



CITY OF PACIFIC GROVE
COMMUNITY DEVELOPMENT DEPARTMENT

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3190
FAX (831) 648-3184

CITY OF PACIFIC GROVE

PLANNING COMMISSION

AGENDA (REVISED)

September 22, 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 20, 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 September 6, 2005;
- Minutes of the regular meeting of September 8, 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 ITEMS TO BE CONTINUED OR WITHDRAWN

5. CONSENT AGENDA

5.A A public hearing to consider Use Permit Application No. 2888-05

PROJECT ADDRESS: **1264 Del Monte Boulevard**

APPLICANT: Richard B. Steres, architect/owner

PROJECT DESCRIPTION: Install a utility sink in a home office/art studio room that is attached to the rear of the garage. The subject room does not have direct interior access to the residence. (Staff: Nelson)

6. REGULAR AGENDA

6.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) [Continued from 9/8/05]

6.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) [Continued from 9/8/05]

6.C A public hearing to consider Use Permit Application No. 2876-05

PROJECT ADDRESS: **714 Congress Avenue**

APPLICANT: Bob McIntyre, Architect

PROJECT DESCRIPTION: Establish a Second Unit within a portion of an existing accessory building. The project includes an uncovered parking pad that encroaches into required front and south side yard setbacks. (Staff: Nelson)

6.D A public hearing to consider Variance Application No. 05-1687

PROJECT ADDRESS: **517 Monterey Avenue**

APPLICANT: Jill Ingham and Mark Camacho, owners

PROJECT DESCRIPTION: Convert a single-car attached garage to living space and add two bay windows to the front of a single-family residence. The residence encroaches into the required front yard setback and the proposed windows extend beyond the maximum permitted projection for architectural features into the required front yard setback. (Staff: Nelson)

6.E DISCUSSION ON SELECTION OF OFFICERS PROCESS PROVIDED FOR IN THE PLANNING COMMISSION RULES OF PROCEDURE

- 6.F** 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) [Continued from 9/8/05]

7. CITY COUNCIL ACTIONS

8. ARCHITECTURAL REVIEW BOARD ACTIONS

- Receive the Minutes of the September 13, 2005 site review meeting of the Architectural Review Board.
- Receive the Minutes of the September 13, 2005 regular meeting of the Architectural Review Board.

9. HISTORIC RESOURCES COMMITTEE ACTIONS

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

September 6, 2005

4:00 p.m.

Community Development Department Conference Room

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

Commissioners Absent: Bailey, E. Miller, Obbink

Vacancies: None

Staff: Biggs, Nelson, Rideout

Staff presented the following projects:

1129 David Avenue

APPLICANT: David Prew, Designer

PROJECT DESCRIPTION: (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. (Staff: Rideout)

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)

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)

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)

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)

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

407 10th Street: Bailey, Davis, D. Miller, Riddell, Sprader (Biggs, Nelson, Rideout)

173 Lighthouse Avenue: Bailey, Davis, D. Miller, E. Miller,* Riddell, Sprader (Biggs, Nelson, Rideout)

There being no further business, the Commissioners adjourned at 4:43 p.m. at the last site visited.

Jon Biggs, Secretary

* Eric Miller joined the site review meeting in progress at 173 Lighthouse Avenue

CITY OF PACIFIC GROVE
PLANNING COMMISSION

MINUTES

September 8, 2005
Tape 05-18
6:00 p.m.
Council Chambers, Pacific Grove City Hall

1. **ROLL CALL**

Roll Call

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

Absent: Bailey

Vacancies: None

Staff: Biggs, Nelson, Rideout

2. **MINUTES**

- On a motion by Riddell-D. Miller (Obbink and Sprader abstained), the Commission voted 4-0-2 to **approve the minutes the site review meeting of August 2, 2005;**
- On a motion by D. Miller - E. Miller (Riddell abstained), the Commission voted 5-0-1 to **approve the minutes of the regular meeting of August 4, 2005, as corrected;**
- On a motion by Obbink-Riddell the Commission voted 6-0 to **approve the minutes the site review meeting of August 16, 2005;**
- On a motion by Riddell-Sprader (E. Miller abstained), the Commission voted 5-0-1 to **approve the minutes the regular meeting of August 18, 2005, as corrected.**

The Commission requested that the following corrections be made to the August 18, 2005 minutes:

*Minutes
approved with
corrections*

The reference to correcting the previous meeting's minutes should read as follows:

“Item 6A of the Minutes of August ~~18~~ 4, 2005 to be corrected as follows:”

The first bulleted item in regular agenda item 6A (450 Asilomar Avenue) concerning potential conflicts of interest, should be corrected as follows:

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 not feel compelled to step down because the Commission was not considering the original project that he had expressed opposition to in prior hearings.

Commissioner Dan Miller stated that the following comment should be added to "XIII. TRANSPORTATION/TRAFFIC/PARKING:" (page 8 of the Minutes):

Commissioner Bailey noted that the proposed vacated portion of Grand Avenue could be added to Jewell Park.

3. COMMENTS FROM THE PUBLIC

None.

Public
Comment

4. REQUESTS FOR CONTINUANCE OR WITHDRAWAL

PRIOR TO ITEMS 4.A AND 4.B COMMISSIONERS D. MILLER AND RIDDELL STEPPED DOWN AND LEFT THE ROOM DUE TO FINANCIAL CONFLICTS OF INTEREST.

On a motion by Sprader-Davis, the Commission voted 4-0 to **continue items 4A and 4B to the regular meeting of September 22, 2005.**

Continuances/
Withdrawals

- 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.

**UP 2855-05 &
Tree Permit
CDD 57782
continued
to 9/22/05**

- 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

**UP 2872-05
continued
to 9/22/05**

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.

COMMISSIONERS D. MILLER AND RIDDELL RETURNED TO THEIR SEATS.

5. CONSENT AGENDA

COMMISSIONER DAN MILLER REQUESTED THAT ITEM 5.A (205 17TH STREET) BE PULLED FROM THE CONSENT AGENDA AND MOVED TO THE REGULAR AGENDA.

COMMISSIONER SPRADER REQUESTED THAT ITEM 5.B. (407 10TH STREET) BE PULLED FROM THE CONSENT AGENDA AND MOVED TO THE REGULAR AGENDA.

On a motion by Davis-E.Miller, the Commission voted 6-0 to **move item 6.A. to the consent agenda.** **Consent Agenda**

On a motion by Riddell-D.Miller, the Commission voted 6-0 to **approve the consent agenda**, based on the findings and subject to the terms and conditions contained in the staff reports prepared for the meeting of September 8, 2005.

5.A (Moved to the Regular Agenda)

5.B (Moved to the Regular Agenda)

5.C A public hearing to consider Amendment to Use Permit No. 2750-02 **UP 2750-02**
PROJECT ADDRESS: 173 Central Avenue **approved**
APPLICANT: Central Avenue Bakery
PROJECT DESCRIPTION: Allow on-site preparation of food items for retail sale at an existing bakery/delicatessen. (Staff: Nelson)

6.A A public hearing to consider Amend Use Permit No. 2529-97 **Amend UP**
PROJECT ADDRESS: 173 Lighthouse Avenue **2529-97**
APPLICANT: Stocker & Allaire, Inc. **approved**
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. **REGULAR AGENDA**

- 5.A A public hearing to consider Use Permit Application No. 2883-05 **UP 2883-05**
PROJECT ADDRESS: **205 17th Street** *approved*
APPLICANT: Ingrid Tower, Agent for Owners
PROJECT DESCRIPTION: Establish a dance studio in a portion of
an existing commercial building. (Staff: Nelson)
Senior Planner Barbara Nelson presented the staff report.

The Chair opened the public hearing.

Speakers:

- Ingrid Tower, applicant, introduced her proposed business. Commissioner Dan Miller asked if her classes would overlap, and she said no, there would be separation between class scheduling.
- Sally Aberg expressed her astonishment at Ms. Tower's accomplishments.
- Isa Bindel spoke in support.
- Michelle Geldry spoke in support, and her happiness with the potential for a dance school in Pacific Grove.
- Whyas Lim spoke in support.
- Dominic Jenkins spoke in support.
- Lola Bindel spoke in support.
- Sheila Haddad spoke in support.
- Jeffrey Haddad spoke in support.

