment, maintenance or operation of the use or building applied for will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city because the proposed amendment does not result in a substantial change in the operation of the approved business.

VII. RECOMMENDED CONDITIONS

Should the Planning Commission agree with the recommendation of staff and seek to approve the use permit amendment, the following are recommended as conditions of approval:

1. Review and approval by the Pacific Grove Public Works Department, Fire Department and Building Division is required prior to issuance of a building permit to install cooking and food preparation equipment.
2. The use permit amendment shall be revoked if not used within one year from date of approval. Application for extension of these permits must be made prior to the expiration date.
3. Preparation and sale of non-bakery items shall not commence until a copy of the resolution signed by the permittee or authorized agent, acknowledging receipt of the permits and acceptance of the terms and conditions, is returned to the Community Development Department.
4. These terms and conditions shall be perpetual, and it is the intention of the Planning Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

RESPECTFULLY SUBMITTED BY:

REVIEWED BY:



BARBARA NELSON
SENIOR PLANNER



JON M. BIGGS,
COMMUNITY DEVELOPMENT DIRECTOR

CITY OF PACIFIC GROVE
APPLICATION FOR USE PERMIT
(Municipal Code Chapter 23.72.030)

Accepted for submittal by Bridget Luce
[CDD Staff person]

CDD Use only
USE PERMIT NO.
AMEND 2750-02

FEE \$650.00
01-4401

Project Location 173 Central Ave APN 006-237-001

Lot(s) 11 Block 5 Tract Univ. Assn. Lot Size 5900 sq ft

Applicant Central Avenue Bakery

Applicant's Address 173 Central Ave Pac. Grove

Applicant's Daytime Phone No(s) 831 373-2000

Property Owner George and Marian Pina and Doris Roberts

Property Owner's Address 128.3 Josselyn Cynn Rd

Property Owner's Phone No. 831-372-9136

PROPOSED USE OR PROJECT (State in detail) – Attach additional sheets if necessary:
bake cakes, cookies, bagels, breads, soups,
kugels, peroshki, knishes
20 seats
Indicate, if applicable: Days/hours of operation, number of employees: Sun-Fri / 7:00am - 10:00pm
3 employees

I, the undersigned, under penalty of perjury, depose and say that I am the applicant for this request. that the owner of the property approves this application and that all statements are true and correct.

10/16/05
Date

Christina Thomas
Signature of Applicant
B2 09/16/2005 2:00 PM CDD-USE
PERMIT NUMBER #189

RECEIPT NUMBER #02000023224

NOTE TO APPLICANT: The filing fee and materials related to the project must accompany this application. Please consult with a planner regarding submittal requirements for your project.

CITY OF PACIFIC GROVE NOTICE OF PUBLIC HEARING

PROJECT ADDRESS: 173 Lighthouse Avenue
APPLICANTS: Stocker & Allaire, Inc.
APPLICATION: Amend Use Permit No. 2529-97
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.
LEGAL DESCRIPTION: Lot 7, Block 148, Fourth Addition to the Pacific Grove Retreat
ZONE DISTRICT: R-2
GENERAL PLAN DESIGNATION: High Density Residential
ENVIRONMENTAL STATUS: Categorically Exempt, Class 1
HEARING DATE AND LOCATION: A public hearing by the Planning Commission to be held on **Thursday, September 8, 2005 at 6:00 P.M.** in the Council Chamber at the Pacific Grove Civic Center, 300 Forest Avenue, Pacific Grove, California.



G.M. BIGGS
Community Development Director

Dated: August 3, 2005

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, at the Pacific Grove Civic Center, 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 City Hall Civic Center 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.

This notice may be removed after: September 8, 2005



CITY OF PACIFIC GROVE PLANNING COMMISSION AGENDA REPORT

TO: PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
MEETING DATE: SEPTEMBER 8, 2005
ADDRESS: 173 LIGHTHOUSE AVENUE
APPLICANT: STOCKER & ALLAIRE, INC.

I. RECOMMENDATION

Staff recommends approval of the use permit amendment.

II. 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.

III. BACKGROUND

Zone District	R-2
General Plan Designation	High Density Residential
Lot Size	6,100 square feet
Historic Inventory	Yes
Coastal Zone	No
Archaeology Zone	No
Biological Zone	No
Nonconforming use	No

IV. APPLICATION REQUEST

The application is a request to amend Use Permit No. 2529-97 to allow installation of a shower in a detached room that contains a toilet and lavatory sink. Use permit approval is required to install the proposed shower pursuant to Municipal Code Sections 23.20.020 and 23.16.021.

V. DISCUSSION

The subject property is a 6,100 square foot interior building site. The site is developed with a single-family residence and a detached two-car garage with a 280 square foot room attached to the rear of the garage. The property is included on the City's Historic Resources Inventory, the residence was constructed circa 1917.

