



**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
HPH Properties, LP Residence
Located at 1661 Sunset Dr., Pacific Grove
Monterey County**

Public Review Period: April 29, 2021 to May 31, 2021

NOTICE IS HEREBY GIVEN that the City of Pacific Grove (City) has completed an Initial Study and Mitigated Negative Declaration (IS/MND) for the proposed HPH Properties, LP Residence Project (Project) in accordance with the California Environmental Quality Act (CEQA).

The Project site is located in the Coastal zone, within the Asilomar Dunes Residential Area as defined in the City's Local Coastal Program (LCP). Specifically, the Project site is between Sunset Dr. to the west, Asilomar Blvd. to the east, Jewell Ave. to the north, and Arena Ave. to the south on Assessor Parcel Nos. (APNs) 007-041-033, -034, -035.

The project consists of the following aspects: 1) The demolition of the existing non-historic home on APN 007-041-035 (-035) and recordation of an Open Space and Conservation Deed Restriction over 85% of the property leaving a 15% buildable area for future development. This will allow the transfer of the existing water meter on -035 to the proposed new development; and 2) Merger of APNs 007-041-033 and -034 to create one (1) approximately 2.13 acre parcel to be developed with a split-level, single-family residence of approximately 5,310 square feet (sf), a partially detached garage of 602 square feet (sf), and total Primary Coverage Area (PCA) of \pm 13,931 sf or 15% of the total area. The project also includes a 750 sf Outdoor Use Area (OUA). This calculation includes new impervious surface relating to building coverage, pavers, and general site coverage. The proposed residence would be 18' in height utilizing the natural slope of the land to create a split-level appearance on the proposed home's north and west elevations. As the property slopes gently upward from Sunset Dr. toward Asilomar Blvd, this height will be achieved through the removal of \pm 1,340 cubic yards of material.

The proposed project is not on a list compiled pursuant to Government Code Section 65962.5.

In accordance with Section 15072(a) of the CEQA Guidelines, the Public Notice officially notifies the general public, public agencies, and landowners that a 30-day public review period will begin on Thursday April 29, 2021. Comments on the IS/MND should focus on environmental issues and must be received by Monday, May 31, 2021, by 5:00 pm. Please submit email comments to ahunter@cityofpacificgrove.org and written comments by mail to the following location:

City of Pacific Grove – Community Development Dept.
Attention: Alyson Hunter, AICP, Sr. Planner
300 Forest Avenue | Pacific Grove, CA 93950

Email or written comments received by Monday May 31, 2021 will be considered before the MND is approved for adoption by the City's Planning Commission following the receipt of a recommendation from the Architectural Review Board. A public meeting of the Planning Commission will be held following public notification of the hearing on the City's website. Regularly scheduled Planning Commission meetings take place on the second Thursday of each month.

Copies of the Draft Initial Study/Mitigated Negative Declaration are available for review at the Community Development Dept. (address above) and online at <https://www.cityofpacificgrove.org/living/community-development/planning/ceqa-california-environmental-quality-act>.



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