



# MINUTES

## CITY OF PACIFIC GROVE

### PLANNING COMMISSION

#### SPECIAL MEETING

6:00 p.m., Wednesday, June 1, 2016

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

**1. Called to Order at 6:00 p.m.**

**2. Roll Call**

Commissioners Present: Bill Bluhm (Vice-Chair), Jeanne Byrne, Mark Chakwin (Secretary), Bill Fredrickson (Chair), Don Murphy, Nicholas Smith

Commissioners Absent: Robin Aeschliman

**3. Agenda**

**a. Local Coastal Program Land Use Plan Major Policy Issues and Implementation Plan Major Issues**

Description: Overview of substantive Land Use Plan and Implementation Plan issues raised by Coastal Commission staff.

CEQA Status: Exempt per CEQA Guidelines

Staff Reference: Mark Brodeur, Community and Economic Development Director

Recommended Action: Review substantive issues raised by Coastal Commission staff and timeline and provide direction.

Mark Brodeur, Director of Community and Economic Development Department, presented a staff report.

EMC Planning Group's Senior Principal, Mr. Michael Grove, and EMC's Principal Planner, Ms. Polaris Kinson Brown, presented the revised Local Coastal Program's Land Use Plan that included California Coastal Commission's comments.

Commissioner Murphy asked if the latest version of the Land Use Plan with Coastal Commission's comments had been made available to the public, and Mr. Grove noted not yet and that the latest comments were not substantive.

Commissioner Chakwin asked if the comments received from the Coastal Commission were authoritative and represent the Commission's perspective when the document is to be submitted for official review. Mr. Grove noted the City's planning staff and the Coastal Commission have been working closely to produce a document which aims to have fewer revisions.

Commissioner Byrne asked if the Coastal Commission comments and version updates are compliant with the law. Mr. Grove noted that the policy are crafted to be the best possible document and to be compliant with the law, and Ms. Brown noted that the Coastal Commission Staff work with the law regularly and there is close attention to compliance.

Commissioner Smith noted the high number of changes and expressed concern about resolving the large number of changes. Ms. Brown noted that many of the changes are a reorder of the document rather than substantive changes.

Commissioner Bryne expressed concern that the document was provided on a short notice.

The Commission reviewed and discussed the Revised Final Local Coastal Program Land Use Plan in detail. Mr. Kevin Kahn, District Supervisor of the Coastal Commission, also presented to the Planning Commission. The review and discussion were continued to Thursday, June 2, 2016.

The Chair opened the floor to public comments. The following members of the public spoke:

- Ms. Janet Cohen, resident, described the need to include hotel density limits for water and traffic issues. City zoning should reflect this and preserve a more rural setting that comports with the landscape. In addition, proposed reduction in height limits should be enacted, along with setbacks and parking lot standards.
- Ms. Lisa Ciani, resident, inquired about the agenda for the meeting, and recommended not to approve the latest document without providing the public more time to comment.
- Ms. Catherine Polling, resident, stated support for the fencing proposal for 5% of the lot and stated this provides owners privacy while preserving the ability for public use.
- Ms. Anne Rudolph, representative of Russell Service Center, noted that the center is concerned about the latest version that discusses a 25-foot height limit applicable to four parcels who may be unaware of this, and does not support a change to the 40-foot height limit.
- Mr. Cosmo Bua, resident, stated that the public sought prohibitions against pesticides and herbicides and asked why these prohibitions are not included in the Local Coastal Program.
- Ms. Lynn Mason, resident, stated that no pesticides and herbicides should be allowed in the Local Coastal Area, and referenced a study that created concern about such usage.

The Chair closed the floor to public comments

#### **4. Adjournment at 8:23pm.**

**APPROVED BY PLANNING COMMISSION:**

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Mark Chakwin, Secretary

\_\_\_\_\_  
Date



# MINUTES

## CITY OF PACIFIC GROVE

### PLANNING COMMISSION

#### REGULAR AGENDA

6:00 p.m., Thursday, June 2, 2016

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

**1. Called to Order at 6:00 p.m.**

**2. Roll Call**

Commissioners Present: Bill Bluhm (Vice-Chair), Jeanne Byrne, Mark Chakwin (Secretary), Bill Fredrickson (Chair), Don Murphy, Nicholas Smith

Commissioners Absent: Robin Aeschliman

**3. Approval of Minutes**

**a. May 5, 2016**

Recommended Action: Approve minutes as presented

**On a motion by Commissioner Smith, seconded by Commissioner Chakwin, the Commission voted to approve the minutes with corrections. The Commission voted 6-0-1 (Commissioner Aeschliman absent). Motion passed.**

**b. May 19, 2016**

Recommended Action: Approve minutes as presented

**On a motion by Commissioner Smith, seconded by Commissioner Murphy, the Commission voted to approve the minutes. The Commission voted 3-0-1-3 (Commissioner Aeschliman absent, and Commissioners Bluhm, Byrne, and Chakwin abstain). Motion passed.**

**4. Public Comments**

**a. Written Communications**

None.

