



MINUTES

CITY OF PACIFIC GROVE

PLANNING COMMISSION

SPECIAL MEETING

6:00 p.m., Thursday, July 28, 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: Robin Aeschliman, Bill Bluhm (Vice-Chair), Jeanne Byrne, Mark Chakwin (Secretary), Bill Fredrickson (Chair), Don Murphy

Commissioners Absent: Nicholas Smith

3. Approval of Agenda

On a motion by Commissioner Byrne, seconded by Commissioner Murphy, the Commission voted 6-0-0-1 (Commissioner Smith absent) to accept the agenda as presented. Motion passed.

4. Approval of Minutes

a. July 7, 2016

Recommended Action: Approve minutes as presented.

On a motion by Commissioner Murphy, seconded by Commissioner Byrne, the Commission voted 5-0-1-1 (Commissioner Chakwin abstain, and Commissioner Smith absent) to accept the July 7, 2016 meeting minutes as presented. Motion passed.

5. Public Comments

a. Written Communications

All received written communication related to Item 7.a.

b. Oral Communications

None.

6. Consent Agenda

a. Acceptance of Historic Resources Committee meeting minutes:

i) June 22, 2016

On a motion by Commissioner Murphy, seconded by Commissioner Chakwin, the Commission voted 6-0-0-1 (Commissioner Smith absent) to accept the June 22, 2016 Historic Resources Committee meeting minutes as presented. Motion passed.

7. Regular Agenda

a. Local Coastal Program

Description: Local Coastal Program certification.

CEQA Status: Exempt per CEQA Guidelines

Staff Reference: Anastazia Aziz, AICP, Senior Planner & Mark Brodeur, Community and Economic Development Director

Recommended Action: Recommend adoption of the City's Local Coastal Program to the City Council and submission of the Local Coastal Program to the California Coastal Commission for certification.

Continued from July 7, 2016.

Anastazia Aziz, AICP, Senior Planner, provided a staff report.

The Chair opened the floor to public comments. The following members of the public spoke. *(Please see audio recording for further details.)*

- Ms. Kathryn Polling, resident, provided a letter she had sent to the Planning Commission. She expressed support for privacy fencing and some perimeter fencing, permeable paving, height standards, different dune area restoration standards for remodeling, and redevelopment in the Asilomar Dunes Neighborhood.
- Mr. James Smith, architect, expressed concerns regarding Section 23.90.250 (portion "G") Biological Resources and Environmentally Sensitive Habitat Areas pertaining to the requirement to apply redevelopment standards for cumulative remodeling changes to over 50 percent of the structure made over time. Mr. Smith commented that this rule could impede seismic protection upgrades to structures and increase owner risk.
- Ms. Ann Rudolph, representative of Russell Service Center, spoke against a petition proposing a 25 feet height limit in Sunset Commercial District.
- Ms. Lisa Ciani, resident, provided comment on a document submitted by Commissioner Murphy. She recommended narrative changes and two new policies about erosion, and also proposed an amendment to HAZ-13 focusing on a planned retreat approach.
- Mr. Luke Coletti, resident, spoke about the floor area ratios (FAR) for the American Tin Cannery (ATC) site. He noted the current General Plan identifies FARs of 2.0 and 2.5 for ATC areas, and recommends maintaining those FAR ratios.
- Ms. Inge Lorentzen Daumer, resident, spoke about protecting natural resources and expressed concerns regarding raising the height limit for the ATC project. Ms. Daumer recommended maintaining current height and FAR ratios.
- Mr. Michael Crall, representative of Project Bella, spoke about the project's commitment to environmental sustainability and achieving LEED-Platinum certification.

- Mr. Frank Donangelo, representative of the Foursome Development Company, spoke about ATC and benefits of a 3.0 FAR. He stated the importance of the current height guidelines of 40 feet for future building and design. Mr. Donangelo also noted the perception of a possible taking if the city reduces the FAR, and Mr. Donangelo also emphasized the value of a well-designed future structure on the current ATC site.

The Chair closed the floor to public comments.

The Planning Commission discussed the plan in detail. *(Please see audio recording for further details.)*

On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted 6-0-0-1 (Commissioner Smith absent) to continue the item to a Special Meeting on August 25, 2016 at 6:00pm. Motion passed.

8. Presentations

None.

9. Reports of PC Subcommittees

None.

10. Reports of PC Members

The Development Standards Subcommittee will update the Planning Commission, including garages along Ocean View Boulevard and zoning changes, after completion of the Local Coastal Program update.

11. Reports of Council Liaison

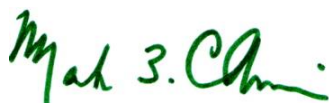
Director Brodeur provided an update on behalf of the Councilmember Huitt. The City Council has approved the contract with Michael Baker International for an Initial Study for the Pacific Grove Hotel. The City Council has also voted to place the admissions tax on the November ballot.

12. Reports of Staff

In response to the Chairman's question, Mark Brodeur, Director of Community and Economic Development Department, stated that the City is seeking to have the new owners of the Latitudes restaurant clean the site and remove weeds.

13. Adjournment at 9:59 p.m.

APPROVED BY PLANNING COMMISSION:



Mark Chakwin, Secretary

August 26, 2016

Date