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

On a motion by D. Miller-Riddell, the Commission voted 6-0 to **approve Use Permit Application No. 2883-05** based on the findings and subject to the terms and conditions contained in the staff report prepared for the meeting of September 8, 2005, **with the correction to the allowed hours of operation to: Monday through Saturday 7:00 a.m. to 10:00 p.m. and Sunday 10:00 a.m. to 8:00 p.m.**

- 5.B A public hearing to consider Use Permit Application No. 2885-05 **UP 2885-05**
PROJECT ADDRESS: **407 10th Street** *continued*
APPLICANT: David Prew, Designer *to 9/22/05*
PROJECT DESCRIPTION: Construct an addition to enclose a
nonconforming carport to create a garage. The project includes a
new deck above the proposed garage. (Staff: Nelson)

Senior Planner Nelson presented the staff report.

The Chair opened the public hearing.

Speakers:

- David Prew, designer, presented the application.

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

A motion by Obbink to grant the use permit with a recommendation to the Architectural Review Board noting the Planning Commission's concern with massing and deck railing detail issues, failed for lack of a second.

On a motion by Riddell-E. Miller, the Commission voted 6-0 to **refer the project back to the applicant to address the Commissioners' concerns with massing, the deck railing, architectural features on front of garage, and architectural features on the north side of garage, and to continue deliberation of this item to the regular meeting of September 22, 2005.**

6.A (Moved to Consent Agenda)

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)

**Amend UP
2879-05;**

**Amend UP
2880-05**

Associate Planner Rideout presented the staff report.

The Chair opened the public hearing.

Correspondence:

- Letter dated 9/1/05 from Genevra A. Harris, expressing concerns with parking.

Speakers:

- David Prew, designer, presented the proposed changes.

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

On a motion by Riddell-D. Miller, the Commission voted 5-1 (Obbink voted no) to **approve the Amendment to Use Permit No. 2879-05 and the Amendment to Use Permit No. 2880-05**, based on the findings and subject to the terms and conditions contained in the staff report prepared for the meeting of September 8, 2005.

7. CITY COUNCIL ACTIONS

Staff reported.

**City
Council**

8. ARCHITECTURAL REVIEW BOARD ACTIONS

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

ARB

9. HISTORIC RESOURCES COMMITTEE ACTIONS

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

HRC

10. CORRESPONDENCE

None.

**Corres-
pondence**

11. COMMITTEE REPORTS

Riddell reported on the activities of the Ad Hoc Committee on Water Issues.

**Committee
Reports**

12. REPORTS OF COMMISSIONERS

Sprader asked a question concerning "Zoning Permit."

**Commissioner
Reports**

D. Miller posed a question about the baseball park conditions.

13. REPORT OF COMMUNITY DEVELOPMENT DIRECTOR

- Director Biggs reported.

**Director's
Report**

14. ADJOURNMENT:

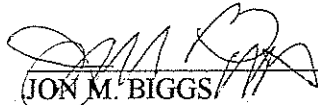
There being no further business, the Chair adjourned the meeting at 8:00 p.m.

Jon M. Biggs, Secretary

CITY OF PACIFIC GROVE

NOTICE OF PUBLIC HEARING

PROJECT ADDRESS: 1264 Del Monte Boulevard
APPLICANT: Rick Steres
APPLICATION: Use Permit Application No. 2888-05
PROJECT DESCRIPTION: Install a utility sink in a home office/art studio room that is attached to the rear of the garage. The subject room does not have direct interior access to the residence.
LEGAL DESCRIPTION: Lot 15, Block 359, Fairway Homes Tract
ZONE DISTRICT: R-H
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 22, 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: September 7, 2005

NOTE: The Planning Commission will also meet in a plan and site review session on Tuesday, September 20, 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 22, 2005



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

TO: PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
MEETING DATE: SEPTEMBER 22, 2005
ADDRESS: 1264 DEL MONTE BOULEVARD
APPLICANT: RICK STERES

I. RECOMMENDATION

Staff recommends approval of the use permit application.

II. PROJECT DESCRIPTION

Install a utility sink in a home office/art studio room that is attached to the rear of the garage. The subject room does not have direct interior access to the residence.

III. BACKGROUND

Zone District	R-H
General Plan Designation	Medium Density Residential
Lot Size	8,107 square feet
Historic Inventory	No
Coastal Zone	No
Archaeology Zone	Yes
Biological Zone	No
Nonconforming use	No

IV. APPLICATION REQUEST

Use Permit Application No. 2888-05 is a request to install a utility sink in a home office/art studio room that is attached to the rear of the garage. The subject room does not have direct interior access to the residence (Municipal Code Section 23.16.021).

V. DISCUSSION

The proposed 178 square foot home office/art studio is attached to the rear of the one-car garage attached to the residence; use permit approval is required because the home office/art studio does not have direct interior access to the residence. Installation of plumbing fixtures in rooms that do not have direct access into a residence increase the potential for the room to be used as a separate dwelling unit. There are no toilet or shower fixtures proposed in the subject room so the likelihood of converting the room to

a dwelling unit is reduced, conditions of approval have been recommended to address this issue.

The issue for the Planning Commission to determine is whether or not to allow the requested utility sink to be installed in the home office/art studio. The proposed remodel includes exterior design modifications that will be considered by the Architectural Review Board at a scheduled public hearing.

VI. SUGGESTED FINDING

Staff suggests the following finding in support of the application:

The establishment, maintenance and operation of the subject room 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 use of the property remains a single-family residence that is a permitted use in the R-H zone district and installing a utility sink in the home office/art studio will not change or intensify the existing approved use subject to the conditions of approval.

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 and detached home office/art studio that includes one utility sink. The subject area is not permitted to be rented and/or used as a separate dwelling unit and 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.
2. No additional plumbing fixtures are allowed to be installed on the property without obtaining required permits and approvals from the Community Development Department prior to installation.
3. 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 and court costs incurred by the city to procure any judicial writ or inspection warrant.
4. Any plumbing fixtures installed in violation of this use permit will be required to be removed and capped at the source if a violation of any of the conditions of approval of this use permit are determined to exist by the Community Development Department.
5. The property owners shall record a deed restriction to be prepared by the Community Development Department containing the conditions of this use permit

with the Monterey County Office of the Recorder prior to issuance of the building permit. The conditions of this use permit are applicable to all subsequent property owners, heirs, assigns and successors in interest.

6. 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.
7. The applicant shall comply with the provisions of Section 11.18.011 establishing criteria for sewer cleanouts and housetraps.
8. 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.
9. 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.
10. 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.
11. All construction must occur in strict compliance with the proposal as set forth in the applications for permits, subject to all conditions of approval. Any deviation from the approved plans and/or conditions must be reviewed and approved by the staff and may require Planning Commission approval.
12. 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: MARILYN SCHULTZ
[CDD Staff person]

RECEIVED

SEP 06 2005

COMMUNITY DEV. DEPT.

CDD Use only USE PERMIT NO. <u>2888-05</u>

FEE <u>630⁰⁰</u> 01-4401
--

Project Location 1264 Del Norte Blvd. APN 006-015-16

Lot(s) 15 Block 359 Tract FAIRWAY HOMES Lot Size _____

Applicant Rick Steers

Applicant's Address 230 FOUNTAIN AVE. Suite 6 P.G.

Applicant's Daytime Phone No(s) 646-1131

Property Owner SAME AS APPLICANT

Property Owner's Address u u

Property Owner's Phone No. _____

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

Add utility sink in office/Art studio w/o
INTERNAL circulation w/ house.

