

Appeal of Zoning Administrator Denial

**Certificate of Compliance
CEDD File # 18-0404 for property known as
420 Monterey Avenue**



City Council

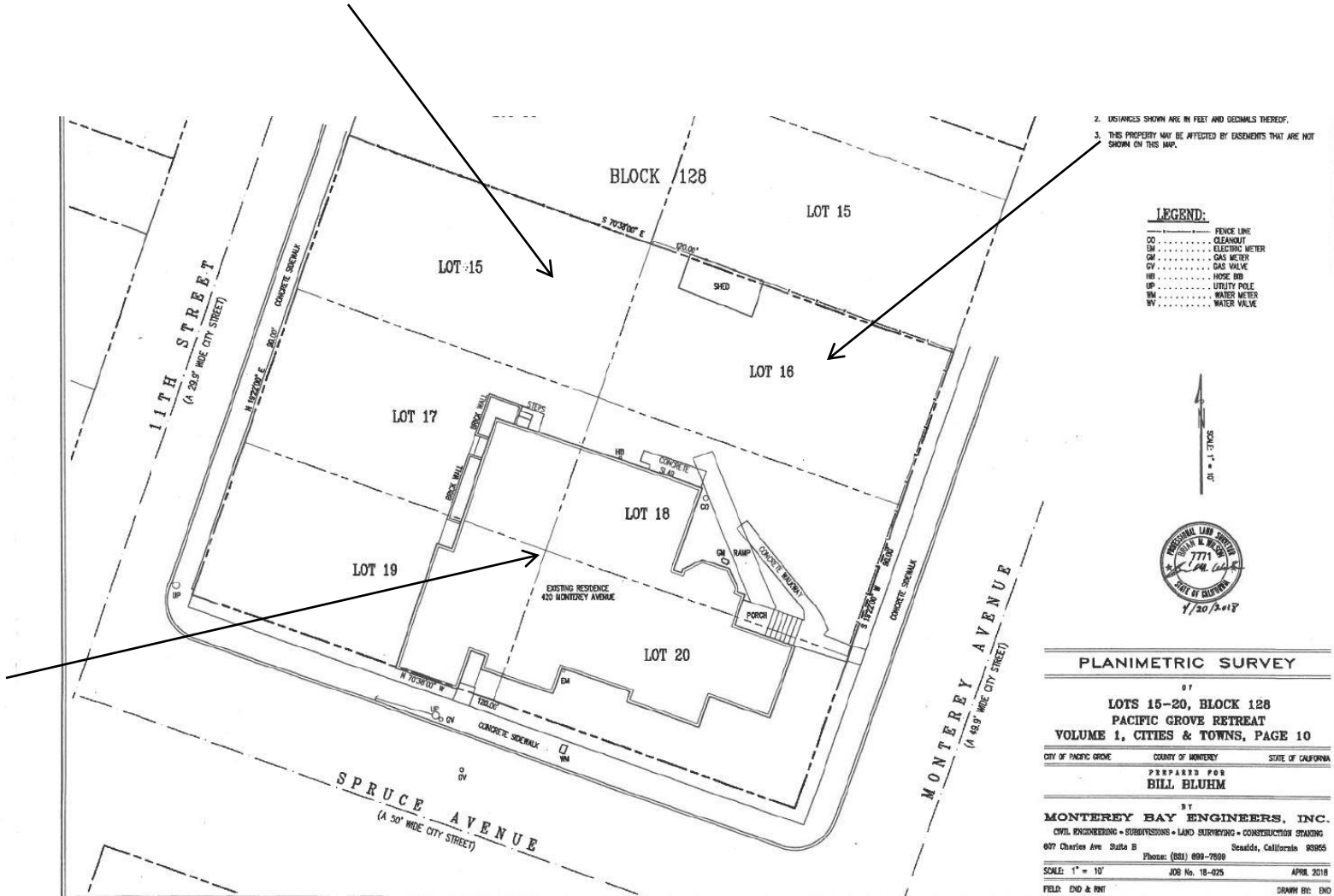
City of Pacific Grove

De Novo Hearing

- Offered as a courtesy to property owners despite lack of statutory basis
- The proper path for appeal delineated in Pacific Grove Municipal Code (PGMC) Section 1.20.010 and Section 1094.6 of the California Code of Civil Procedure (CCP).
- While the decision of the Zoning Administrator in this matter is ministerial, the City Council may consider any information presented at the Hearing.
- If the City Council considers reversing the Zoning Administrator decision, the action must be supported by findings.



Survey



2. DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.
 3. THIS PROPERTY MAY BE AFFECTED BY EASEMENTS THAT ARE NOT SHOWN ON THIS MAP.