Use Permit No. 2529-97 was approved by the Planning Commission at a public hearing held August 21, 1997 to allow a lavatory sink and toilet in the subject 280 square foot room.

Installation of the proposed shower results in a full bathroom which increases the potential for the room to be used as a separate dwelling unit. Recommended conditions of approval to facilitate enforcement of potential zoning violations are included in the agenda report. The property is located in the R-2 zone district which allows single-family residences, duplexes, and two-unit dwelling groups as permitted uses. Use permit approval would be required to convert the subject room to a dwelling unit (Municipal Code Section 23.20.20(c)).

VI. SUGGESTED FINDINGS

Staff suggests the following findings in support of the use permit amendment:

The establishment, maintenance and operation of the use and building applied for will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city because subject to the recommended conditions of approval, the subject detached room may not be used as a separate dwelling unit that would intensify the use of the property.

VII. RECOMMENDED CONDITIONS

Should the Planning Commission agree with the recommendation of staff and seek to approve the application, the following are recommended as conditions of approval:

1. The approved use of the property is a single-family residence with a detached room that contains a lavatory sink, toilet, and shower. The subject room is not permitted to be used as a separate dwelling unit unless and until all required permits and approvals are obtained from the City.
2. The subject room may not be rented or exchanged for any form of remuneration for short-term occupancy, i.e., less than 30 consecutive days as defined by Municipal Code Section 23.64.350.
3. Kitchen fixtures are not permitted to be installed in the subject room without first obtaining required permits and approvals from the City.
4. Additional plumbing fixtures that are not specified in this use permit amendment may not be installed in the subject room without first obtaining required permits and approvals from the City. Any plumbing fixtures installed in the subject room in violation of terms and conditions of this use permit amendment will be required to be removed and capped at the source at the property owner's expense.
5. In obtaining this permit the property owner understands and acknowledges that the City of Pacific Grove has the right to enter and inspect for compliance with the conditions of this permit and the rules and regulations enforced by the City. The property owner acknowledges that right and agrees to pay all costs incurred by the City in securing any judicial writ or inspection warrant to fulfill that right wherein the property owner fails to

give consent for inspection. Said costs shall include all personnel time, attorney's fees, expert witnesses (whether or not called), and court costs incurred by the City to procure any judicial writ or inspection warrant.

6. The property owners shall record a deed restriction to be prepared by the Community Development Department containing the conditions of this use permit amendment with the Monterey County Office of the Recorder prior to issuance of the building permit to install the shower. The conditions of this use permit amendment are applicable to all subsequent property owners, heirs, assigns and successors in interest.

7. Should a violation of the conditions of the deed restriction occur, the property owner is required to pay all of the costs expended by the City of Pacific Grove in enforcing its ordinances, regulations and terms of the deed restriction.

8. The applicant shall comply with the provisions of Section 11.18.011 establishing criteria for sewer cleanouts and housetraps.

9. Review and approval by the Public Works Department is required prior to issuance of a building permit. If required, the applicant shall obtain an encroachment permit from the Public Works Department prior to issuance of the building permit.

10. The use permit amendment shall be revoked if not used within one year from date of approval. Application for extension of the use permit amendment must be made prior to the expiration date.

11. Construction shall not commence until a copy of the resolution signed by the permittee or authorized agent, acknowledging receipt of the permits and acceptance of the terms and conditions, is returned to the Community Development Department.

12. All construction must occur in strict compliance with the proposal as set forth in the applications for permits, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by the staff and may require Planning Commission approval.

13. These terms and conditions shall be perpetual, and it is the intention of the Planning Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

RESPECTFULLY SUBMITTED BY:

REVIEWED BY:


BARBARA NELSON
SENIOR PLANNER


JON M. BIGGS,
COMMUNITY DEVELOPMENT DIRECTOR

CITY OF PACIFIC GROVE
APPLICATION FOR USE PERMIT
(Municipal Code Chapter 23.72.030)

Accepted for submittal by: MARILYN SCHULTZ
[CDD Staff person]

AMEND
CDD Use only 2529-97
USE PERMIT NO. 1883-05

FEE \$630.00
01-4401

Project Location 173 LIGHTHOUSE AVE APN 006-243-016

Lot(s) 7 Block 148 Tract 4TH ADDITION Lot Size 6,342 #

Applicant STOCKER & ALLAIRE, INC

Applicant's Address 21 B MANDEVILLE CT, MONTEREY, 93940

Applicant's Daytime Phone No(s). 375 1890

Property Owner MICHAEL CLARK

Property Owner's Address 1136 BERKLEY AVE, CHARLOTTE, NC 28203

Property Owner's Phone No. (704) 334-6808

PROPOSED USE OR PROJECT (State in detail) – Attach additional sheets if necessary:

CURRENTLY A GARAGE/WORKROOM EXIST W/A
LAVY & TOILET. THE PROJECT IS TO ADD A
SHOWER ADJACENT TO THE LAVY & TOILET IN
THE WORKROOM.