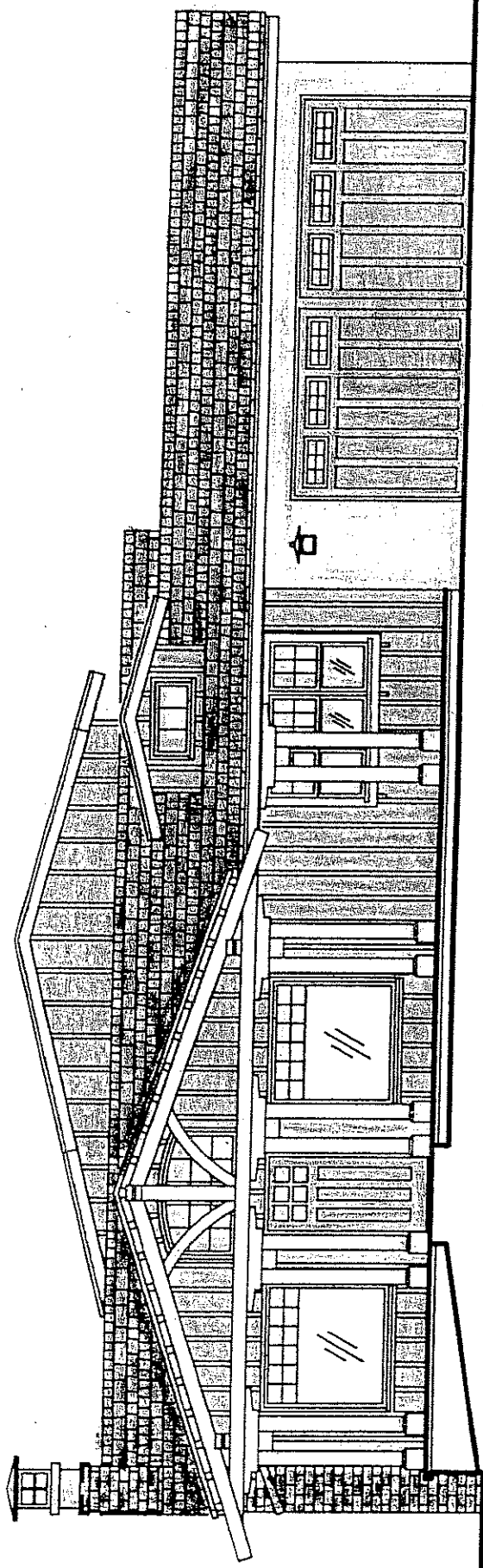
Indicate, if applicable: Days/hours of operation, number of employees:

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.

9-6-05
Date

[Signature]
Signature of Applicant
07/06/2005-2 CDD-USE
ENCL. NUMBER #593
RECEIPT NUMBER #02000025390

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.

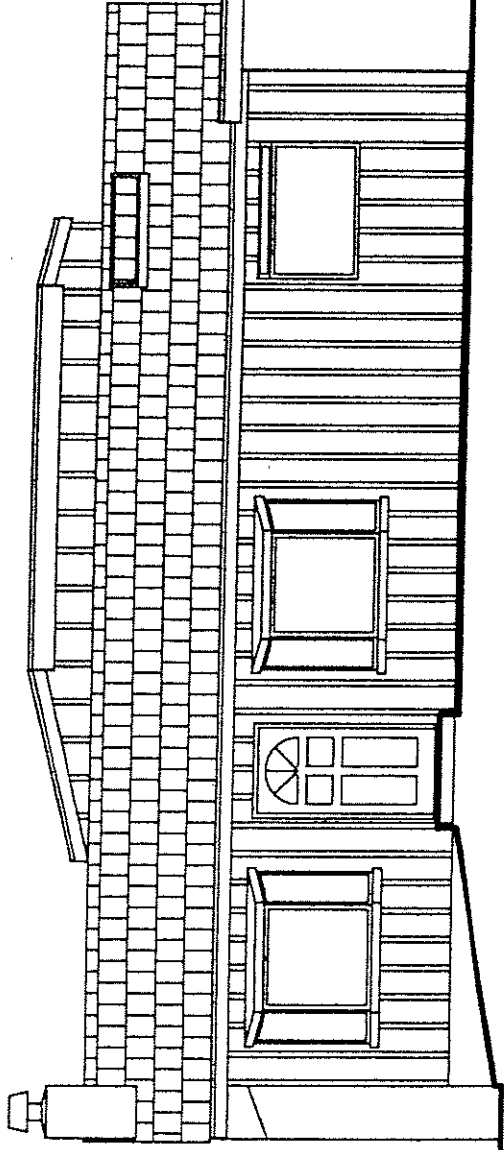


PROPOSED

RECEIVED

SEP 06 2005

COMMUNITY DEV. DEPT.



EXISTING

NOTICE OF PUBLIC HEARING

PROJECT ADDRESS: 1273 Buena Vista Avenue

APPLICANT: Craig Riddell

APPLICATION: Use Permit Application No. 2855-05 Tree Permit Application No. CDD 57782

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.

LEGAL DESCRIPTION: Lot 7, Block 11, Del Monte Park

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 Pacific Grove Civic Center, City Council Chambers, 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.

The City of Pacific Grove does not discriminate against persons with disabilities. The Pacific Grove Civic Center City Council Chambers 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 22, 2005
ADDRESS: 1273 BUENA VISTA AVENUE
APPLICANT: CRAIG RIDDELL, PROPERTY OWNER

I. RECOMMENDATION

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

II. PROJECT DESCRIPTION

Proposed 164 square foot one-story addition to a one-story single-family dwelling, demolition of an existing storage shed that has nonconforming setbacks and construction of a new detached 216 square foot art studio/bedroom, with plumbing, on a site that does not have the required one covered and one uncovered off-street parking spaces. The reconstructed detached building conforms to setback requirements. The proposed project includes the removal of one 8" Coast live oak tree from the site that is located within the proposed footprint of the single-family dwelling.

III. BACKGROUND

Zone District	R-1
General Plan Designation	Medium Density Residential
Lot Size	4,400 Square feet
Historic Inventory	No
Coastal Zone	No
Archaeology Zone	No
Biological Zone	No
Nonconforming	Yes

IV. APPLICATION REQUESTS

Use Permit Application No. 2855-05

Planning Commission approval of the use permit application is required per the following Municipal Code Sections:

1. 23.16.021(a),(c); to allow the installation of a sink and trap in a detached room that is more than 100 square feet in area, is remote from the main cooking facilities on the site and has no interior access to the residence on the site.
2. 23.68.050(d)(1) to allow an addition of more than 120 square feet to a single-family dwelling that has one uncovered off-street parking space instead of the required one-covered and one uncovered spaces.

Tree Removal Permit Application No. CDD 57782

Planning Commission approval of the tree permit application is required per Municipal Code Section 12.16.210 (c)(1)(A) to allow the removal of one tree that is greater than 4" in diameter.

V. DISCUSSION

The subject property is a 40' x 112.5' interior building site that is located in the Del Monte Park tract, a single-family residential zone district. This tract was originally part of unincorporated Monterey County until its annexation to the City of Pacific Grove in 1972. File information indicates that the residence was constructed prior to the annexation of the Del Monte Park, and hence, prior to the application of the current zone district regulations regarding setbacks and off-street parking.

The site is developed with a single-family dwelling and detached shed that has a nonconforming rear yard setback. Ruts in the front yard indicate that a portion is used as an unpaved parking pad. The rear of the site abuts a wooded open-space area that is within the Pebble Beach lands. The distance between the existing building and the north side property line is 10.5' and the distance between the building and the south side property line is 6'

Fourteen trees in a variety of species and maturity are present on the site, including 3 Coast live oak trees that are located between the residence and the front property line, and several Coast live oaks and Monterey pine trees are in scattered locations across the rear of the site. One 8" in diameter Coast live oak is located within the proposed footprint of the addition to the residence.

The off-street parking requirement for the site is one covered and one uncovered parking space with minimum dimensions of 9' x 20' per space. The off-street parking pattern in the immediate vicinity of the subject site is characterized by a wide variety of driveways, one and two-car garages and carports. The site is located on a portion of Buena Vista Avenue that is not typically used as a direct route to other areas of the City. Despite its relatively remote location, field visits to the neighborhood have revealed a streetscape that is often congested with vehicles parked on and off the street.

At four duly noticed public hearings between April 21 and June 16, 2005, the Planning Commission considered the proposed improvements and several design alternatives with respect to off-street parking on the site (refer to attached site plans A-D). At each hearing, the Commissioners were unable to reach consensus on any of the proposals. It should be noted here that at the time of the original requests, the Planning Commission was one member short, there being one vacancy on the Commission. Ultimately the applicant requested that the proposed project be removed from the agenda until such time that the vacancy was filled and the project could be presented to the full Commission.

Use Permit Application No. 2855-05

Plumbing in detached buildings is permitted in the R-1 zone district subject to first obtaining use permit approval. Should the Planning Commission approve this aspect of the use permit, the permitted use of the 216 square foot detached building is: detached living area with plumbing. The detached area shall not be used as a second-unit. Typical conditions of approval for the use permit include the recording of a deed restriction that identifies the subject area and states the permitted use of the building. The deed restriction must be recorded prior to the issuance of a building permit. The applicants are aware of and have agreed to the recommended conditions of approval listed in Section IV of this report.

