NOTICE OF SPECIAL MEETING

CITY OF PACIFIC GROVE

PLANNING COMMISSION

SPECIAL MEETING AGENDA

6:00 p.m., Thursday, October 27, 2016

Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

Copies of the agenda packet, and materials related to an item on the agenda submitted after distribution of the agenda packet, are available for review at the Pacific Grove Library located at 550 Central Avenue; the CDD counter in City Hall at 300 Forest Avenue, Pacific Grove from 8 a.m. – 12 p.m. and 1 p.m. – 5 p.m., Monday through Thursday; and on the internet at www.cityofpacificgrove.org/pc. Recordings of the meetings are available upon request. Materials can also be requested of staff during the PC hearing. Structures listed on the City's Historic Resources Inventory are denoted on the agenda with an "(HRI)" next to their project address.

1. **Call to Order - 6:00 p.m.**

2. **Roll Call**
   Commissioners: Robin Aeschliman, Bill Bluhm (Vice-Chair), Jeanne Byrne, Mark Chakwin (Secretary), Bill Fredrickson (Chair), Don Murphy, Nicholas Smith

3. **Approval of Agenda**

4. **Approval of Minutes**
   a. **September 22, 2016**
      Recommended Action: Approve minutes as presented

5. **Public Comments**
   a. Written Communications
      Communications relevant to PC jurisdiction, but not related to a matter on this agenda, are attached under this agenda item.

   b. Oral Communications
      Comments from the audience will not receive PC action. Comments must deal with matters subject to the jurisdiction of the PC and will be limited to three minutes. Comments regarding agenda items shall be heard at the time such items are called. Whenever possible, letters should be submitted to the PC in advance of the meeting.

6. **Consent Agenda**
   a. **Address:** 836 Carmel Avenue
      Permit Application: Use Permit (AP) 16-830
      Description: To permit an additional 720 square foot accessory structure category 1 to allow for three covered parking spaces.
      Applicant/Owner: Luis Vargas/ California American Water
      Zoning/Land Use: Unclassified/ Open Space
      CEQA Status: Categorical Exemption, Section 15301(e)(1), Class 1
      Staff Reference: Laurel O'Halloran, Associate Planner
      Recommended Action: Final approval

b. Acceptance of Historic Resources Committee meeting minutes:
i) September 28, 2016

c. Acceptance of Architectural Review Board meeting minutes:
i) October 11, 2016

7. Regular Agenda

a. Description: Big Lot Mergers and resulting Mansionization Code Modifications
CEQA Status: A Negative Declaration will need to be completed and approved before the Commission can take action
Staff Reference: Mark Brodeur, Community and Economic Development Director
Recommended Action: Offer staff a conceptual recommendation.

b. Description: Modify Site Coverage Percentage in Downtown Commercial (C-D)
CEQA Status: A Negative Declaration will need to be completed and approved before the Commission can take action
Staff Reference: Mark Brodeur, Community and Economic Development Director
Recommended Action: Offer staff a conceptual recommendation.

8. Presentations

None.

9. Reports of PC Subcommittees

Subcommittees of the PC will provide a summary report of their recent activities.

10. Reports of PC Members

PC members may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, a majority of PC members may provide a referral to staff for factual information, request staff to report back to the body at a subsequent meeting concerning an PC-related matter, or direct staff to place a matter of business on a future agenda (G.C. 54954.2(a)(2)).

11. Reports of Council Liaison

12. Reports of Staff

13. Adjournment

The City of Pacific Grove does not discriminate against persons with disabilities. City Hall is an accessible facility. A limited number of devices are available to assist those who are deaf or hard of hearing.

GENERAL NOTICE

- 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. PC 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 to a special meeting at the discretion of PC. This meeting is open to the public and all interested persons are welcome to attend.

NOTICE TO APPLICANTS

- **Appearance by Applicant/Representative:** Applicants or their representatives must be present at the meeting for which their item, including those items on the Consent Agenda, is scheduled. If unable to attend, the applicant

must submit a written request for continuance prior to the meeting. The item may be denied if continuance is not requested.

- **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 and Economic Development Department by ***9 A.M. the day prior to the meeting***. Materials submitted subsequent to that time, or directly to the Planning Commission at the meeting, may, at the Commission's discretion; result in a continuance of the item.
- **Appeals and Appeal Period:** Decisions rendered by the Planning Commission may be appealed to the City Council using a form available at the Community and Economic Development Department. The appeal form, plus an appeal fee, must be filed within 10 days of the action being appealed. 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. No building permit pertaining to a Planning Commission action may be issued until the appeal period has passed.
- **Judicial Time Limits:** This serves as written notice that Pacific Grove Municipal Code (PGMC) §1.20.010 incorporates §1094.6 of the Code of Civil Procedure of the State of California and provides a ninety-day limitation for judicial review of any final administrative decision by the council, or any board, commissioner, or officer of the city.