NOTICE OF PUBLIC HEARING

CITY OF PACIFIC GROVE

ZONING ADMINISTRATOR

MEETING AGENDA

11:00 A.M., Friday, August 21, 2020

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

THIS MEETING WILL BE HELD VIRTURALLY AND IS COMPLIANT WITH THE GOVENOR'S EXECUTIVE ORDER N-25-20 AND N-29-20, ALLOWING FOR A DEVIATION OF TELECONFERENCE RULES REQUIRED BY THE BROWN ACT.

JOIN THE ZOOM WEBINAR TO PARTICIPATE LIVE AT:
https://us02web.zoom.us/j/88333881916
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When the host opens public comment for an agenda item and you wish to speak, press *9.
Help Line 831-648-3128

1. **Call to Order – 11:00 a.m.**

2. **Public Comment**
   Comments from the audience will not receive Zoning Administrator action. Comments must deal with matters subject to the jurisdiction of the Zoning Administrator and will be limited to three (3) minutes. Comments regarding agenda items shall be heard at the time such items are called. Whenever possible, letters should be submitted to the Zoning Administrator in advance of the meeting.

3. **Approval of Minutes**
   a. **October 10, 2019 Regular Meeting**
      Recommended Action: Approve minutes as presented

4. **Regular Agenda**
   Address: 1150 Pico Avenue, Pacific Grove (APN 006-391-013)
   Application #: Parcel Map 19-0659
   Description: Subdivision of the property located at 1150 Pico Avenue into two (2) lots of 22,676 and 10,010 sq. ft., respectively.
   Zone District/General Plan Designation: Residential Single-Family (R-1-B-3) / Low Density Residential (up to 4.4 du/ac)
   Coastal Zone: No Archaeological Sensitivity: No Historic Resources Inventory: No
   Area of Special Biological Significance: No
   CEQA Status: Exempt per CEQA Guidelines, Section 15315, Minor Land Divisions
   Applicant/Owner: Gerald & Helen Beach (Owners)
   Staff Reference: Alex Othon, Assistant Planner | aothon@cityofpacificgrove.org

5. Adjournment

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. ZA 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 ZA. 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 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.

Appeals and Appeal Period: Decisions rendered by the ZA may be appealed to the Planning Commission using a form available at the CDD. The appeal form, plus an appeal fee, must be filed with the CDD within 10 days (5 days in the case of a single-family dwelling not listed on the historic resources inventory as considered under the terms of Section 23.73.080(a) of the Municipal Code) of the action or decision being appealed. The aforementioned appeal period notwithstanding, the Planning Commission and the City Council shall always have until their next regularly scheduled meeting following ZA action to decide to review such action. No building permit pertaining to a ZA action may be issued until the appeal period has passed.

Judicial Time Limits: This serves as written notice that 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.

Notice of Exemption (NOE) under the California Environmental Quality Act (CEQA): All projects are subject to CEQA and disclosure. CEQA status is noted on the agenda for each project. Applicants with approved projects that have been deemed statutorily or categorically exempt under CEQA may file a NOE directly with the Monterey County Clerk to reduce the CEQA challenge period from 180 days to 35 days (CEQA Guidelines Section 15062). Applicants wishing to file the NOE should contact their planner for instructions on how to file the notice with the County. Please note the Monterey County Clerk has a $50 filing fee for a NOE. Filing of a NOE by the City of Pacific Grove is not required. CEQA determinations are included in the public hearing notices for all projects.