No formal off-street parking is currently present on the site although there is evidence that vehicles have traditionally used a portion of the front yard as a parking pad. The proposed project seeks to formalize the traditional off-street parking pattern on the site. Off-street parking and the availability of public parking in the immediate vicinity of the subject site is characterized by numerous vehicles parked on and off the street. Nevertheless, despite the additional floor area, the existing single-family residential use of the site remains unchanged, and the one-story additions to the dwelling are modest in scale.

The existing residence was constructed prior to the adoption of current zoning regulations with respect to off-street parking. The placement of the existing residence with respect to required setbacks and the number and locations of trees on the site, limit the opportunities available to the applicant to improve the site with respect to off-street parking requirements.

Staff recommends approval of the use permit application, subject to the conditions listed in Section VI, and suggests the following findings:

As conditioned, 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. The art studio/bedroom cannot not be used as a second unit;
2. The existing single-family residential use of the site remains unchanged;
3. The proposal brings the property closer into conformance with off-street parking requirements.

Tree Removal Permit Application No. CDD 57782

Municipal Code Chapter 12.16, Tree Preservation and Protection ordinance requires replacement plantings at a 2:1 ration for every tree that is removed. Staff recommends approval of the tree removal permit application subject to the special conditions of approval listed in Section VI, and suggests the following finding.

The tree, due to its location with respect to topography and required setbacks, prevents reasonable development of permitted uses on the site.

Architectural approval is required prior to the issuance of a building permit.

VI. CONDITIONS

Should the Planning Commission agree with the recommendation of staff, the following are recommended as conditions of approval:

Special Conditions of Approval

1. The approved use of the property is a single-family residence and detached 216 square foot art studio/bedroom with a water closet and wash basin. The subject area is the art studio/bedroom. The subject area is not permitted to be rented and/or used as a separate dwelling unit.
2. The installation of kitchen fixtures is not permitted at any location in the detached art studio/bedroom.
3. No additional plumbing fixtures shall be installed in the art studio/bedroom without obtaining required permits and approvals from the Community Development Department prior to installation.
4. 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 and court costs incurred by the city to procure any judicial writ or inspection warrant.

5. Any plumbing fixtures installed in violation of this use permit will be required to be removed and capped at the source if a violation of any of the conditions of approval of this use permit are determined to exist by the Community Development Department.
6. The property owner(s) shall record a deed restriction to be prepared by the Community Development Department containing the conditions of this use permit with the Monterey County Office of the Recorder prior to issuance of the building permit. The conditions of this use permit 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.

Tree Protection Measures

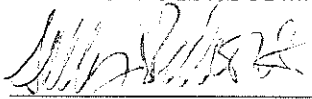
1. Two replacement 15 gallon Coast live oak trees shall be planted on the site in a location determined by the project arborist under the direction of the Public Works Director.
2. Erect chain link, snowdrift or field fence around the remaining 6 trees indicated on the approved site plan. Fencing shall not be located closer than 5' from the outside edge of the trunk unless a lesser distance is approved by the Public Works Director. Fencing shall be rigidly supported and shall stand a minimum height of 4' above grade. Fencing shall be installed prior to the commencement of any construction activity and shall remain in place until final approval of the building permit.
3. Submit a trenching pathway plan including tree and root zone location to the Public Works Director for review and approval prior to issuance of a building permit.
4. Excavation/trenching within 3x's the diameter of a tree shall be staked for review and approved by the Public Works Director prior to issuance of a building permit.
5. Water is required to drain away from the base of any tree.
6. Roots larger than 2" in diameter encountered during excavation/trenching are required to be bridged or tunneled. The Public Works Director or a certified arborist is required to be present during excavation/trenching. The applicant/property owner, or their representative, shall schedule the excavation/trenching work with the Public Works Director a minimum of five working days prior to the commencement of work.
7. Roots approved to be cut are required to be clean cut and sealed.
8. Fill dirt shall not be placed within 10 feet of the base of any tree.
9. Decks within the root zone of trees to be retained shall be of post and beam construction.
10. Root crown grade is required to remain at the same level and shall not be raised or lowered.
11. Signs, wires, pulleys, etc. are not to be fastened to trees.
12. Spray the lower 6' of trees scheduled for preservation with an appropriate insecticide as recommended by a licensed pest control advisor.
13. Chemical wastes (paint thinner, etc.) shall be disposed of properly and shall not be drained on the site. Consult Monterey Regional Waste Management District for information concerning disposal of chemical wastes.

Standard Conditions

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. 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.
3. Review and approval by the Public Works Department is required prior to building permit issuance. The applicant shall obtain an encroachment permit from the Public Works Department prior to undertaking any work in the public way.
4. 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.
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:



SALLY RIDEOUT
ASSOCIATE PLANNER



JON M. BIGGS,
COMMUNITY DEVELOPMENT DIRECTOR

September 13, 2005

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

Accepted for submittal by: S. Nelson
[CDD Staff person]

CDD Use only
USE PERMIT NO. 2855-05

RECEIVED

FEB 08 2005

FEE 600.00 630.00
01-4401

Project Location 1273 Buena Vista COMMUNITY DEV. DEPT. APN 007-566-005

Lot(s) _____ Block _____ Tract _____ Lot Size _____

Applicant Craig Riddell

Applicant's Address 611-19th St, Pacific Grove, CA 93950

Applicant's Daytime Phone No(s) (831) 646-0351

Property Owner Jessica Ambrosia, Laura Hodge, Craig & Rebecca Riddell

Property Owner's Address 1273 Buena Vista

Property Owner's Phone No. (831) 646-0351

PROPOSED USE OR PROJECT (State in detail) – Attach additional sheets if necessary:
Remodel and addition of a bedroom and detached art room w/ WATER CLOSET & WASH

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.

2/8/05
Date

Craig Riddell
Signature of Applicant

CHECK NUMBER #1024
RECEIPT NUMBER #02000020862

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.

PLANNING DIVISION WORKSHEET

Date of submittal: 2/8/05 Reviewed by: J. Garcia

Project Information

Application No.: UP No. 2855-05 & AA No. 3438-05

Applicant(s): Craig Riddell

Project Address: 1273 Buena Vista

A.P.N. 007-546-05 Lot(s) 7 Block 11 Tract Del Monte Park

Description of project: _____

Land Use Designations

Zone District R1 General Plan MOR 9.7

Environmental Review

- CEQA Categorically Exempt, Class C1
- Initial Study required
- State of California Department of Fish & Game Fee required

Additional Reviews & Submittal Materials Required

- Monterey Peninsula Water Management District Water Release Form and Water Permit Application
- Property listed on Historic Resources Inventory (indicate in special conditions box of building permit and prepare contractor project on-site notice). Notice to P.G. Heritage Society sent:
- Demolition review required. See historic preservation ordinance threshold and/or nonconforming structure/uses ordinance.
- Architectural approval required.
- Archeological report required.
- Biological/botanical evaluation required.
- Survey required.
- Monarch overwintering site
- Golf course hazard area
- Trip Reduction Checklist required. Required for all new and expanded tourist serving developments and for special events, new and expanded commercial uses involving 50 or more employees or more than 25,000 square feet, and residential developments involving 25 or more dwelling units. See Trip Reduction Checklist for details.

Other Department/Agency Reviews Required

- Coastal Zone
- Site Plan Review Committee approval required.
- Fire Dept. Plans forwarded 2/16/05
- Public Works. Plans forwarded 2/16/05
- Tree evaluation required. Plans forwarded WAITING FOR ARBORIST'S REPORT
- Monterey County Health Department Hazardous materials survey required (for commercial/industrial projects only).
- Monterey County Health Dept. review required (trash enclosures for multi-family and commercial projects).
- Pacific Grove Disposal Co. (trash enclosures)
- Air Quality Management District (commercial/industrial including demolitions)

PROJECT DATA SHEET

PROJECT ADDRESS: 1273 Buena Vista

APPLICANT(S): Craig Riddell

DATE PLANS SUBMITTED TO CITY OF PACIFIC GROVE: _____

PROJECT DESCRIPTION: Remodel and addition of a bedroom and detached art studio

	Required/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1			
Site Area	4480			
Density (multi-family projects only)	N/A			
Building Coverage	40%	695sqft	1075sqft	
Paving Coverage		0	180sqft	
Total Site Coverage	1792sqft	695sqft	1255sqft	
Floor Area	2338	695	1075	
Total Exterior Lateral Wall Length to be demolished.	118'6" 25ft			
Total Exterior Lateral Wall Length to be demolished and rebuilt.	118'6" 0			
Building Height	25'	15'4"	15'4"	
Number of stories	1			
Front Setback	15'	20'6"	20'6"	
West Side Setback (specify side)	4'	10'	10'	
East Side Setback (specify side)	4'	5'	5'	
Rear Setback	10'	0	10'	
Garage Door Setback	NA	NA	NA	
Covered Parking Spaces	1	0	0	
Uncovered Parking Spaces	1	1	1	
Parking Space Size (Interior measurement)	9' x 20'			
Number of Driveways	1	1	1	
Driveway Width(s)	10'	10'	10'	
Back-up Distance	NA	NA	NA	
Eave Projection (Into Setback)	3' maximum	0	0	
Distances Between Eaves And Property Lines	3' minimum			
Open Porch/Deck Projections				
Architectural Feature Projections				
Number of Accessory Buildings	1	1	1	
Accessory Building Setbacks	10'4'	0/0	10'4'	Demolish existing/rebuild
Accessory Building Height	15'	8'	15'	Demolish existing/rebuild
Fence Heights	6'	6'	6'	

RECEIVED

FEB 08 2005

COMMUNITY DEV. DEPT.