Indicate, if applicable: Days/hours of operation, number of employees:

I, the undersigned, under penalty of perjury, depose and say that I am the applicant for this request, that the owner of the property approves this application and that all statements are true and correct.

JULY 14, 2005
Date

[Signature]
Signature of Applicant NUMBER #12342

RECEIPT NUMBER #02000024492

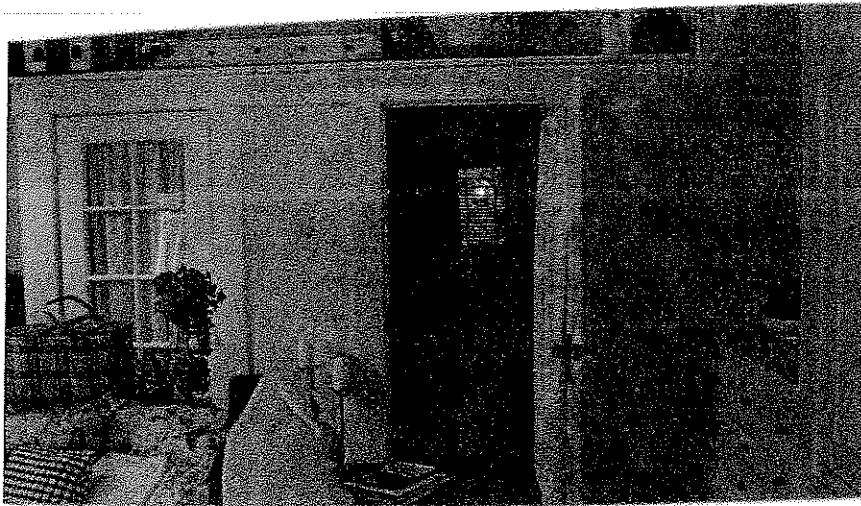
NOTE TO APPLICANT: The filing fee and materials related to the project must accompany this application. Please consult with a planner regarding submittal requirements for your project.



173 LIGHTHOUSE AVENUE-RESIDENCE



173 LIGHTHOUSE AVENUE-DETACHED BEDROOM EXTERIOR



173 LIGHTHOUSE AVENUE

CITY OF PACIFIC GROVE NOTICE OF PUBLIC HEARING

PROJECT ADDRESS: 1129 David Avenue

APPLICANT(S): David Prew

APPLICATION(S): 1. Amend Use Permit No. 2879-05; to eliminate the required off-street parking space for a secondary housing unit. 2. Amend Use Permit No. 2880-05; 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. **LEGAL DESCRIPTION:** Lot 1, Block 7, Del Monte Park tract

ZONE DISTRICT: R-1

GENERAL PLAN DESIGNATION: Medium Density Residential

ENVIRONMENTAL STATUS: Categorically Exempt, Class 1

WHERE AND WHEN: A public hearing by the Planning Commission to be held on **Thursday, September 8, 2005, at 6:00 P.M.** at the City Council Chambers, Pacific Grove Civic Center, 300 Forest Avenue, Pacific Grove, California.

Dated: August 23, 2005



JON M. BIGGS

COMMUNITY DEVELOPMENT DIRECTOR

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. 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 Associate Planner Sally Rideout 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.

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This notice may be removed after: September 8, 2005.



CITY OF PACIFIC GROVE PLANNING COMMISSION AGENDA REPORT

TO: PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
MEETING DATE: SEPTEMBER 8, 2005
SUBJECT: AMEND USE PERMIT NO. 2879-05 AND USE PERMIT NO. 2880-05
ADDRESS: 1129 DAVID AVENUE
APPLICANT(S): DAVID PREW

I. RECOMMENDATION

Approve the application amendment requests based on the suggested findings and subject to the recommended conditions of approval listed in the staff report.

II. PROJECT DESCRIPTION

Proposed waiver of the off-street parking requirement for a secondary housing unit and request to allow additions in the amount of 385 square feet to the primary single-family dwelling on a site that has one uncovered off-street parking space instead of the required one uncovered and one covered parking spaces.

III. BACKGROUND

Zone District	R-1
General Plan Designation	Medium Density Residential
Lot Size	4,500 Square feet
Historic Inventory	No
Coastal Zone	No
Archaeology Zone	No
Biological Zone	No
Nonconforming	Yes

IV. APPLICATION REQUESTS

Per Municipal Code Section (MCS) 23.80.040(b) and MCS 23.68.050(d)(1), respectively, Planning Commission approval of the requested amendments is necessary to allow the following:

1. To eliminate the required off-street parking space for a secondary housing unit;
2. To allow an addition of more than 120 square feet to a single-family residence on a site having fewer off-street parking spaces than required.

