

RESOLUTION 15-027

AUTHORIZATION FOR SUBDIVISION OF ONE LOT (APN 006-173-001 - 1.359 ACRES) INTO TWO LOTS AT 542 LIGHTHOUSE AVENUE PARCEL MAP 14-602

FACTS

1. The site is located at 542 Lighthouse Ave, Pacific Grove, 93950, also known as APN 006-173-001.
2. The site has a designation of Commercial on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project consists solely of subdivision of the site into two parcels.
4. The site is located in the C-1-T zoning district.
5. A survey of the site was completed on December 5, 2014 by Bestor Engineers.
6. APN 006-173-001 is developed with two buildings currently used for commercial retail uses and a surface parking lot. The site totals 1.36 acres.
7. Parcel 1 is proposed as a 24,617 square foot lot, and Parcel 2 is proposed as a 34,601 square foot lot.
8. This project qualifies for a CEQA Exemption pursuant to CEQA Guideline section 15315, Minor Land Subdivisions, Class 15.
9. Sidewalks and curbs are consistent with the surrounding neighborhood.

FINDINGS

1. The subdivision will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property.
2. The proposed parcel map is consistent with the General Plan because the proposed subdivision supports Land Use Policies in Chapter 2 Land Use, Policy 3, 5, 7; and 8. The subject property is not regulated by the local coastal program or any specific plans.
3. The C-1-T zoning district was approved by the voters. No provision of the C-1-T zoning district shall be repealed or amended except by a vote of the people.
4. The parcel map approved by this Resolution is located on a legally created lot.
5. The property is in compliance with all laws, regulations, and rules pertaining to uses, subdivision, setbacks, and any other application provisions of the Zoning Code C-1-T zoning district, outlined in PGMC §23.31.0040, with the exception of site coverage, height, and parking which are legal non-conforming.

6. The parcel map approved by this Resolution is in compliance with all citywide permits, including, but not limited to, the National Pollutant Discharge Elimination System (NPDES) permit.
7. Sanitary sewer facilities and connections are provided for each lot.

CONDITIONS OF APPROVAL

1. **Expiration.** The approval granted by this Resolution shall not expire or become void once it takes effect.
2. **Construction Compliance.** No construction is approved by this Resolution.
3. **Terms and Conditions.** All conditions of approval shall run with the land, and shall bind all future owners and possessors of the property to the terms and conditions, unless amended. Amendments to this permit shall have force or effect only if an application is made and is approved by City, in accord with the Zoning Code.
4. **Plan Revisions:** Within 30 days after authorization of this Resolution, Applicant shall submit revised plans to incorporate the following elements: 1) Move the property line an additional 5 feet to the north and increase the size of Parcel 1, and decrease the size of Parcel 2, 2) show the vehicle access easement to be 25 feet in width, and 3) show the parking easement on Parcel 2 for the benefit of Parcel 1, as required by Paragraph 7, below. Staff shall review the revised plans, determine if they are complete and determine if the plans conform to this Resolution.
5. **Conformance to Plans.** Changes to the site shall conform to revised plans as submitted in conformance with Condition of Approval #4 on file with the Community and Economic Development Department.
6. **Deed Restriction.** The new deed description of the subdivision shall be filed with the County Recorder and recorded prior to issuance of any building permit.
7. **Easements.** A perpetual easement shall be created and recorded to enable vehicle and fire access. A separate easement shall be created and recorded to confirm and reserve fourteen parking spaces on Parcel 2 are held for the exclusive use of Parcel 1. Each space subject to this reservation shall be immediately adjacent to Parcel 1. The subdivision shall not take effect until each the easement has been recorded.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PACIFIC GROVE:

1. The Council determines each Fact and each Finding set forth above is true and correct, and by this reference incorporates those Facts and Findings as integral parts of this Resolution.

2. Each Condition listed above is approved and made an integral part of this Resolution. Compliance with each Condition shall be required.
3. The Council authorizes APPROVAL of Parcel Map Permit 14-602.
4. This Resolution shall take effect immediately following submission, and acceptance by City staff, of complete plans as required by this Resolution.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF PACIFIC GROVE this 20th day of May, 2015, by the following vote:

AYES: Mayor Kampe, Councilmembers Cuneo, Fischer, Huitt, Lucius, Miller, Peake

NOES: None

ABSTAIN: None

ABSENT: None

APPROVED:

BILL KAMPE, Mayor

ATTEST:

SANDRA KANDELL, Deputy City Clerk

APPROVED AS TO FORM:

DAVID C. LAREDO, City Attorney