CITY OF PACIFIC GROVE
 APPLICATION FOR PERMIT TO TRIM/REMOVE TREES (P.G.M.C. 12.16)

Agenda Item No. **6A**
 Planning Commission
 No. 51782

APPLICANT INFORMATION:

Name of Property Owner: Laura Ambrosia-Hodge, Jessica Ambrosia Craig & Rebecca Kiedler
 Property Street Address: 1273 Buena Vista, PG CA 93950
 Owner Mailing Address: P.O. Box 51201, Pacific Grove, CA 93910
 Applicant (if other than property owner) Mailing Address: _____
 Owner Phone Number: /Applicant Phone Number: 831-646-0351

TREE INFORMATION:

Number of Tree(s): 1 Species: OAC
 Tree(s) Located: Private Property: 1 Public Property: _____
 Number of Tree(s) for trimming: _____ Number of Tree(s) for removal: _____
 Reasons: Remodel

THE FOLLOWING CONDITIONS MUST BE MET:

1. All permits required by the City of Pacific Grove must be obtained before any tree is trimmed or removed.
2. The City Forester must be contacted several days before the tree work commences.
3. All trees to be removed will be appropriately marked by the City Forester. Trees that are not marked must not be removed.
4. Tree replacement, if required, will be specified as to location and species by the City Forester. The owners agree to do the planting under the direction of the City Forester within one (1) year of removal of the tree(s).
5. All tree trimming and removal activity shall comply with the provisions of Pacific Grove Municipal Code Chapter 12.16, including, but not limited to, the posting and notice requirements contained therein.
6. Pruning must be in accordance with standards set forth by the International Society of Arboriculture. Do not use heading cuts unless written permission is granted by City Forester.
7. Any other conditions imposed by the City Forester as set forth below.
8. Permits are valid for 60 calendar days.

Craig Kiedler
 Owner's Signature

2/8/05
 Date

RECEIVED

FEB 08 2005

 Agent for Owner Signature

 Date

COMMUNITY DEV. DEPT.

Do Not Write Below This Line

Action: Approved Denied Trimming Removal Root Pruning Crown Reduction Thinning Weight Reduction
 Dead/Dying Property Damage Public Hearing I.D. #: _____
 Replant: Yes No Number: _____ Size: _____ Species: _____

Findings/Comments: _____

02 02/08/2005 2 000-USE

470.00

CHECK NUMBER 41004

RECEIPT NUMBER #02000020862

Other Department Information: _____

Date: _____ AUTHORIZED CITY PERSONNEL: _____

Back of lot

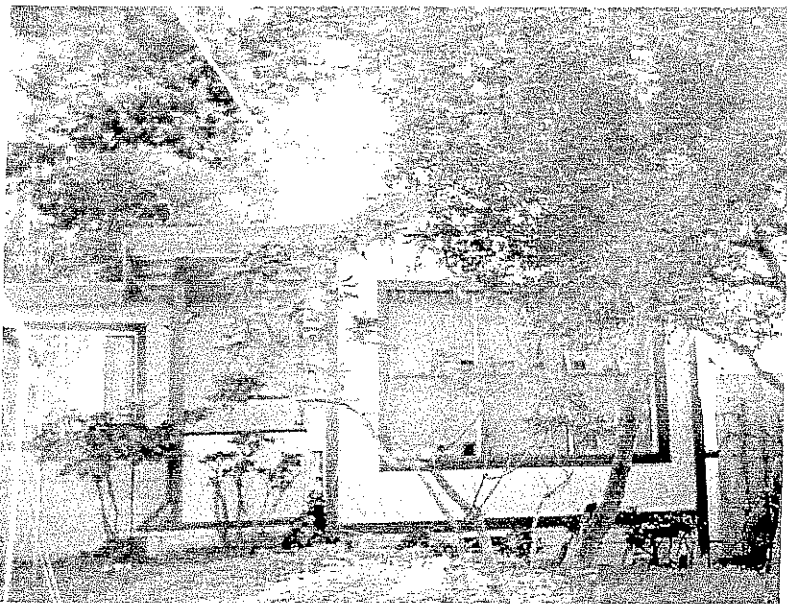


East Side of house

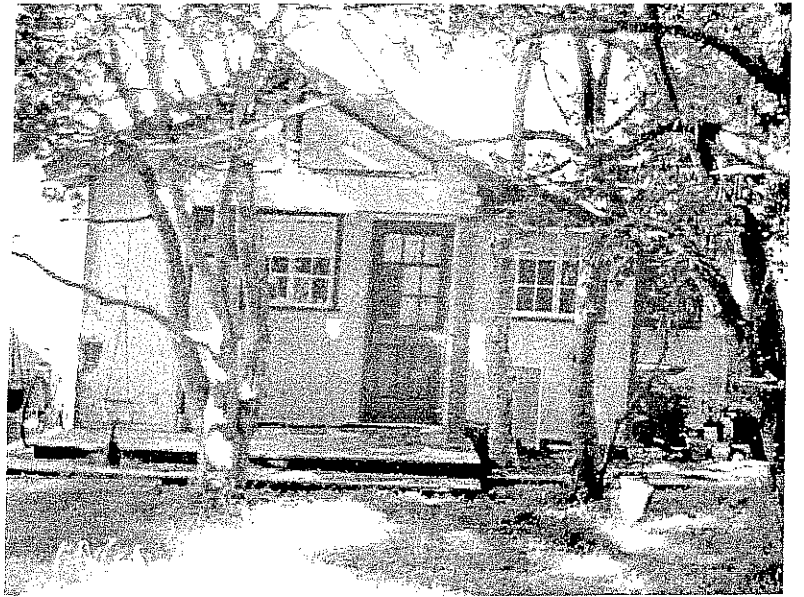


Agenda Item No. **6A**

Front of Residence
Project North
Planning Commission



Back of Residence
Project South



Existing Shed
To Be demolished

Affordable Arborist Tree Care and Removals



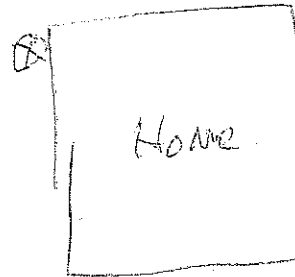
WC-5324



CA License #718682
Bonded, \$2 Million Liability Ins. & Workers Comp.

