



## NOTICE OF PUBLIC HEARING

# CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR MEETING AGENDA

6:00 p.m., Thursday, November 8, 2018

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](http://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 a "(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), William Fredrickson (Chair), Steven Lilley, Donald Murphy.

### 3. Approval of Agenda

### 4. Approval of Minutes

#### a. October 18, 2018 Meeting

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.*

- i. Draft Wireless Ordinance Information (Chakwin)

#### 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

None.

### 7. Presentations and Trainings

None.

### 8. Regular Agenda

#### a. Address: 1124 Beacon Avenue

**Permit Application:** Architectural Permit / Variance Application No. 18-0679

**Description:** On October 23, 2018, the Architectural Review Board (ARB) reviewed and made a recommendation of approval to the Planning Commission for an Architectural Permit and Variance to allow a second-story addition and deck to encroach into the

required front yard setback, the replacement of existing siding and windows, and the installation of an uncovered pervious parking pad in the side yard.

**Zone District/General Plan Designation:** R-1-H / Medium Density to 17.4 du/acre

**Coastal Zone:** No

**Historic Resources Inventory:** No

**CEQA Status:** Categorically exempt under the CEQA Guidelines Sections 15301(e)(1) and 15305(a), Minor Additions to Existing Buildings and Minor Alterations to Land Use Limitations, respectively.

**Applicant/Owner:** Jeanne C. Byrne, FAIA, on behalf of Hans and Julie Burford

**Staff Reference:** Alyson Hunter, Associate Planner | [ahunter@cityofpacificgrove.org](mailto:ahunter@cityofpacificgrove.org)

**Recommended Action:** Approve the project subject to findings, conditions of approval and Sections 15301(e)(1) and 15305(a) CEQA exemptions.

b. [Address: 581 Pine & 408 Forest Avenues](#)

**Permit Application:** Use Permit (UP) 18-0768

**Description:** A Use Permit to reduce and modify the existing Bed & Breakfast facility from 17 rooms to 12 suites, to add kitchenettes to 10 of the 12 suites, to change the allowed length of stay from 14 days to 30 days, and to allow food and alcohol service in compliance with the Pacific Grove Municipal Code Sections 23.64.290 and 23.64.290(e)(4). No exterior modifications to the historic buildings are proposed at this time.

**Zone District:** Residential High Density (R-4)

**Coastal Zone:** No

**General Plan Designation:** Professional Office/High Density Residential (PO/HDR)

**Applicant / Owner:** John Mandurrago / David Spence

**Historic Resources Inventory:** Both buildings are on the City's Historic Resources Inventory and the larger, main building is on the National Register of Historic Places

**CEQA Status:** This project has been determined to be CEQA Exempt under CEQA Guidelines Sections 15331 and 15332, Historical Resource Restoration/Rehabilitation and In-Fill Development, respectively.

**Staff Reference:** Alyson Hunter, Associate Planner | [ahunter@cityofpacificgrove.org](mailto:ahunter@cityofpacificgrove.org)

**Recommended Action:** Approve the Use Permit subject to findings, conditions of approval and Sections 15331 and 15332 CEQA exemptions.

c. [Address: 475 Lighthouse Avenue](#)

**Permit Application:** Appeal of the Approved Architectural Permit (AP) 18-0641

**Description:** The application for the development of a new two-story 2,081 sq. ft. single-family residence to the rear of an existing mixed use development was approved by the ARB on September 25, 2018. An appeal was received by a neighbor within the required appeal period. The property is in the Downtown Commercial (C-D) zoning district which allows single-family residential uses.

**Zone District/General Plan Designation:** Commercial Downtown/Commercial

**Coastal Zone:** No

**Historic Resources Inventory:** No

**CEQA Status:** Exempt per CEQA Guidelines, Section 15332, Class 32, In-Fill exemption

**Applicant/Owner:** Safwat Malek, on behalf of George Nimri, owner

**Staff Reference:** Alyson Hunter, Associate Planner | [ahunter@cityofpacificgrove.org](mailto:ahunter@cityofpacificgrove.org)

**Recommended Action:** Uphold the ARB's approval of the AP subject to findings, conditions of approval and a Class 32, Section 15332 CEQA exemption.

9. **Items to be Continued**

None.

10. **Reports of Council Liaison**

**11. Reports of PC Subcommittees**

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

**12. 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 a PC-related matter, or direct staff to place a matter of business on a future agenda (G.C. 54954.2(a)(2)).*

**13. Director's Report**

**14. Adjournment. Next Meeting: The next regular meeting is on November 22<sup>nd</sup> which is Thanksgiving. By order of the Chair, this meeting is cancelled. The next meeting of the Planning Commission is December 6, 2018.**

*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.