

RESOLUTION NO. 16-008

USE PERMIT (UP) NO. 15-738 TO PERMIT AN EXISTING UNPERMITTED DETACHED STRUCTURE WITH A BEDROOM AND BATHROOM ATTACHED TO A TWO CAR GARAGE

FACTS

1. The subject site is located at 615 Alder Street, Pacific Grove, 93950 APN 006-562-014
2. The subject site has a designation of Medium Density 17.4 du/ac adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1 zoning district.
4. The subject site is approximately 6,480 square feet
5. The subject site is developed with a 1,084 sf single-family residence and a 730 sf detached garage with a guest bedroom and bathroom attached.
6. The detached garage and a workshop were approved to be built in 1970 according to property file records.
7. The project site will meet the off street parking requirements for the R-1 zone.
8. Records do not exist approving the bathroom in the garage.
9. This project has been determined to be CEQA Exempt under CEQA Guidelines Class 1 Section 15301.

FINDINGS

1. The proposed use is allowed with a use permit per Pacific Grove Municipal Code 23.16.021 a use permit is required when a detached structure is equipped with plumbing.
2. The proposed use is allowed in the R-1 zoning district and complies with all applicable provisions of these regulations;
3. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;
4. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city; and
5. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PACIFIC GROVE:

1. The foregoing Findings are adopted as findings of the City Council as though set forth fully herein.

2. Use Permit 15-738 is hereby approved, subject to the findings and conditions herein.
3. A resolution signed by the Permittee, acknowledging receipt of the Use Permit and acceptance of the terms and conditions must be returned to the Community and Economic Development Department.
4. All activities must occur in strict compliance with the proposal as set forth in the application for Use Permit, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Planning Commission approval as a use permit amendment.
5. A Deed Restriction must be recorded with the Monterey County stating the structure will not be converted to a second unit.
6. This permit shall be revoked if a Deed Restriction is not recorded with the County within one year from the date of approval. An application for extension of this permit, if needed, must be made prior to the expiration date.
7. These terms and conditions shall run with the land, and it is the intention of the City Council and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made, and the Planning Commission approves, any such amendments pursuant to the Zoning Code regulations.
8. This resolution shall become effective upon the expiration of the 10-day appeal period.
9. Review and approval by the Public Works, Fire and Building Departments are required prior to final approval.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF PACIFIC GROVE
this 20th day of January, 2016, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

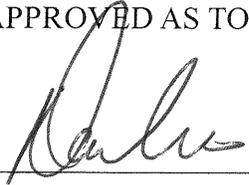

BILL KAMPE, MAYOR

ATTEST:



SANDRA KANDELL, Deputy City Clerk

APPROVED AS TO FORM:



DAVID C. LAREDO, City Attorney