Post Office Box 2035
Monterey, CA 93942
(831) 375-7900
Fax (831) 649-6174

1273 Buena Vista

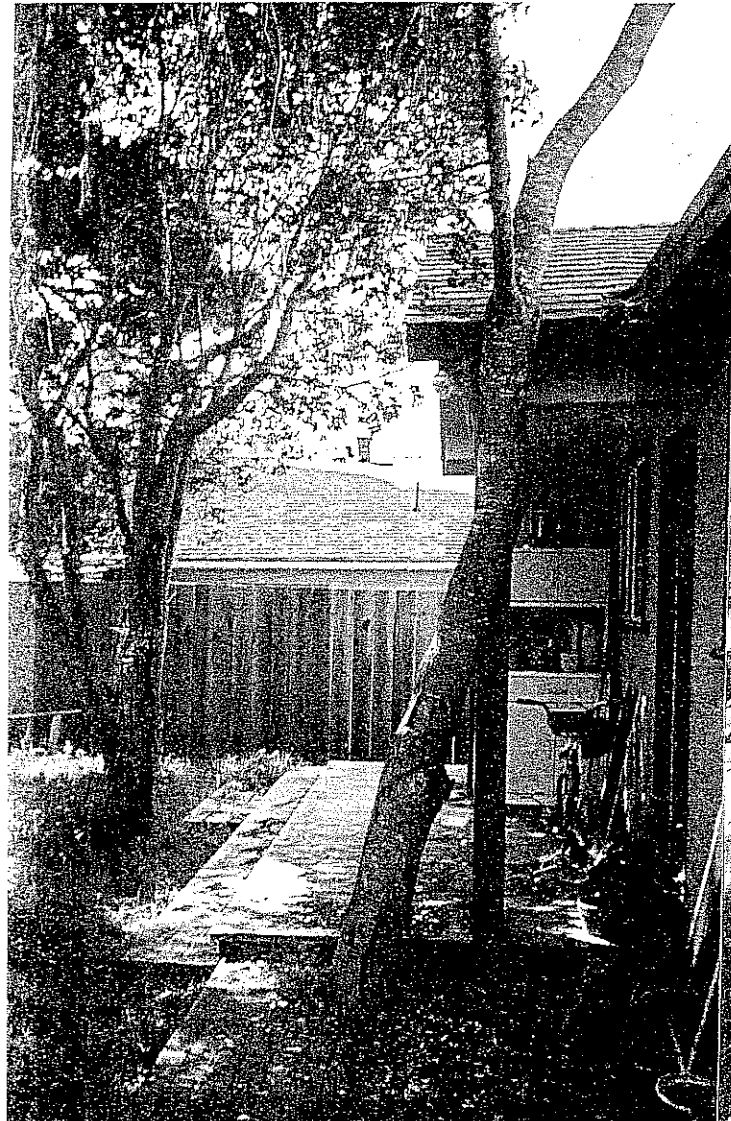


RECEIVED

MAR 25 2005

ENTRANCE COMMUNITY DEV. DEPT.

COMMUNITY DEV. DEPT.



Jim & Laura Hodge
284 Ventana Way
Aptos, CA 95003

Dear Commissioners:

This letter is in reference to our project, located at 1273 Buena Vista Ave., which is currently being reviewed by the Planning Commission. We have reviewed the issue of parking on this project, with our fellow applicants and are presenting several diagrams for your review.

Study Item A

This diagram shows a second parking space in the front of home at a 90 degree angle to the existing parking spot.

Issues: It is likely to cause the removal of two, possibly three trees on the lot as well as turn the front of the house into a parking lot. Requires a variance.

Study Item B

Showing a parking space in the side yard setback next to the existing home.

Issues: While this solution is marginally acceptable to us the staff has suggested it would be a problem because of the impacts on the neighboring home. Requires a variance.

Study Item C

This diagram shows a parking space in the back of the home.

Issues: A good portion of the lot would be covered in a driveway. A minimum of four trees would need to be removed in order to provide the driveway, a parking space and a three point turn. This is not a reasonable solution to this issue.

Study Item D

This diagram demonstrates two compact spots side by side in the front side yard setback.

Issues: Two trees would have to be removed to build the second parking spot. A street spot would be shortened and perhaps a public parking spot lost. Requires a variance.

With all due respect, after carefully reviewing the options with staff we have come to the conclusion that our original application for a use permit was the right direction for this small enhancement to the property. The above options have negative consequences both for the aesthetics of the property and the surrounding neighborhood.

We are requesting the Commission approve our original application for a use permit to allow for a single parking spot on this property.

We hope that with this additional information the Commission will be able to resolve this application successfully. However, if the Commission does not feel it can move forward to accept this application with the proposed changes then we respectfully request the Commission table the matter until it can be heard by board of at least five commissioners.

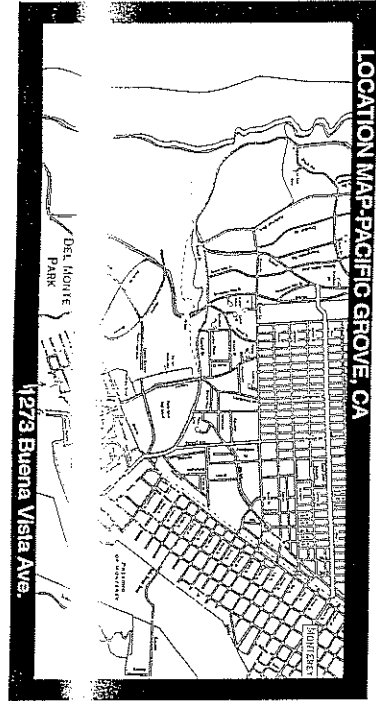
Respectfully yours,

Jim & Laura Hodge

RECEIVED

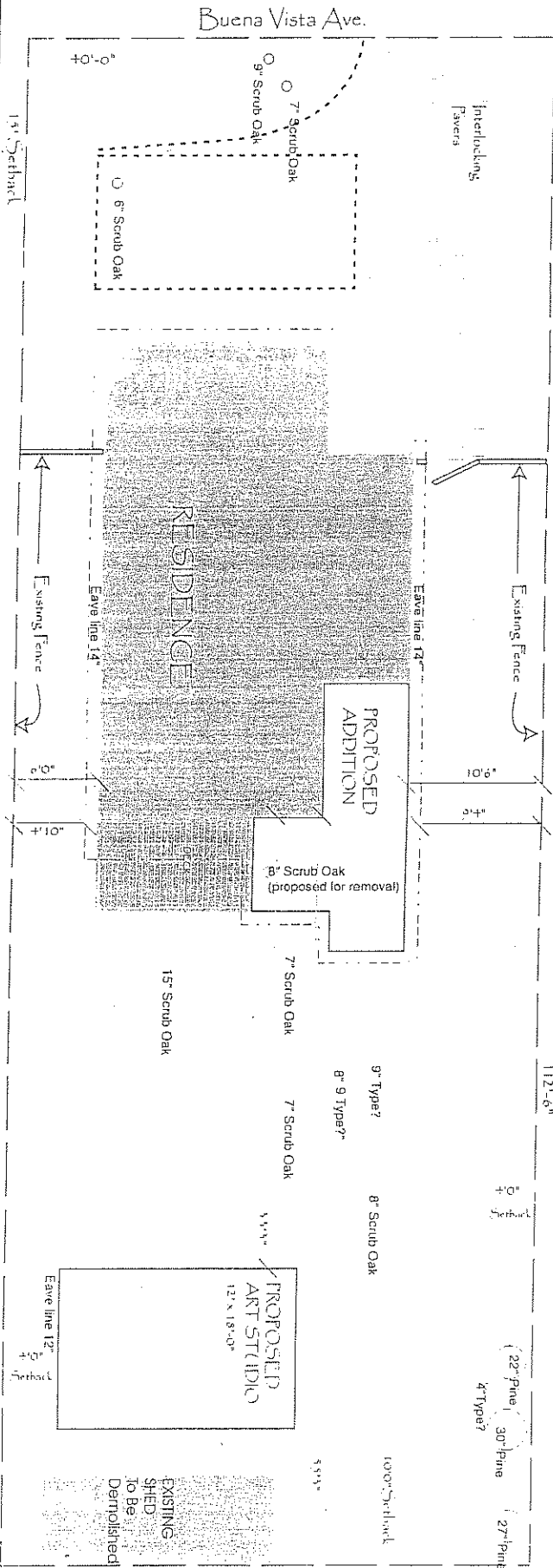
JUN 09 2005

COMMUNITY DEV. DEPT.