V. DISCUSSION

At the duly-noticed public hearing of August 18, 2005 the Planning Commission considered and approved application requests that involved the conversion of an existing dwelling unit of a nonconforming two-unit dwelling group into a secondary housing unit on this site. The original application requests included creating a second driveway on the site to accommodate off-street parking requirements for both dwelling units and to allow the required off-street parking space for the secondary unit to occupy the new driveway in tandem with the required covered parking space for the primary unit.

During discussion of the requests, several Commissioners suggested that circumstances unique to the site, when viewed in conjunction with the proposed secondary housing unit and traditional off-street and neighborhood parking patterns, may be conducive to reducing the required off-street parking for the site. The proposed amendment requests are the applicant's response to the comments made by the Commissioners.

The subject property is a 40' x 112.5' corner building site located at the intersection of David Avenue and Buena Vista Avenue. The topography of the site slopes downward from east to west and the elevation of the site along David Avenue is approximately 5'-6' higher than street level. Prior to approval of the original use permit requests on August 18, the site was used as a nonconforming two-unit dwelling group. One uncovered off-street parking space consisting of a 22' parking pad is located at the front of the parcel. The second driveway is located off Buena Vista Avenue and the new off-street parking spaces are placed between the two dwellings.

The off-street parking pattern in the immediate vicinity of the site is characterized by one and two-car garages and carports. Public parking is available on both sides of Buena Vista Avenue and on the east side of David Avenue. The off-street parking requirement for a secondary housing unit is one dedicated space that may be compact in size (16' length), but must not obstruct or impair access to the required spaces for the primary unit. One Covered and one uncovered off-street parking spaces are required for the single-family dwelling on the site.

VI. CONCLUSION/FINDINGS

The existing placement of the buildings on the corner site with respect to topography and required setbacks limits the opportunities available to the property owner to provide the required number of off-street parking spaces accessible by the existing driveway or a widened driveway at the front of the site. The demand for public parking in the immediate vicinity of the corner site is relatively low, given the location of the subject property with respect to Pebble Beach lands. In this case, the conversion of one unit into a secondary housing unit maintains the traditional use of the site having little or no effect to the availability of public parking in the immediate vicinity of the subject site.

Staff recommends approval of the requested amendments to Use Permit No. 2879-05 and Use Permit No. 2880-05 based upon the recommended conditions of approval listed in Section VII, and suggests the following findings:

The establishment, maintenance or operation of the building applied for will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city because:

1. Secondary housing units are an allowed use in the R-1 zone district, and the project increases the availability of the City's affordable housing stock;

2. The conversion of an existing dwelling unit into a secondary housing unit maintains the traditional use of the site without substantially affecting the availability of public parking in the immediate vicinity of the site.

VI. RECOMMENDED CONDITIONS


Should the Planning Commission approve the requested amendments, the following are recommended as conditions of approval:

1. This permit shall be revoked if not used within one year from date of approval. Application for extension of the permit must be made prior to the expiration date.
2. The property owner and subsequent property owners shall comply with the requirements of Municipal Code Chapter 23.80, Second Units.
3. Construction shall not commence until a copy of the resolution signed by the permittee or authorized agent acknowledging receipt of the permits and acceptance of the terms and conditions is returned to the Community Development Department.
4. Review and approval by the Public Works Department is required prior to building permit issuance. If required, the applicant shall obtain an encroachment permit from the Public Works Department prior to issuance of the building permit.
5. All construction must occur in strict compliance with the proposal as set forth in the applications for permits, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by staff and may require Planning Commission approval. These terms and conditions shall be perpetual, and it is the intention of the Planning Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

RESPECTFULLY SUBMITTED,

REVIEWED BY:


SALLY RIDEOUT
ASSOCIATE PLANNER


JON M. BIGGS
COMMUNITY DEVELOPMENT
DIRECTOR

August 30, 2005

CITY OF PACIFIC GROVE
APPLICATION FOR USE PERMIT
(Municipal Code Chapter 23.72.030)

Accepted for submittal by: Bridget Luce
[CDD Staff person]

CDD Use only
USE PERMIT NO.
2879-05

FEE ~~490~~ 315
01-4401

Project Location 1129 DAVID AVE. APN 007-581-001

Lot(s) 1 Block 7 Tract DEMONTE PARK Lot Size 4500

Applicant DAVID PROW

Applicant's Address 542 LIGHTHOUSE

Applicant's Daytime Phone No(s). 373-1874

Property Owner ALEXIS KRYSNA

Property Owner's Address 1129 DAVID AVE

Property Owner's Phone No. 375-3449

PROPOSED USE OR PROJECT (State in detail) – Attach additional sheets if necessary:

PERMIT TO ALLOW PARKING & EXISTING
NON CONFORMITIES OF THE PROPOSED ADDITION
& SECONDARY UNIT TO BE ADDRESSED

Indicate, if applicable: Days/hours of operation, number of employees:

I, the undersigned, under penalty of perjury, depose and say that I am the applicant for this request, that the owner of the property approves this application and that all statements are true and correct.

