



MINUTES

CITY OF PACIFIC GROVE PLANNING COMMISSION

6:00 p.m., Thursday, December 3, 2015

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

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1. Call to Order

Chairperson Fredrickson called the meeting to order at 6:05pm.

2. Roll Call

Present: Robin Aeschliman, Bill Bluhm (Vice-Chair), William Fredrickson (Chair), Chakwin (Secretary), Nicholas Smith, Jeanne Byrne

Absent: Donald Murphy

3. Approval of Minutes

a. November 19, 2015

Upon motion by Commissioner Robin, seconded by Commissioner Chakwin, the Commission voted 5-0-1-1 (Commissioner Murphy absent and Vice-Chair Bluhm abstain) to approve the minutes as presented. Motion carried.

4. Public Comments

a. Written Communications

None.

b. Oral Communications

None.

5. Items to be Continued

a. None.

6. Consent Agenda

a. Acceptance of Minutes from Other Bodies

None.

b. **Address:** 615 Alder Street, Pacific Grove, CA 93950

Use Permit (UP): 15-738

Project Description: To permit a bathroom in a detached structure.

Owner: Daniel McGovern

Zone District: R-1

General Plan Designation: Medium Density Residential, 17.4DU/ac
Assessor's Parcel Number: 006-562-014
CEQA Status: Categorical Exemption, Class 15331
Staff Reference: Laurel O'Halloran, lohalloran@cityofpacificgrove.org
Recommended Action: Approve

Consent Agenda Item 6a was pulled to be considered as Item 7a, with the prior Item 7a becoming Item 7b.

7. Regular Agenda

- a. **Address:** 615 Alder Street, Pacific Grove, CA 93950
Use Permit (UP): 15-738

This item was pulled from the Consent Agenda Item 6a.

Laurel O'Halloran, Associate Planner, presented a staff report.

Commissioner Chakwin noted that the water credits will be reduced, and noted that this street supports spillover parking.

The Commission opened the floor for public comments.

Ms. Jan Leisure, property manager from Monterey Bay Property Management District, spoke that the laundry sink and toilet existed when the owners purchased the property.

Commissioner Byrne inquired about the interest in vacation rentals, and asked about verification for changing to efficient water fixtures.

Mr. Terry Latasa, architect, stated that the garage is 17 feet by 23 feet and functions as garage.

The public comment period closed.

Commissioner Smith expressed a concern with parking.

Commissioner Chakwin expressed a concern with parking only if the accessory structure were to be rented out separately.

Vice-Chair Bluhm expressed concern in difficulty of enforcing deed restrictions and inspections. He requested that if approved, he would like to see details of garage and gate dimensions, and potential of concrete patio as a parking space.

Chairperson Fredrickson spoke about concern of undocumented short-term rentals.

Vice-Chair Bluhm suggested creating guidelines to evaluate Use Permits for detached structures with plumbing in the future.

On a motion by Commissioner Byrne, seconded by Commissioner Smith, the Commission voted 6-0-1 (Commissioner Murphy absent) to approve the Use Permit 15-738, with the condition that only a toilet and laundry sink are permitted, and to remove the shower and bedroom. The motion carried.

b. Draft Landscape Ordinance

CEQA: Class 7 Categorical Exemption

Staff Reference: Jessica Kahn, P.E., Environmental Programs Manager

Recommended Action: Receive Draft Landscape Ordinance and provide general comments.

Jessica Kahn, Environmental Programs Manager, presented a staff report.

Ms. Pam Johns, consultant from Michael Baker International, presented a PowerPoint presentation. Ms. Johns noted that the proposals were a collection of suggestions to choose from.

Chairperson Fredrickson and Commissioner Smith inquired about impervious surface such as concrete below turf.

The Commission opened the floor for public comments.

Mr. Luke Coletti, resident, inquired about funding and lot coverage.

Ms. Sally Moore, resident, inquired about surface runoff and defaulting regulations to the State requirements, suggested that the Plant Palette be a guideline, and expressed concern about the stringency of the proposal.

Ms. Carmelita Garcia, resident, expressed concern of residents not adhering to the rules, and stated that the proposal is beneficial for new development. Ms. Garcia also expressed concern of artificial turf, and requested a clear document to be integrated smoothly into the permitting process.

The public comment period closed.

Commissioner Smith expressed concern in the high amount of regulations.

Commissioner Byrne stated that the city currently does not have landscape regulations yet finds much of the landscaping favorable. She expressed concern of repetitive or conflicting regulations for stormwater, water management, and site coverage. She expressed concern of preference of native, drought-tolerant plants, and negative impact on non-native plants. She commented that in the community, privacy is a larger issue than crime prevention. She suggested that the proposal be a guideline rather than a requirement, with the exception of artificial turf which needs more details.

Ms. Kahn stated that the grant awarded the city \$240,000, and approximately \$125,000 has been spent. Approximately \$35,000 has been allocated to the Landscape

Ordinance for implementation, of which approximately \$16,000 has been spent. The remainder of the grant is dedicated to projects such as the Public Tree Inventory, watershed modeling, Plant Palette, and the Low Impact Development (LID) Program.

Chairperson Fredrickson expressed concern of impact on permit fees. He requested the document to address artificial turf, and for the document beginning on Page 116 to be reduced to a recommendation. He requested this be a recommendation rather than a requirement.

Commissioner Aeschliman commented that Pacific Grove should be recognized as a Mediterranean climate. She also stated that there should be requirements for artificial turf.

Ms. Johns suggested creating requirements for artificial turf, and noted that a revised document will be reviewed by the Beautification Natural Resources Commission.

8. Reports of PC Subcommittees

- a. **Short Term Rental** – Commissioner Aeschliman described discussions regarding density, grandfathering in existing short-term vacation rentals, effect on impacted neighborhoods, and more. Chairperson Fredrickson commented that density should be evaluated block by block. Commissioner Byrne commented that density should be allowed at approximately 10%, particularly in the R1 and R2 districts. Commissioner Chakwin commented that density should be allowed at approximately 30%. Director Brodeur commented about different density levels for different zonings.

9. Reports of PC Commissioners

- a. None.

10. Reports of Council Liaison

- a. Councilmember Robert Huitt discussed an appointment for an interim city manager on December 16th, and will take 4-6 months to find a new full-time city manager. The City Council meeting discussed ensuring continuity for current major projects.

11. Adjournment at 8:05 pm.

APPROVED BY PLANNING COMMISSION:

Mark Chakwin, Secretary

Date