



## MINUTES

# CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR AGENDA

6:00 p.m., Thursday, January 21, 2016

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

*Copies of the agenda packet, and materials related to an item on the agenda submitted after distribution of the agenda packet, are available for review at the Pacific Grove Library located at 550 Central Avenue; the CDD counter in City Hall at 300 Forest Avenue, Pacific Grove from 8 a.m. – 12 p.m. and 1 p.m. – 5 p.m., Monday through Thursday; and on the internet at [www.ci.pg.ca.us/pc](http://www.ci.pg.ca.us/pc). Recordings of the meetings are available upon request. Materials can also be requested of staff during the PC hearing. Structures listed on the City's Historic Resources Inventory are denoted on the agenda with an "(HRI)" next to their project address.*

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

### 2. Roll Call

Commissioners Present: Robin Aeschliman (*arrived at 6:20pm*), Bill Bluhm (Vice-Chair), Mark Chakwin (Secretary), Bill Fredrickson (Chair), Don Murphy, Nicholas Smith

Absent: Jeanne Byrne

### 3. Approval of Minutes

#### a. January 7, 2016

Recommended Action: Approve minutes as presented.

**Corrected minutes were distributed. On a motion by Commissioner Murphy, seconded by Commissioner Smith, the Commission voted 5-0-2 (Byrne and Aeschliman absent) to approve the minutes with corrections. Motion passed.**

### 4. Public Comments

#### a. Written Communications

Correspondence was received related to Items 7.b and 7.c.

#### b. Oral Communications

None.

### 5. Items to be Continued or Withdrawn

None.

### 6. Consent Agenda

#### a. January 12, 2016 Architectural Review Board Minutes

**On a motion by Commissioner Smith, seconded by Commissioner Bluhm, the Commission voted 5-0-2 (Aeschliman and Byrne absent) to accept the consent agenda. Motion passed.**

## 7. Regular Agenda

### a. Use Permit 15-803

Address: 1027 Egan Avenue

Description: To convert an existing detached 360 square foot garage into a 360 square foot studio with a bedroom and bathroom and to build a new 200 square foot covered carport over the existing driveway.

Applicant/Owner: Aaron Tollefson/Jacob Morelan

Zoning/Land Use: R-1

Legal Description: Lot 12, Block 348, Fairway Homes Tract/APN: 006-121-017

CEQA Status: Exempt

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Deny application based on Staff findings.

**Withdrawn.**

### b. Seabreeze Lodge

Address: 1100 and 1101 Lighthouse Ave, Pacific Grove, 93950

Permit Application: Use Permit (UP) 15-443 & UPA 15-444

Description: Use Permit UP 15-443 to allow for the addition of a new two story building with three motel units and one storage room to the Seabreeze Inn and Cottages located at 1100 Lighthouse Avenue resulting in a 46 Unit Motel, pursuant to PGMC 23.52.035 and Use Permit Amendment (UPA) 15-444 to allow the addition of one Inn Unit and the relocation of a previously approved Inn Unit to a two story unit Motel building. To also remove the pool and install landscaping at the Seabreeze Lodge, located at 1101 Lighthouse Avenue, pursuant to PGMC 23.52.035

Applicant/Owner: Jerry Case/Greg Zimmerman

Zoning/Land Use: R-3-M/VA/MDR 17.4 DU/AC

Legal Description: Lot 3, Block 321 Tract, PG Acres Tract, APN: 006-112-002 and 006-371-001

CEQA Status: Initial Study/Mitigated Negative Declaration

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Approve based on Staff findings.

Laurel O'Halloran, Associate Planner, presented a staff report for 1100 Lighthouse Ave (Part one of the project under consideration). The Commission discussed the project. Ms. Aeschliman arrived at 6:20pm.

The Chair then opened the hearing for public comment: Mr. Jerry Case, architect for the project, gave a brief presentation. Ms. Dianne Maroon, owner of the Monarch Resort, spoke in opposition to construction noise. Ms. Victoria Arroyo, junior partner of Monterey Peninsula Inns, operating the Sea Breeze, spoke in favor of the project. The Chair closed the public hearing.

The Commission discussed the project.

**On a motion by Commissioner Smith, seconded by Commissioner Chakwin, the Commission voted to adopt the Mitigated Negative Declaration. The Commission voted 5-0-1-1 (Commissioner Byrne absent; Commissioner Aeschliman abstain). Motion carried.**

**On a motion by Commissioner Smith, seconded by Commissioner Frederickson, the Commission voted to approve the item as presented. The Commission voted 5-0-1-1 (Commissioner Byrne absent; Commissioner Aeschliman abstain). Motion carried.**

Laurel O'Halloran, Associate Planner, presented a staff report for 1101 Lighthouse Ave. (Part two of the project under consideration).

The Chair then opened the hearing for public comment: Mr. Jerry Case, architect, gave a brief presentation. Ms. Dianne Maroon, owner of the Monarch Resort, spoke in opposition to the construction noise. Ms. Carmelita Garcia spoke. The Chair closed the public hearing. The Commission discussed the project

**On a motion by Commissioner Chakwin, seconded by Commissioner Bluhm, the Commission voted to adopt the Mitigated Negative Declaration. The Commission voted 6-0-0-1 (Commissioner Byrne absent) Motion carried.**

**On a motion by Commissioner Chakwin, seconded by Commissioner Murphy, the Commission voted to approve the item as presented. The Commission voted 6-0-0-1 (Commissioner Byrne absent). Motion carried.**

**c. Local Coastal Program**

Description: Review and discuss Revised Final Land Use Plan and continue discussion as needed on Thursday, January 21, 2016.

CEQA Status: Exempt

Staff Reference: Anastazia Aziz, AICP, Senior Planner

Recommended Action: Discuss and provide direction.

The item was continued from January 19, 2016.

The Chair opened the public comment period. No oral comments were received. The Chair closed public comment. The Commission discussed the document and provided comments and recommendations for staff consideration.

**d. Amendments to Short Term Rental Ordinance**

Description: Consider an Ordinance which amends Chapters 7.40 and 23.64 related to Transient Use Licenses

CEQA Status: Exempt

Staff Reference: Mark Brodeur, Director

Recommended Action: Receive report and recommend an Ordinance for approval by the City Council.

The item was continued from January 7, 2016.

Terri Shafer provided a staff updates on this issue including CEQA status, tracking concepts. The Chair opened the public comment period. The following provided public comment: Ms. Joy Colangelo, Mr. Luke Coletti, Ms. Jan Leasure, representing Monterey Bay Vacation Rentals, Mr. Antony Tersol, Ms. Kelly Terry, Mr. Robert Sunukijian. The Chair closed public comment.

The Commission discussed the document and provided comments and recommendations for staff consideration.

**8. Reports of PC Subcommittees**

None.

**9. Reports of PC Members**

None

**10. Reports of Council Liaison**

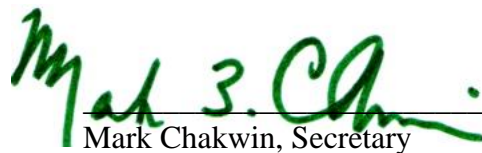
None.

**11. Reports of Staff**

None.

**12. Adjourned at 10:00pm**

**APPROVED BY PLANNING COMMISSION:**

  
Mark Chakwin, Secretary

June 21, 2016

Date