7/7/08
Date

[Signature]
02 07/08/2005 2 CDD-USE
315.00
CHECK NUMBER #1509
Signature of Applicant NUMBER #02000023596

NOTE TO APPLICANT: The filing fee and materials related to the project must accompany this application. Please consult with a planner regarding submittal requirements for your project.

CITY OF PACIFIC GROVE
APPLICATION FOR USE PERMIT
(Municipal Code Chapter 23.72.030)

Agenda Item No. **6B**
Planning Commission

Accepted for submittal by: _____
[CDD Staff person]

CDD Use only
USE PERMIT NO.
2880-05

✓
FEE ~~288~~ UP # 289.05
01-4401 UP#

Project Location 1129 DAVID AVENUE APN 007-581-01

Lot(s) 1 Block 7 Tract DELMONTE PARK Lot Size 4500 #

Applicant DAVID PREN

Applicant's Address 582 LIGHTHOUSE

Applicant's Daytime Phone No(s) 373-1874

Property Owner ALEXIS KRYSYNA

Property Owner's Address 1129 DAVID

Property Owner's Phone No. 375-3449

PROPOSED USE OR PROJECT (State in detail) – Attach additional sheets if necessary:

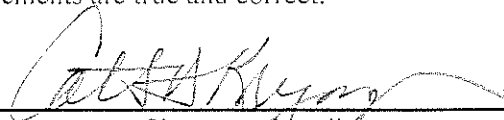
ADDITION TO AN SFD MAINTAINING AN EXISTING NONCONFORMING
BUILDING LINE

Indicate, if applicable: Days/hours of operation, number of employees:

I, the undersigned, under penalty of perjury, depose and say that I am the applicant for this request, that the owner of the property approves this application and that all statements are true and correct.

7-14-05

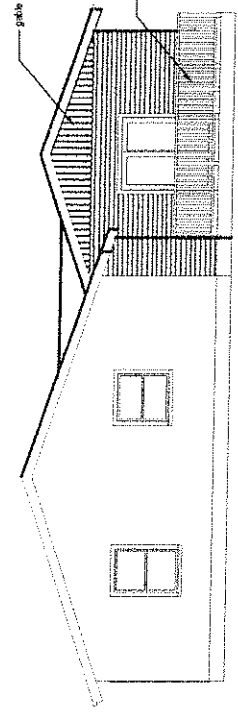
Date



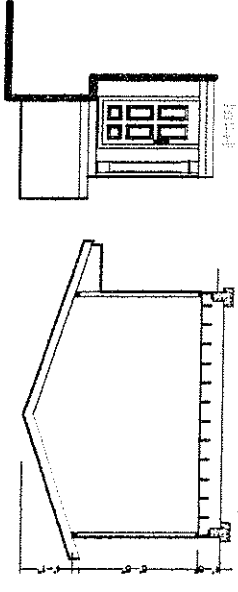
Signature of Applicant

NOTE TO APPLICANT: The filing fee and materials related to the project must accompany this application. Please consult with a planner regarding submittal requirements for your project.

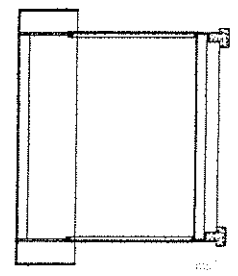
APN: 007-561-001
P.O. Box 87, Pointe Claire, CA 95055 (415) 338-1000



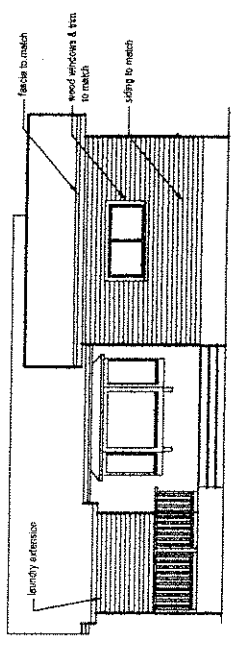
FRONT ELEVATION
1/4" = 1'-0"



SIDE ELEVATION
1/4" = 1'-0"

