



NOTICE OF MEETING

CITY OF PACIFIC GROVE

PLANNING COMMISSION

REGULAR AGENDA

6:00 p.m., Thursday, March 19, 2015

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 CEDD 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. Recordings of the meetings are available upon request. Materials can also be requested of staff during the PC hearing.

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, Mark Chakwin (Secretary), Nicholas Smith

3. Approval of Minutes

a. March 5, 2015

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

a. None.

6. Consent Agenda

a. None.

7. Regular Agenda

a. Local Coastal Program Update – Federal and State Marine Protections

Reference: Monterey Bay Aquarium Staff

Recommended Action: Receive as information

b. Address: 43 Esplande

Permit Application: Appeal of Architectural Permit (AP) 15-002

Project Description: Appeal of Architectural Permit (AP) 15-002 to allow a remodel of an existing single-story home including the addition of a 187 square

foot addition to the first floor and 421 square foot addition to create a new second-story.

Applicant/Owner: Craig Holdren/Khalil and Song Bendib

Zone District/ Land Use: R-1/MDR 17.4 DU/AC

CEQA Status: Exempt

Staff Reference: Ashley Hobson, Assistant Contract Planner

Recommended Action: Final Approval

c. **Address:** [542 Lighthouse Avenue \(Holman property\)](#)

Permit Application: Parcel Map PM 14-602

Project Description: Subdivide one parcel into two.

Applicant/Owner: Pat Ward, Bestor Engineering/Nadar Agha

Zone District/ Land Use: C-1-T, Commercial

Assessor's Parcel Number: 006-173-001

CEQA Status: Exempt

Staff Reference: Anastazia Aziz, AICP, Senior Planner

Recommended Action: Final Approval

d. [Local Coastal Program Update – Water and Marine Resources and Public Shoreline Access including Railroad Right Of Way](#)

Reference: Mark Brodeur, Community and Economic Development Director

Recommended Action: Provide general policy guidance.

8. Acceptance of Minutes from Other Bodies

- a. March 10, 2015 Architectural Review Board

9. Reports of PC Subcommittees

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

10. Reports of PC Commissioners

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. Next meeting scheduled for Thursday, April 2, 2015.

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 CEDD 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 CEDD. 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.