



**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
Matthews Residence
Located at 1725 Sunset Dr., Pacific Grove
Monterey County**

Public Review Period: April 30, 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 Matthews 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 located on Sunset Dr., between Pico Avenue and Arena Avenue on Assessor Parcel No. (APN) 007-061-036

The project consists of the following aspects a comprehensive interior and exterior remodel of an existing 2,518 square foot (sf) two-story single-family residence. The square footage of the existing residence would not increase. The project would include the replacement of the existing concrete driveway with permeable pavers, replacement of an existing 357 sf paved patio, and a new 648 sf paved patio as an immediate outdoor living space. The site is within an environmentally sensitive habitat area (ESHA).

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 public, public agencies, and landowners that a 30-day public review period will begin on Friday April 30, 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 lohalloran@cityofpacificgrove.org and written comments by mail to the following location:

City of Pacific Grove – Community Development Dept.
Attention: Laurel O'Halloran, Associate 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>.