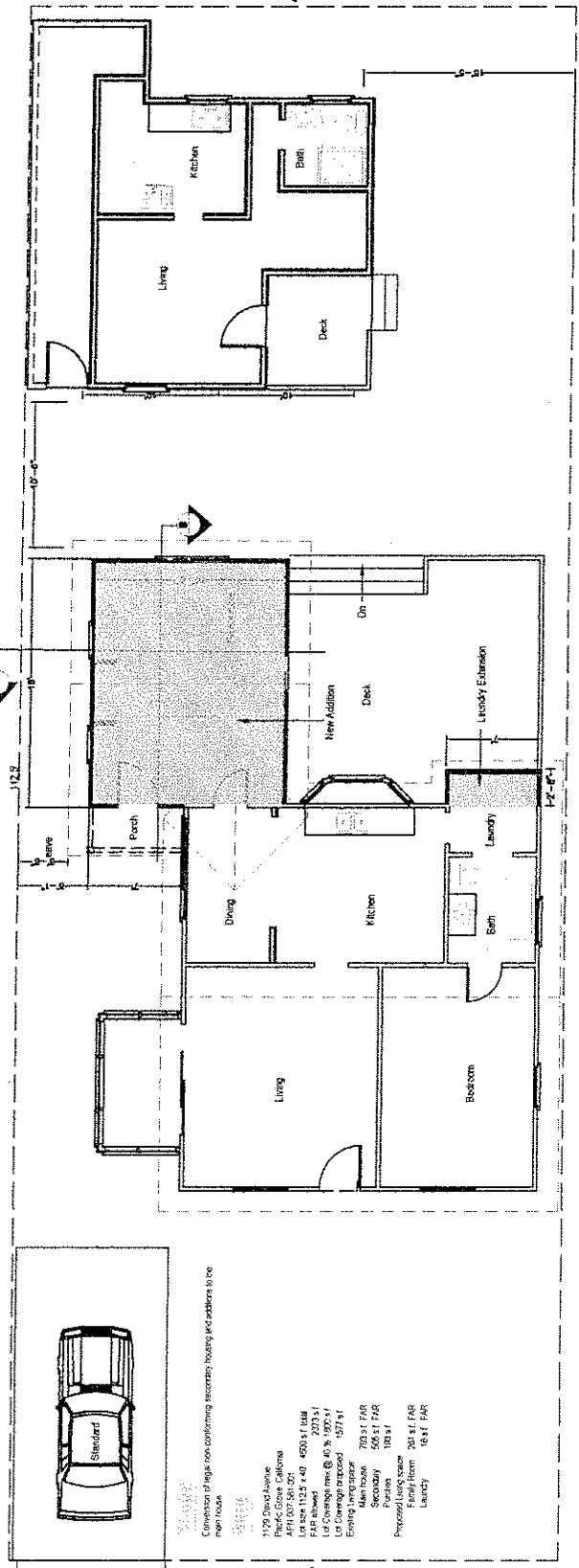


REAR ELEVATION
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"

RECEIVED
AUG 31 2005
COMMUNITY DEV. DEPT.



Consistency of signs and containing accurate housing information to be
main focus

1229 Duxbury Avenue
Pointe Claire, California
APN: 007-561-001
Lot size: 11,25 x 40 = 450 sq ft total
Lot coverage: 10,000 sq ft
Lot coverage proposed: 10,000 sq ft
Existing living area: 1,077 sq ft
Main house: 788 sq ft F.O.B.
Garage: 1,105 sq ft
Porch: 183 sq ft
Proposed Living space: 281 sq ft F.O.B.
Laundry: 16 sq ft F.O.B.

40.0'

MINUTES OF THE PACIFIC GROVE ARCHITECTURAL REVIEW BOARD

SITE REVIEW

August 23, 2005
City Manager Conference Room
Pacific Grove City Hall
300 Forest Avenue, Pacific Grove
12:00 PM

Boardmembers Present: Ken Hinshaw
Doug Howe, Chair
David Prew
Maryanne L. Spradling

Absent: Darlene Billstrom
Dennis Tarmina, Vice Chairman

Vacancies: 1

Staff: Biggs, Garcia and Rideout

1. Public Comments

None

2. Agenda Item Presentations

Staff presented the projects on the Architectural Review Board Agenda and answered questions from Boardmembers.

3. Site Review

All of the Boardmembers present visited 1117 David Avenue.

4. Adjournment

There being no further business, the meeting was adjourned at 1:30 p.m.

ARCHITECTURAL REVIEW BOARD MEETING

August 23, 2005
City Council Chambers
300 Forest Avenue, Pacific Grove
4:00 p.m.

Tape: 05-15

Boardmembers Present: Ken Hinshaw
Doug Howe, Chair
David Prew
Maryanne L. Spradling
Dennis Tarmina, Vice Chair

Vacancies: Darlene Billstrom

Staff: Garcia and Rideout

1. APPROVAL OF MINUTES

On a motion by Tarmina-Prew, the Board voted 5-0 to approve the minutes of the August 9, 2005 Architectural Review Board meeting.

