

**CITY OF PACIFIC GROVE  
PLANNING COMMISSION**

**MINUTES**

July 7, 2005  
Tape 05-14  
6:00 p.m.  
Council Chambers, Pacific Grove City Hall

- |   |                                      |
|---|--------------------------------------|
| <b>1. ROLL CALL</b>   | <b>Roll Call</b>                     |
| Present: Bailey, Davis (Chair), D. Miller, E. Miller, Obbink, Riddell   |                                      |
| Absent: None  |                                      |
| Vacancies: One  |                                      |
| Staff: Biggs, Nelson  |                                      |
| <br>  |                                      |
| <b>2. MINUTES</b>   | <b>Minutes<br/>approved</b>          |
| On a motion by E. Miller-Obbink, the Commission voted 5-0 to <b>approve the following minutes:</b>  |                                      |
| <ul style="list-style-type: none"><li>• Minutes of the site review meeting of June 14, 2005;</li><li>• Minutes of the regular meeting of June 16, 2005.</li></ul> |                                      |
| <br>  |                                      |
| <b>3. COMMENTS FROM THE PUBLIC</b>  | <b>Public<br/>Comment</b>            |
| None.   |                                      |
| <br>  |                                      |
| <b>4. REQUESTS FOR CONTINUANCE OR WITHDRAWAL</b>  | <b>Continuances/<br/>Withdrawals</b> |
| None.   |                                      |
| <br>  |                                      |
| <b>5. CONSENT AGENDA</b>  | <b>Consent<br/>Agenda</b>            |
| None.   |                                      |
| <b>Commissioner Davis requested that Item 7 be moved in front of the regular agenda.</b>  |                                      |
| <br>  |                                      |
| <b>7. CITY COUNCIL ACTIONS</b>  | <b>City<br/>Council</b>              |
| Staff reported.   |                                      |

## 6. REGULAR AGENDA

- 6.A** 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.

**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) [Continued from 6/2/05 and 6/16/05]

**Library Expansion Project**  
*Public Comment continued to 7/13/05; Deliberation continued to 8/4/05*

Correspondence Received Since June 16th Hearing:

- E-mail dated 6/23/05 from Richard Ryan expressing concerns about traffic safety and requesting retention of the driver’s side book drop.
- Letter from Mariana and Doug Brook in support of retaining the book drop.

Speakers:

- Bill Foster, Flesher + Foster Architects, clarified information presented at last hearing.
- Ken Wurzberger commented regarding project, in opposition.
- Lee Willoughby asked questions about the project.
- Marty Meehan asked questions about the traffic issues.
- Pat Hensley stated that she supports library but has concerns with the proposal.
- Lisa Madellina spoke to participation of children in reading program and needs for additional space and stated that Grand Avenue can be a hazard for children crossing to Jewell Park.

There being no further speakers, the Commission deliberated on various issues and asked additional questions of staff.

On a motion by Riddell-Obbink, the Commission voted 6-0 to **continue the public hearing to the regular meeting of July 21, 2005, to allow only for receipt of public comment on this agenda item.**

On a motion by Bailey-Riddell, the Commission voted 6-0 to **continue deliberation on this item to August 4, 2005 to allow all commissioners to be present.**

**6.B DISCUSSION ON FAIR POLITICAL PRACTICES ACT CONFLICTS OF INTEREST (Continued from 6/2/05)**

David Laredo, City Attorney, made a presentation on the Fair Political Practices Act.

**7. CITY COUNCIL ACTIONS**

(Moved ahead of items 6.A and 6.B)

**City Council**

**8. ARCHITECTURAL REVIEW BOARD ACTIONS**

- Received the Minutes of the June 14, 2005 Architectural Review Board site review meeting.

**ARB**

- Received the Minutes of the June 14, 2005 Architectural Review Board regular meeting.
- Received the Minutes of the June 28, 2005 Architectural Review Board site review meeting.
- Received the Minutes of the June 28, 2005 Architectural Review Board regular meeting.
- Received report from Senior Planner Barbara Nelson on the Architectural Review Board's action concerning a **proposed carport extension at 1224 Lincoln Avenue.**
- Dan Miller posed a question about the Architectural Review Board's action concerning a proposed amendment to the project approvals for a residence under construction at 450 Asilomar Avenue, and advised that he had not sought to call up the item for review by the Planning Commission because, as informed by staff, the Architectural Review Board had taken no action on the project other than to continue consideration of the item to a future meeting.

← This section added by amendment made at PC meeting of 7/21/05

**9. HISTORIC RESOURCES COMMITTEE ACTIONS**

- Received the Minutes of the June 8, 2005 Historic Resources Committee site review meeting.
- Received the Minutes of the June 8, 2005 Historic Resources Committee regular meeting.

**HRC**

**10. CORRESPONDENCE**

None.

**Correspondence**

**11. COMMITTEE REPORTS**

None.

**Committee Reports**

**12. REPORTS OF COMMISSIONERS**

- Bruce Obbink reported on Mary Heney's pleasure with work of the Planning Commission on her recent appeal.
- Dan Miller posed questions to staff concerning Flutterbelly clothing store and municipal ballpark landscaping.

**Commissioner Reports**

**13. REPORT OF COMMUNITY DEVELOPMENT DIRECTOR**

- Received the Special Meeting Minutes of the Community Development Department Director Hearing of June 23, 2005.
- Director Biggs reported.

**Director's Report**

**14. ADJOURNMENT:**

There being no further business, the Chair adjourned the meeting at 9:00 p.m.

Jon M. Biggs, Secretary