Parking Review

Study Item A
 Provide additional spot in front yard setback next to existing house



SITE DATA
 OWNER(S): Laura & Jessica Ambrosia
 Craig & Rebecca Riddell
 P.O. Box 51201, Pacific Grove, CA 93950
 A.P.N.: 007-566-005
 DESIGNER: Craig Riddell

PROJECT DESC.: Addition to Single family Residence
LOT SIZE: 4500 SQFT **ZONED:** R-1
EXISTING BUILDING: 695 SQFT **ADDITION:** 380 SQFT
DECK: 200 SQFT **TOTAL:** 1267 SQFT **ALLOWABLE:** 2373 SQFT
HEIGHT LIMIT: 25'-0"

EXISTING
 A-1: Site Plan/Area
 A-2: Existing
 A-3a: Existing Elevations, W/E
 A-3B: Existing Elevations, S/N

PROPOSED (MAIN HOUSE)
 B-1: Proposed Addition (Main House)
 B-2: Elevations Proposed S/N
 B-2: Elevations Proposed W/E

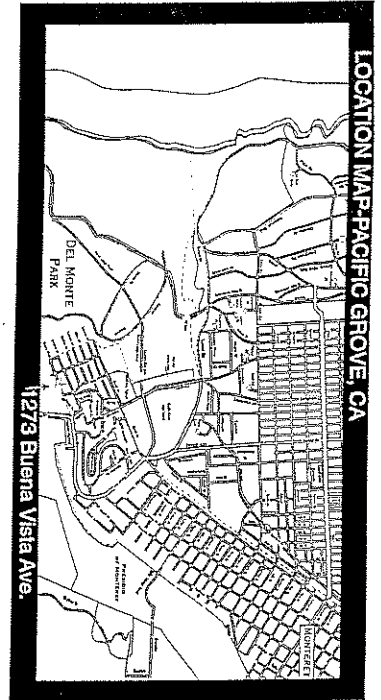
PROPOSED ART STUDIO
 C-1: Art Studio
 C-2: Elevations
 JUN 0 9 2005
RECEIVED
 COMMUNITY DEV. DEPT.

ITEM

1273 BUENA VISTA

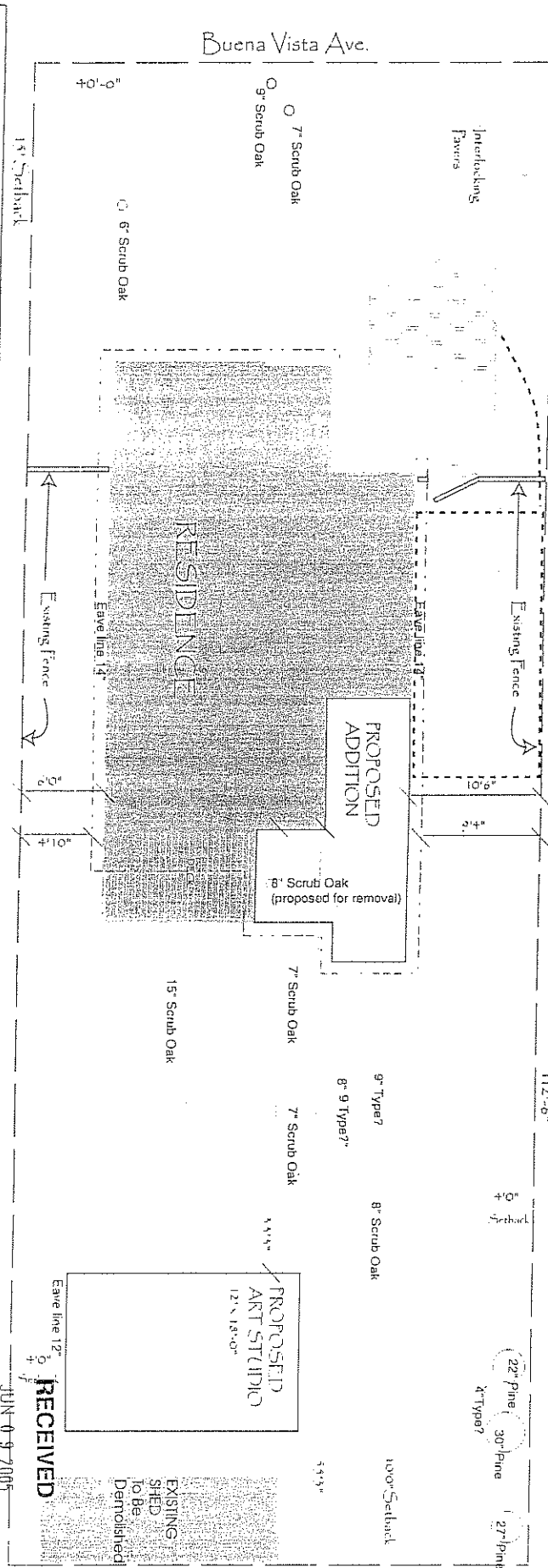
PLANS BY OWNER: AMBROSIA HODGE/RIDDELL

(831) 646-0351



Parking Review

Study Item B
 Provide additional spot in side yard
 setback next to existing house



SITE DATA
 OWNERS(S): Louisa & Jessica Ambrosia
 Craig & Rebecca Riddell
 PO Box 51201, Pacific Grove, CA 93950
 A.P.N.: 007-566-005
 DESIGNER: Craig Riddell

PROJECT DESC.: Addition to Single family Residence
 LOT SIZE: 4500 SQFT. ZONED: R-1
 EXISTING BUILDING: 695 SQFT. ADDITION: 380 SQFT.
 DECK: 200 SQFT. TOTAL: 1267 SQFT. ALLOWABLE: 2373 SQFT.
 HEIGHT LIMIT: 25'-0"

EXISTING
 A-1: Site Plan/Area
 A-2: Existing
 A-3a: Existing Elevations, W/E
 A-3b: Existing Elevations, S, N

PROPOSED (MAIN HOUSE)
 B-1: Proposed Addition (Main House)
 B-2: Elevations Proposed S, N
 B-2: Elevations Proposed W, E

COMBINATION ART STUDIO
 C-1: Art Studio
 C-2: Elevations

JUN-09-2005
RECEIVED

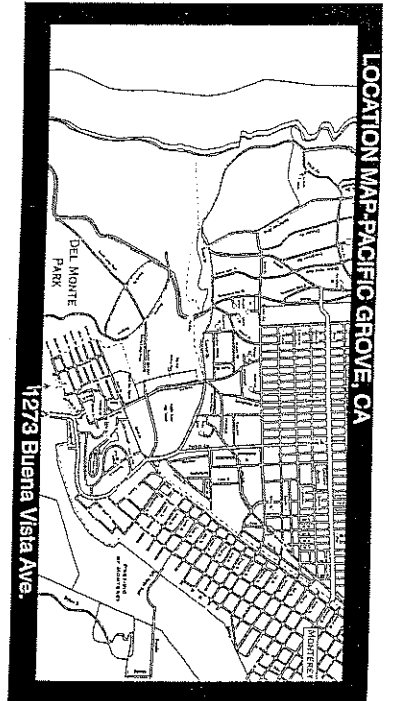
ITEM B

1273 BUENA VISTA

PLANS BY OWNER: AMBROSIA/HODGE/RIDDELL

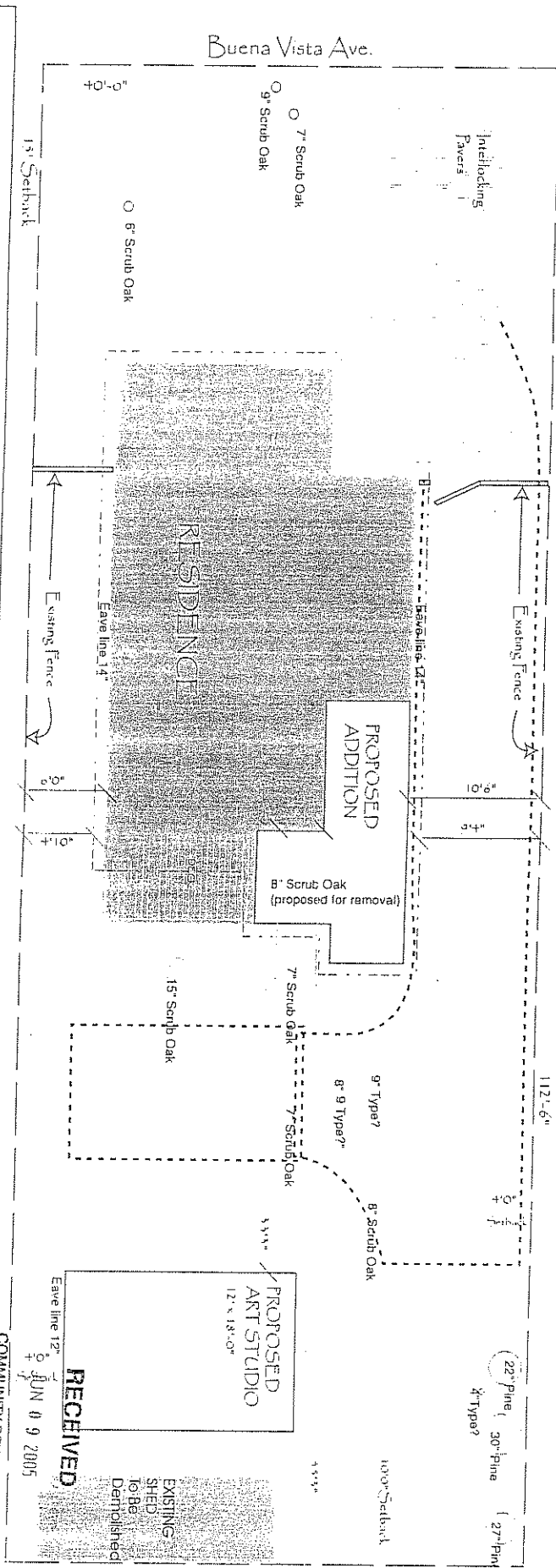
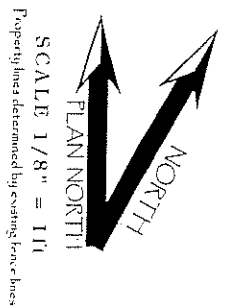
THE CITY OF PACIFIC GROVE

(831) 646-0351



Parking Review

Study Item C
 Provide additional spot behind existing home.