2. COMMENTS FROM THE PUBLIC

None.

3. COMMUNICATIONS

None.

4. WRITTEN CORRESPONDENCE

None.

5. CITY COUNCIL ACTIONS

Staff reported.

6. PLANNING COMMISSION ACTIONS

Staff reported

7. SUBCOMMITTEE REPORTS

None.

8. ITEMS WITHDRAWN

None.

9. REQUESTS FOR CONTINUANCE

d. STAFF PRESENTATION: APPLICATION REVIEW PROCESS FOR PROJECTS IN THE COASTAL ZONE. (Rideout)

Staff requested continuance to the September 13, 2005 Architectural Review Board meeting to allow all Boardmembers to be present.

10. CONSENT AGENDA

Chairman Howe requested that 1117 David Avenue be moved to the regular agenda.

Project Address: 1117 David Avenue

Architectural Approval Application No. 3494-05 (Final) for proposed construction of a detached carport. (Applicant: Michael and Susan Lynn)

On a motion by Tarmina-Prew, the Board voted 5-0 to grant final approval to the following project. Approval is based on the standard finding for approval of an architectural approval application.

a. Project Address: 137 4th Street

Architectural Approval Application No. 3492-05 (Final) for proposed exterior alterations to a nonconforming 3-unit dwelling group. (Applicant: Susan K. Black)

BOARDMEMBER PREW STEPPED DOWN BEFORE A VOTE WAS TAKEN DUE TO A FINANCAL CONFLICT.

On a motion by Howe-Tarmina, the Board voted 4-0 to grant final approval of 1129 David Avenue. Approval is based on the standard finding for approval of an architectural approval application.

b. Project Address: 1129 David Avenue

Architectural Approval Application No. 3476-05 (Final) for proposed one-story additions to a one-story single-family dwelling and construction of a detached one-car carport. (Applicant: David Prew)

BOARDMEMBER PREW RETURNED TO HIS SEAT.

11. REGULAR AGENDA

a. **Project Address: 1117 David Avenue**

Architectural Approval Application No. 3494-05 (Final) for proposed construction of a detached carport. (Applicant: Michael and Susan Lynn)

Susan Lynn, property owner, answered questions from the Board.

Letter received from Elizabeth Ann Nelson, 1119 David Avenue, in opposition.

Elizabeth Nelson, 1119 David Avenue, spoke in opposition.

Spradling noted that the comments received are not within the purview of the Board and that the application is straight forward.

On a motion by Spradling-Hinshaw, the Board voted 5-0 to grant final approval. Approval is based on the standard finding for approval of an architectural approval application.

BOARDMEMBER HOWE STEPPED DOWN BEFORE DISCUSSION OF THE NEXT ITEM DUE TO OWNING PROPERTY WITHIN 500'.

b. **Project Address: *511 Monterey Avenue**

Architectural Approval Application No. 3497-05 (Final) for proposed construction of a sun room addition at the rear of a single-family residence that is listed on the City's Historic Resources inventory. (Applicant: John Larson of Day Construction)

Vicki Daylin, project representative, presented the project. Eric and Janet Emanuel, property owners, were present and participated in the discussion.

Hinshaw was concerned with the use of aluminum materials on the historic building.

On a motion by Prew-Hinshaw, the Board voted 4-0 to continue the item to the September 13, 2005 to allow all Boardmembers to be present.

BOARDMEMBER HOWE RETURNED TO HIS SEAT.

c. **Project Address: 740-750 Crocker Avenue (Deer Haven Inn)**

Architectural Approval Application No. 3502-05 for proposed exterior modifications to an existing motel. (Applicant: Paul E. Davis, The Paul Davis Partnership)

Paul E. Davis, architect, presented the application.

All Boardmembers were concerned with the exposed flue and suggested enclosing it.

On a motion by Howe-Tarmina, the Board voted 5-0 to approve the application subject to enclosing the exterior flue. Approval is based on the standard finding for an approval of an architectural approval application.

d. STAFF PRESENTATION: WORK PROGRAMS FOR BOARDS AND COMMITTEES STAFFED BY THE COMMUNITY DEVELOPMENT DEPARTMENT (Biggs)

Rideout presented a summary of the work programs.

12. REPORTS OF BOARDMEMBERS

None.

13. ADJOURNMENT

There being no further business the meeting was adjourned at 4:55 p.m.

**SALLY RIDEOUT
ACTING SECRETARY**

* Building identified on the Pacific Grove Historic Resources Inventory.

STANDARD FINDING FOR APPROVAL OF AN ARCHITECTURAL APPROVAL APPLICATION

The architecture and general appearance of the building(s) will be in keeping with the neighborhood and the completed project will not be detrimental to the orderly and harmonious development of the City nor impair the desirability of investment or occupation in the neighborhood.

