

**CITY OF PACIFIC GROVE  
PLANNING COMMISSION**

**MINUTES**

May 19, 2005

Tape 05-10

6:00 p.m.

Council Chambers, Pacific Grove City Hall

**1. ROLL CALL**

**Roll Call**

Present: Bailey, Bennett (Chair), Davis (Vice Chair), D. Miller, Obbink, and Riddell

Absent: E. Miller, B. Obbink (arrived later, after item 6.A)

Staff: Biggs, Rideout

**2. MINUTES**

On a motion by Riddell-Davis, the Commission voted 5-0 to **approve the following minutes:**

**Minutes  
approved**

- Minutes of the site review meeting of May 3, 2005;
- Minutes of the regular meeting of May 5, 2005.

**3. COMMENTS FROM THE PUBLIC**

- Dan Davis expressed his concern with the environmental review conducted on the proposed library project.

**Public  
Comment**

**4. REQUESTS FOR CONTINUANCE OR WITHDRAWAL**

Staff noted the continuation of the following project.

**Requests for  
continuances/  
withdrawal**

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

**Library  
Expansion  
Project**

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

APPLICANT: City of Pacific Grove

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

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

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

REASON FOR CONTINUANCE: This item was continued to allow publication of legal notice.

**5. CONSENT AGENDA**

None.

**Consent  
Agenda**

**6. REGULAR AGENDA**

- 6.A** A public hearing to consider Variance Application No. 05-1682 and Use Permit Application No. 2868-05  
 PROJECT ADDRESS: **1080 Lighthouse Avenue**  
 APPLICANT: Paul W. Davis, Architect  
 PROJECT DESCRIPTION: Proposed remodel and construction of a one-story addition to a single-family dwelling and attached garage that have nonconforming setbacks, on a site having fewer than the required two covered parking spaces. The proposed addition encroaches into the required side yard setbacks. (Staff: Garcia)

**Variance  
05-1682;  
UP 2868-05  
approved**

Associate Planner Rideout presented the staff report.

The Chair opened the public hearing.

Speakers:

- Paul W. Davis presented the project.

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

On a motion by Bennett-Riddell, the Commission voted 5-0 to **approve Variance Application No. 05-1682 and Use Permit Application No. 2868-05** based on the findings and subject to the terms and conditions contained in the staff report prepared for the meeting of May 19, 2005.

**(DUE TO A LACK OF QUORUM ON ITEM 6.B, THE COMMISSION POSTPONED THIS ITEM TO LATER IN THE AGENDA TO ALLOW TIME FOR COMMISSIONER OBBINK TO ARRIVE, WHICH HE DID SHORTLY THEREAFTER, IN TIME TO HEAR ITEM 6.C)**

- 6.C** Continued deliberation concerning (1) Variance Application No. 05-1681 and (2) Use Permit Application No. 2870-05  
**PROJECT ADDRESS: 1203 David Avenue**  
**APPLICANT:** Jeanne C. Byrne, Architect  
**PROJECT DESCRIPTION:** (1) Municipal Code exceptions to allow construction within required setbacks for a change in roof pitch to an existing accessory building, and (2) to allow detached living space that is greater than 100 square feet and is remote from the single-family dwelling on the site. (Staff: Rideout) [Continued from May 5, 2005]

**Variance  
05-1681;  
UP 2870-05  
approved**

Associate Planner Rideout presented the staff report.

The Chair reopened the public hearing.

Correspondence Received:

- Letter dated 4/27/05 from Lynne Sexton in support.
- Letter dated 4/19/05 from Genevra A. Harris in support.
- Letter dated 5/3/05 from Leigh Malone in support.
- Letter dated 5/5/05 from Thomas Schellenberg in opposition.
- Letter dated 5/10/05 from owner Janet Gray clarifying their reasons for applying for the variance.
- Letter dated 5/13/05 memorializing tentative understandings of Tom Schellenberg and owners of record, Mario Salazar and Janet Gray concerning unresolved issues on the project.

- Letter dated 5/18/05 from owner Janet J. Gray in response to Mr. Schellenberg's letter of 5/5/05.

Speakers:

- Jeanne Byrne, project architect, spoke in support.
- Lynne Sexton spoke in support.
- Owner Janet Gray spoke in support.

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

On a motion by Davis-Obbink, the Commission voted 6-0 to **approve Variance Application No. 05-1681 and Use Permit Application No. 2870-05** based on the findings and subject to the terms and conditions contained in the staff report prepared for the meeting of May 19, 2005.

**(COMMISSIONERS RIDDELL AND DAN MILLER STEPPED DOWN AND LEFT THE ROOM PRIOR TO ITEM 6.C. DUE TO FINANCIAL CONFLICTS OF INTEREST)**

- 6.B** Continued deliberation concerning 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: Garcia) [Continued from 4/21/05]

**UP 2855-05  
and Tree  
Permit No.  
CDD 57782  
*continued to  
6/2/05***

Associate Planner Rideout reported.

Correspondence Received:

- Undated letter received 5/19/05 from co-owners Jim and Laura Hodge, in support.

On a motion by Obbink-Davis, the Commission voted 4-0 to **continue item 6.B to the regular meeting of June 2, 2005 to allow staff time to seek the advice of the City Attorney with respect to a Planning Commissioner presenting his own project to the Commission, and allow a representative of the applicant to be present if needed.**

**6.D (See Section 4, above -- this item was continued to allow publication of legal notice)**

**(COMMISSIONERS RIDDELL AND DAN MILLER RETURNED TO THEIR SEATS)**

**6.E DISCUSSION CONCERNING PLANNING COMMISSION 2004-2005 WORK PROGRAM**

Commissioners received update

**7. CITY COUNCIL ACTIONS**

Staff reported.

**City Council**

**8. ARCHITECTURAL REVIEW BOARD ACTIONS**

- Received the Minutes of the May 10, 2005 site review meeting of the Architectural Review Board.
- Received the Minutes of the May 10, 2005 regular meeting of the Architectural Review Board.

**ARB**

**9. HISTORIC RESOURCES COMMITTEE ACTIONS**

None.

**HRC**

**10. CORRESPONDENCE**

- Letter dated May 5, 2005 from Jim Willoughby.

**Correspondence**

**11. COMMITTEE REPORTS**

None.

**Committee Reports**

**12. REPORTS OF COMMISSIONERS**

Commissioners reported.

**Commissioner Reports**

**13. REPORT OF COMMUNITY DEVELOPMENT DIRECTOR**

Director Biggs reported.

**Director's Report**

**14. ADJOURNMENT:**

There being no further business, the Chair adjourned the meeting at 7:20 p.m.

Jon M. Biggs, Secretary