



CITY OF PACIFIC GROVE

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3190 • FAX (831) 648-3184

SITE REVIEW SPECIAL MEETING AGENDA - PLANNING COMMISSION

Date: **Thursday, November 8, 2018**

Time: **5:00 pm**

Meeting Location: **475 Lighthouse Avenue, Pacific Grove, CA 93950**

The limited purposes of this session are:

(1) To visit the site of a project listed on the agenda

(2) To allow staff to provide an overview and to respond to Planning Commissioners' inquiries regarding factual aspects of this item on the upcoming regular meeting agenda

1. Call to Order

2. [Regular Agenda Item No. 8.c](#)

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

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

3. Relocate to 1124 Beacon Avenue for Site Review of [Regular Agenda Item No. 8.a](#)

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

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

4. Adjourn to City Hall for Regular Meeting of the Planning Commission

This meeting is open to the public and all interested persons are welcome to attend. Transportation to the location of the site visit will not be provided by the City of Pacific Grove. The City of Pacific Grove does not discriminate against individuals with disabilities, and meetings are held in accessible facilities.