LEGEND:

.....	FENCE LINE
CO	CLEANOUT
EM	ELECTRIC METER
GM	GAS METER
GV	GAS VALVE
HB	HOSE BIB
UP	UTILITY POLE
WM	WATER METER
WV	WATER VALVE



PLANIMETRIC SURVEY

OF
LOTS 15-20, BLOCK 128
PACIFIC GROVE RETREAT
VOLUME 1, CITIES & TOWNS, PAGE 10

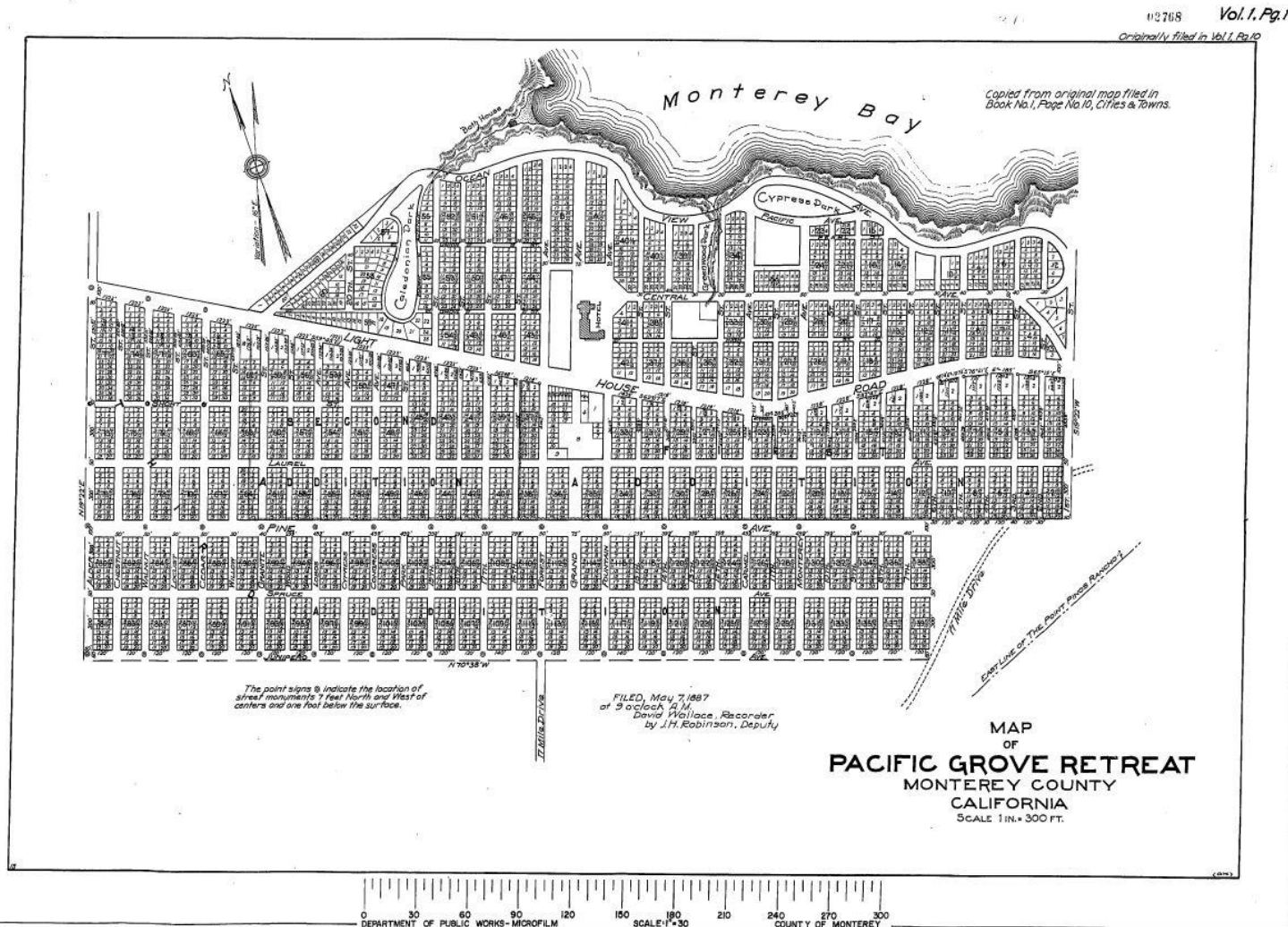
CITY OF PACIFIC GROVE COUNTY OF MONTEREY STATE OF CALIFORNIA

PREPARED FOR
BILL BLUHM

BY
MONTEREY BAY ENGINEERS, INC.
 CIVIL ENGINEERING - SUBDIVISIONS - LAND SURVEYING - CONSTRUCTION STAKING
 607 Charles Ave Suite B Seaside, California 95965
 Phone: (651) 899-7899

SCALE: 1" = 10' JOB No. 18-025 APRIL 2018
 FIELD: DND & PNT DRAWN BY: END

The 1887 Map did not “create” individual lots as the City did not have a subdivision ordinance in place at the time of its recordation.



Governing regulations

- Required compliance with the City's Subdivision Ordinance and the Subdivision Map Act
- Title 24, PGMC, specifically Section 24.04.035, contains the City's rules and regulations pertaining to Certificates of Subdivision Compliance. This Section of the PGMC refers to Government Code Sections 66499.34 and 66499.35 (Subdivision Map Act).
- Action to approve or deny a Certificate of Compliance by the Zoning Administrator is implemented by application of the State Subdivision Map Act, Government Code section 66499.35(a).

Questions?



City Council

City of Pacific Grove