



## NOTICE OF MEETING

# CITY OF PACIFIC GROVE PLANNING COMMISSION

## REGULAR MEETING AGENDA

Thursday, September 5, 2019, 6:00 P.M.

Council Chamber – City Hall – 300 Forest Avenue, Pacific Grove, CA

### AGENDA

#### **CALL TO ORDER**

- 1. APPROVAL OF AGENDA**
- 2. COMMISSION AND STAFF ANNOUNCEMENTS (City-Related Items Only)**
- 3. COUNCIL LIAISON ANNOUNCEMENTS**
- 4. GENERAL PUBLIC COMMENT**

*General Public Comment must deal with matters subject to the jurisdiction of the City and the Planning Commission that are not on the Regular Agenda. This is the appropriate place to comment as to items on the Consent Agenda, only if you do not wish to have the item pulled for individual consideration by the Planning Commission. Comments from the public will be limited to three minutes and will not receive Planning Commission action. Comments regarding items on the Regular Agenda shall be heard prior to Planning Commission's consideration of such items at the time such items are called. Whenever possible, written correspondence should be submitted to the Planning Commission in advance of the meeting, to provide adequate time for its consideration.*

#### **CONSENT AGENDA**

*The Consent Agenda deals with routine and non-controversial matters, and may include action on resolutions, ordinances, or other public hearings for which testimony is not anticipated. The vote on the Consent Agenda shall apply to each item that has not been removed. Any member of the Planning Commission, staff, or the public may remove an item from the Consent Agenda for individual consideration. When items are pulled for discussion, they will be automatically placed at the end of their respective section within the Regular Agenda. One motion shall be made to adopt all non-removed items on the Consent Agenda. Items pulled from this section will be placed under 6. Regular Agenda*

5. A. [Approval of Minutes of the August 8, 2019, PC Regular Meeting](#)  
Recommended Action: Approve minutes.  
Reference: Alex Othon, Assistant Planner  
CEQA Status: Does not constitute a "Project" as defined by CEQA Guidelines Section 15378.
- B. [Receive Approved July 9, 2019 Architectural Review Board Minutes](#)  
Description: Receive minutes.  
Staff Reference: Anastazia Aziz, Director  
CEQA Status: Does not constitute a "Project" as defined by CEQA Guidelines Section 15378
- C. [Receive Approved July 24, 2019 Historic Resources Committee Minutes](#)  
Description: Receive minutes.  
Staff Reference: Anastazia Aziz, Director  
CEQA Status: Does not constitute a "Project" as defined by CEQA Guidelines Section 15378

**REGULAR AGENDA**

**6. PUBLIC HEARINGS**

*For public hearings involving a quasi-judicial determination by the Planning Commission, the proponent of an item may be given 10 minutes to speak and others in support of the proponent’s position may be given three minutes each. A designated spokesperson for opposition to the item may be given 10 minutes to speak and all others in opposition may be given three minutes each. Very brief rebuttal and surrebuttal may be allowed in the sole discretion of the Planning Commission. In public hearings not involving a quasi-judicial determination by the Planning Commission, all persons may be given three minutes to speak on the matter. Public hearings on non-controversial matters or for which testimony is not anticipated may be placed on the Consent Agenda, but shall be removed if any person requests a staff presentation or wishes to be heard on the matter.*

A. **[301 Grand Avenue | AP/UP 19-0173 | APNs 006-278-006, -012](#)**

**Description:** An Architectural Permit to develop three (3) second-story residential units on APN -006 over the five (5) space parking area approved for the adjacent mixed-use development. The Use Permit is required for eight (8) or more residential units. This project received a recommendation of conditional approval by the Architectural Review Board on July 13, 2019. The Planning Commission is the final review authority on both permits.

**Zone District/General Plan Designation:** C-D / Commercial

**Coastal Zone:** No **Archaeological Zone:** No **Historic Resources Inventory:** No

**Area of Special Biological Significance:** Yes

**CEQA Status:** Exempt per Section 15332 – In-fill Development

**Applicant/Owner:** Safwat Malek for Manal Mansour and Ayman Adeeab, owner(s)

**Recommendation:** Approve the project as proposed based on findings, conditions of approval and a Class 32, §15332 CEQA exemption.

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

**7. DISCUSSION ITEM(S)**

A. **[Description: Boards, Committees and Commissions Handbook Overview](#)**

**Staff Reference:** Heidi Quinn, Assistant City Attorney

**CEQA Status:** Does not constitute a “Project” as defined by CEQA Guidelines Section 15378

**Next Meeting – September 19, 2019**

**ADJOURNMENT**

NOTICE OF ADA COMPLIANCE: Pursuant to Title II of the Americans with Disabilities Act (Codified At 42 United States Code Section 12101 and 28 Code of Federal Regulations Part 35), and Section 504 of the Rehabilitation Act of 1973, the City of Pacific Grove does not discriminate on the basis of race, color, religion, national origin, ancestry, sex, disability, age or sexual orientation in the provision of any services, programs, or activities. The City of Pacific Grove does not discriminate against persons with disabilities. City Hall is an accessible facility. A limited number of assisted listening devices will be available at this meeting. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format.