SITE DATA
 OWNER(S): Louro & Jessica Ambrosia
 Craig & Rebecca Riddell
 P.O. Box 51201, Pacific Grove, CA 93950
 A.P.N.: 007-566-005
 DESIGNER: Craig Riddell

PROJECT DESC.: Addition to Single family Residence
LOT SIZE: 4500 SQFT. **ZONED:** R-1
EXISTING BUILDING: 695 SQFT. **ADDITION:** 380 SQFT.
DECK: 200 SQFT. **TOTAL:** 1267 SQFT. **ALLOWABLE:** 2373 SQFT.
HEIGHT LIMIT: 25'-0"

EXISTING
 A-1: Site Plan/Area
 A-2: Existing
 A-3a: Existing Elevations, W/E
 A-3B Existing Elevations, S, N

PROPOSED (MAIN HOUSE)
 B-1: Proposed Addition (Main House)
 B-2: Elevations Proposed S, N
 B-2: Elevations Proposed W, E

PROPOSED ART STUDIO
 C-1: Art Studio
 C-2: Elevations

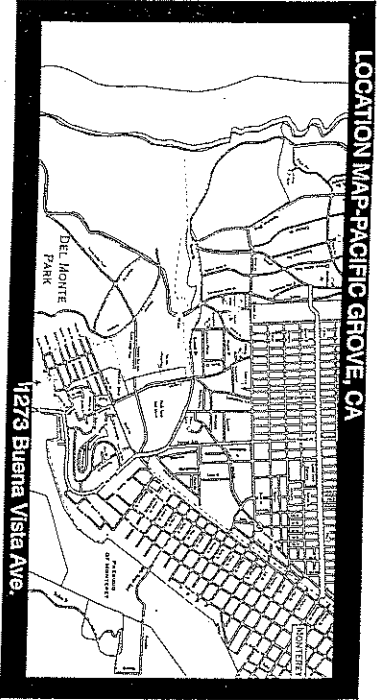
COMMUNITY DEV. DEPT.

RECEIVED
 JUN 09 2005

ITEM D

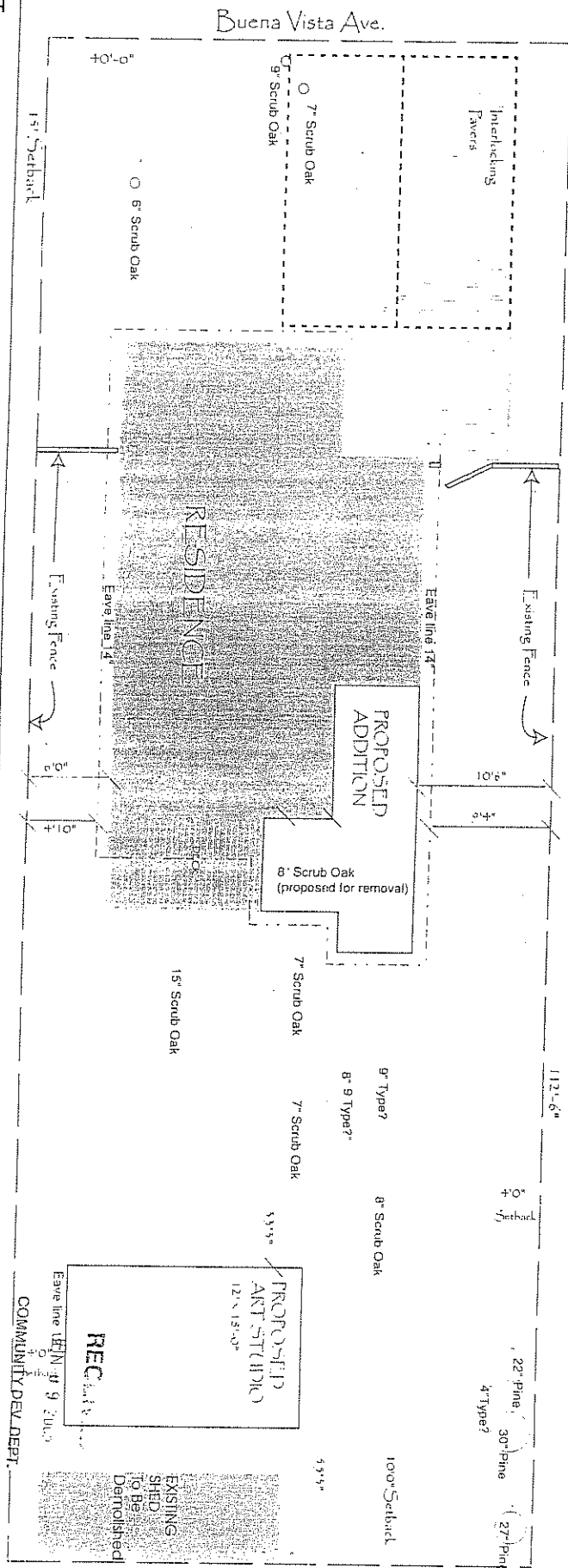
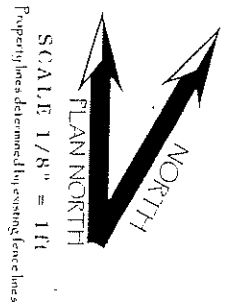
1273 BUENA VISTA
 HODGE/RIDDELL

PLANS BY OWNER: AMBROSIA/HODGE/RIDDELL
 (831) 646-0351



Parking Review

Study Item D
 Provide additional two compact spots
 side by side in front yard setback



SITE DATA

OWNER(S): Louisa & Jessica Ambrosio
 Craig & Rebecca Riddell
 PO Box 51201, Pacific Grove, CA 93950
 A.P.N.: 007-566-005
DESIGNER: Craig Riddell

PROJECT DESC.: Addition to Single family Residence
LOT SIZE: 4500 SQFT. **ZONED:** R-1
EXISTING BUILDING: 695 SQFT. **ADDITION:** 380 SQFT
DECK: 200 SQFT **TOTAL:** 1267 SQFT. **ALLOWABLE:** 2373 SQFT
HEIGHT LIMIT: 25'-0"

EXISTING
 A-1: Site Plan/Area
 A-2: Existing
 A-3a: Existing Elevations, W/E
 A-3b: Existing Elevations S, N

PROPOSED (MAIN HOUSE)
 B-1: Proposed Addition (Main House)
 B-2: Elevations Proposed S, N
 B-2: Elevations Proposed W, E

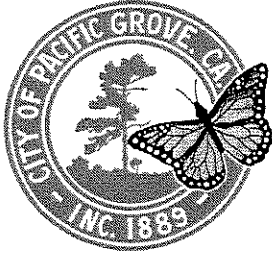
PROPOSED ART STUDIO
 C-1: Art Studio
 C-2: Elevations

ITEM C

1273 BUENA VISTA

PLANS BY OWNER: AMBROSIA/HODGE/RIDDELL

(831) 646-0351



City of Pacific Grove
COMMUNITY DEVELOPMENT DEPARTMENT

Memo

To: Planning Commission Packet Recipients
From: Marilyn Schultz, Administrative Secretary
Subject: 551 Gibson Avenue - Clearwire LLC Application
Date: 9/16/05

This item was originally agendized on September 8, 2005, but was continued while the applicant attempted to obtain additional information from the County of Monterey.

At the time this packet was published that information was still not available.

Packet materials will be distributed at site review on September 20, 2005 if the information is available by that date, otherwise another continuance may be requested.