**b. Oral Communications**

None.

**5. Items to be Continued or Withdrawn**

**a. Local Coastal Program**

Description: Local Coastal Program certification.

CEQA Status: Exempt per CEQA Guidelines

Staff Reference: Mark Brodeur, Community and Economic Development Director

Recommended Action: Recommendation to Council to adopt Land Use Plan and submit to Coastal Commission for certification and continue to refine the Implementation Plan for submission in Summer 2016.

**Continued from June 1, 2016.**

EMC Planning Group's Senior Principal, Mr. Michael Grove, and EMC Principal Planner, Ms. Polaris Kinson Brown, presented the revised Local Coastal Program's Land Use Plan with California Coastal Commission's comments. Mr. Brian O'Neill from the California Coastal Commission was also present for the meeting.

The Commission reviewed and discussed the Revised Final Local Coastal Program Land Use Plan in detail. The review and discussion were continued to the Thursday, June 16, 2016 Planning Commission meeting. *(Please see audio recording for more details regarding the Local Coastal Program discussion.)*

The Chair opened the floor to public comments. The following members of the public spoke:

- Ms. Inge Lorentzen Daumer, resident, referenced her written correspondence to the Planning Commission. She noted a correction to Sloat and Dewey Avenue, the Special Community designation of the Retreat neighborhood, and that one block in the Sloat Ave was mis-designated as a professional zone area.
- Ms. Lisa Ciani, resident, noted that the tide pool should be addressed in the Land Use Plan section for Water and Marine Resources. She stated that this section applies to these tide pools and revetments and sea walls can affect our unique tide pools and granite bluffs. In addition, Ms. Ciani noted that regulations are needed to regulate herbicides and pesticides. Ms. Ciani noted that man-made areas have scenic areas that are not indicated in the scenic views map for the LUP, and these views should be included.
- Mr. Tony Ciani, resident, stated that the Vulnerability Report notes that 55 properties are under 20-foot elevation. He noted that many implementation practices can be used in addition to regulation. He noted that conservation easements can be used to implement goals and create incentives. He also noted that in 1931 and 1935 the State granted Pacific Grove all lands out into the ocean out to a depth of 60 feet, and therefore, the tide pools are all part of the City's jurisdiction. Mr. Ciani added examples of where the Coastal Commission has included historic zones in their plans and cases have cited Coastal code sections including 30125 30251 and 20253(a)(e) as legal background.
- Ms. Katherine Polling, resident, thanked the commission for reviewing some portions of the coastal plan that appeared difficult for property owners. She cited BIO-27 and BIO30 as examples of language which was difficult. She also noted that the definition of "existing" in the LUP differed from the Coastal Commission's definition.
- Mr. Dale Ellis, representative of the Russell Service Center, expressed gratitude for the Planning Commission's work on the LCP. He requested the draft Implementation Plan. He recommended that the City Staff take some projects and test them through the new documents, in order to check for unforeseen consequences.

The Chair closed the floor to public comments.

Mr. Richard James, AICP, Principal of EMC Planning Group, distributed a draft copy of the Implementation Plan to Planning Commissioners and members of the public. Mr. Richard James provided a brief introduction to the document.

**6. Consent Agenda**

None.

**7. Presentations**

**a. Parking Lot Behind Lighthouse Theater**

Description: Consideration of a Mixed-Use Development Concept for City Owned Parking Lot.

CEQA Status: Not a project per CEQA Guidelines

Staff Reference: Mark Brodeur, Community and Economic Development Director

Recommended Action: Provide a positive recommendation to the City Council that an appropriate development agreement be developed and selection of a developer to undertake the construction of a mixed use project at this location would be a net positive for the downtown.

To be continued.

**8. Regular Agenda**

None.

**9. Reports of PC Subcommittees**

The Building Standards sub-committee's recommendations will be discussed once the Planning Commission has completed review of the Local Coastal Program.

**10. Reports of PC Members**

None.

**11. Reports of Council Liaison**

None.

**12. Reports of Staff**

None.

**13. Adjournment at 10:02 p.m.**

**APPROVED BY PLANNING COMMISSION:**

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\_\_\_\_\_  
Mark Chakwin, Secretary

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Date