



Community Development Department
300 Forest Avenue, Pacific Grove, California, 93950

**NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION FOR THE
1398 PICO AVENUE RESIDENTIAL PROJECT (Project)**

Located at 1398 Pico Avenue, Pacific Grove, Monterey County

Public Review Period: September 14 to October 14, 2026

NOTICE IS HEREBY GIVEN that the City of Pacific Grove (City), as Lead Agency, has completed an Initial Study and Mitigated Negative Declaration (IS/MND) for the proposed residential project located in the Coastal Zone in accordance with the California Environmental Quality Act (CEQA). The project site is located at 1398 Pico Avenue, in the Coastal Zone as defined in the City's Local Coastal Program, west of Asilomar Avenue and east of Sunset Drive in Pacific Grove (Assessor's Parcel Number 007-061-019-000). The proposed project would include demolition of the existing residence, driveway, and other hardscaped areas, and construction of a 3,155 square foot, single story residence with an attached garage, a 720 square foot courtyard, a 535 square foot flagstone patio area (including a deck and spa), an 842 square foot driveway, and a 750 square foot outdoor use area. The proposed residence would occupy approximately the same footprint as the existing residence and would maintain the same height and setback distances. The remaining 29,011 square feet of the 35,013 square foot parcel would be placed under a conservation easement.

As required by the Local Coastal Program's Implementation Plan, the application includes a Biological Assessment and an Archaeological Report. The recommendations of these reports have been included as conditions of approval as appropriate.

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 Friday, September 14, 2026. Comments on the IS/MND should focus on environmental issues and must be received by Monday, October 14, 2026, by 5:00 p.m. Please submit email comments to planning@cityofpacificgrove.org and written comments by mail to the following location:

City of Pacific Grove – Community Development Department
Attention: Joe Sidor, Contract Senior Planner
300 Forest Avenue | Pacific Grove, CA 93950

Email or written comments received by Monday, October 14, 2026, will be reviewed and responded to before the MND is considered for adoption by the City's Planning Commission. 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.

A copy of the Draft IS/MND is available for review at the Community Development Department at the address above and online at the following link:

https://www.cityofpacificgrove.gov/our_city/departments/community_development/programs___project_s/ceqa.php