**CITY OF PACIFIC GROVE
HISTORIC RESOURCES COMMITTEE**

SITE REVIEW MEETING MINUTES

August 10, 2005

12:00 p.m.

Community Development Department Conference Room
Pacific Grove City Hall

Committee Members Present: Billstrom, Hinshaw, Houser Riddell, Rose (arrived at 832 Lighthouse Avenue site)

Absent: Cohen, Puckett

Staff: Nelson

The members visited the following sites that are the subjects of regular agenda items scheduled for public hearing at today's meeting.

1. 832 Lighthouse Avenue
2. 591 Spruce Avenue

There being no further business, the meeting was adjourned at 12:30 p.m. at the last site.

CITY OF PACIFIC GROVE
HISTORIC RESOURCES COMMITTEE

MINUTES

August 10, 2005
Tape #05-05
4:00 p.m.
Council Chambers, Pacific Grove City Hall

1. ROLL CALL

Present: Billstrom, Hinshaw, Houser, Puckett, Rose, Riddell

Absent: Cohen

Staff: Biggs, Nelson

2. APPROVAL OF MINUTES

On a motion by Riddell-Rose, the Committee voted 6-0, to **approve the minutes of the June 8, 2005 site review and regular meetings.**

3. COMMENTS FROM THE PUBLIC

None

4. ITEMS TO BE CONTINUED OR WITHDRAWN

None

5. CONSENT AGENDA

None.

6. REGULAR AGENDA

6.A A PUBLIC HEARING TO DETERMINE WHETHER TO INITIATE THE PROCESS AND TO DETERMINE WHETHER THE PROPERTY AT 832 LIGHTHOUSE AVENUE SHOULD BE ADDED TO THE CITY'S HISTORIC RESOURCES INVENTORY (Nelson)

Staff presented information from the 1926 Sanborn map, building permit history, and the 1928 Building Classification and Computation Record and responded to questions from Committee members.

Chairperson Billstrom opened the public hearing.

William Kampe, owner, commented regarding the lack of evidence in support of the evaluation criteria required for addition to the Historic Resources Inventory.

There were no other speakers.

The public hearing was closed.

The Committee noted that the residence has retained its simple character and has been well maintained. The Committee consensus was that the residence contributes to the architectural diversity as well as the diversity of housing stock of properties on the Historic Resources Inventory.

On a motion by Hinshaw-Rose the Committee voted 6-0 to initiate the process to add the property at 832 Lighthouse Avenue to the Historic Resources Inventory.

On a motion by Hinshaw-Rose the Committee voted 6-0 to add the property at 832 Lighthouse Avenue to the Historic Resources Inventory based on evidence presented in support of Evaluation Criteria 23.76.025 (i)(j).

6.B A PUBLIC HEARING TO DETERMINE WHETHER TO INITIATE THE PROCESS AND TO DETERMINE WHETHER THE PROPERTY AT 791 SPRUCE AVENUE SHOULD BE ADDED TO THE CITY'S HISTORIC RESOURCES INVENTORY (Nelson)

Staff presented information from the 1926 Sanborn map, building permit history, and the 1928 Building Classification and Computation Record.

Chairperson Billstrom opened the public hearing.

The property owners, Christina Litvinoff and her daughter Gittell, were present.

There were no other speakers.

The public hearing was closed.

The Committee noted that the residence has retained its original character and has been well maintained. The Committee discussed the impact of the garage addition to the rear of the residence and noted that many of the buildings on the Inventory have been altered. The consensus of the Committee was that the residence has many of the characteristics of a California bungalow and would make a good contribution to the Historic Resources Inventory.

On a motion by Riddell-Houser the Committee voted 6-0 to initiate the process to add the property at 791 Spruce Avenue to the Historic Resources Inventory.

On a motion by Houser-Rose the Committee voted 6-0 to add the property at 791 Spruce Avenue to the Historic Resources Inventory based on evidence presented in support of Evaluation Criteria 23.76.025 (i)(j).

6.C HISTORIC RESOURCES COMMITTEE REVIEW AND DISCUSSION OF ADDITIONAL STAFF INFORMATION RELATED TO PROPOSED WORK PROGRAM AMENDMENT (Biggs)

Community Development Director Biggs presented an overview of assignments and work programs of other committees staffed by the Community Development Department.

7. REPORTS OF OTHER COMMITTEES

None

8. REPORTS OF COMMITTEE MEMBERS

None

9. REPORTS FROM STAFF

Staff distributed information regarding upcoming training workshops sponsored by the California Preservation Foundation.

10. AGENDA FORECAST

None.

11. ADJOURNMENT

There being no further business, the meeting was adjourned at 5:10 p.m.

BARBARA NELSON
Secretary