



# NOTICE OF MEETING

## CITY OF PACIFIC GROVE

### PLANNING COMMISSION

#### REGULAR MEETING AGENDA

6:00 p.m., Thursday, November 6, 2014

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.ci.pg.ca.us/pc](http://www.ci.pg.ca.us/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, Bill Fredrickson (Chair), Donald Murphy (Secretary), Mark Chakwin, Nicholas Smith

**3. Approval of Minutes**

**a. [September 18, 2014 Regular Meeting Revised](#)**

**b. [October 16, 2014 Regular Meeting](#)**

Recommended Action: Approve minutes as presented.

**4. 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.*

**5. Items to be Continued or Withdrawn**

**a. Continued from October 16, 2014**

**Address:** [1123 Ocean View Blvd, Pacific Grove, 93950](#)

**APN:** 006-196-001

**Permit Application:** Variance (VAR) 14-523

**Description:** Variance Application No. 14-523 to extend a room addition into the side yard setback where a previous non-conforming structure once stood.

**Applicant/Owner:** Charles Huff

**Zoning/Land Use:** R-1-H/MDR 17.4 DU/AC

**CEQA:** Class 1 Categorical Exemption

**Staff Reference:** Mark Brodeur, Director

**Recommended Action:** Final Approval

## 6. Consent Agenda

- a. None.

## 7. Regular Agenda

- a. **Address: 631 Ocean View Blvd, Pacific Grove, 93950**

**APN:** 006-084-002

**Permit Application:** Use Permit (UP) and Architectural Permit (AP) 14-441

**Description:** UP and AP Application No. 14-441 to reestablish a restaurant previously the Latitudes restaurant, to allow both the off and on sale of alcohol, to create a master sign program consistent with PGMC 20.04 in general for the proposed project @loverspoint, to allow renovation of an existing full service restaurant structure, to reconfigure the existing structure and site to accommodate a smaller full service restaurant and four additional food and/or retail related uses including development of common use facilities.

**Applicant/Owner:** James D. McCord AIA Architect/Ostrich Inc c/o Chris Hyland

**Zoning/Land Use:** C-D/Commercial

**CEQA:** Class 1 Categorical Exemption

**Staff Reference:** Laurel O'Halloran, Assistant Planner

**Recommended Action:** Final Approval

**Deferred to 11-20-14 as the Architectural Review Board has not yet made a recommendation**

## 8. Acceptance of Minutes from Other Bodies

- a. Architectural Review Board October 14, 2014

## 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.*

## 11. Reports of Council Liaison

## 12. Director's Report

## 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 PC, written communications pertaining to agenda items should be submitted to CDD by 12:00 noon on the Tuesday prior to the meeting. Materials submitted subsequent to that time, or directly to the PC at the meeting, may, at the Commission's discretion; result in a continuance of the item.
- **Subcommittee Items:** Items to be reviewed by subcommittee at the action of the PC must be submitted for review within 30 days of PC decision. Details submitted after 30 days will be subject to review by the full PC.
- **Appeals and Appeal Period:** Decisions rendered by the PC may be appealed to the City Council using a form available at the CDD. The appeal form, plus an appeal fee, must be filed with the CDD within 10 days of the action being appealed. The aforementioned appeal period notwithstanding, the City Council reserves the right to call up for review PC decisions until its next regularly scheduled meeting. No building permit pertaining to a PC 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.