



**DRAFT MINUTES**

**CITY OF PACIFIC GROVE  
PLANNING COMMISSION  
SPECIAL MEETING**

6:00 p.m., Thursday, October 27, 2016

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

**1. Call to Order - 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 Chakwin, the Commission voted 6-0-1 (Commissioner Smith absent) to accept the agenda as presented. Motion passed.**

**4. Approval of Minutes**

**a. September 22, 2016**

Recommended Action: Approve minutes as presented

**On a motion by Commissioner Aeschliman, seconded by Commissioner Bluhm, the Commission voted 6-0-1 (Commissioner Smith absent) to accept the minutes as presented. Motion passed.**

**5. Public Comments**

**a. Written Communications**

None.

**b. Oral Communications**

None.

**6. Consent Agenda**

**a. Address: 836 Carmel Avenue**

**Permit Application:** Use Permit (AP) 16-830

**Description:** To permit an additional 720 square foot accessory structure category 1 to allow for three covered parking spaces.

**Applicant/Owner:** Luis Vargas/ California American Water

**Zoning/Land Use:** Unclassified/ Open Space

**CEQA Status:** Categorical Exemption, Section 15301(e)(1), Class 1

**Staff Reference:** Laurel O'Halloran, Associate Planner

**Recommended Action:** Final approval

- b. Acceptance of Historic Resources Committee meeting minutes:
  - i) September 28, 2016
- c. Acceptance of Architectural Review Board meeting minutes:
  - i) October 11, 2016

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

## 7. Regular Agenda

- a. Description: Big Lot Mergers and resulting Mansionization Code Modifications  
CEQA Status: A Negative Declaration will need to be completed and approved before the Commission can take action  
Staff Reference: Mark Brodeur, Community and Economic Development Director  
Recommended Action: Offer staff a conceptual recommendation.

Mark Brodeur, CEDD Director, presented a staff report.

The Chair opened the floor to public comments. The following members of the public spoke. *Please refer to audio recording for more details.*

- Mr. Jeff Dutra, resident, stated that he supported the concept of code modifications to limit “mansionization” or building a large house uncharacteristic of the neighborhood. However, he expressed concern about potential discrimination of if the lot size maximum was applied only to homes along Ocean View Boulevard, and expressed concern of possible class action lawsuit if that occurs. Mr. Dutra stated a preference to apply the lot size maximum to either the entire Beach Tract or the entire city instead.
- Ms. Inge Lorentzen Daumer, resident, expressed support for a maximum lot size across the entire City, and favored a maximum lot size of 12,000 square feet.
- Mr. Daniel Perez, resident, supported Mr. Dutra’s comments, and stated that project applications currently under review should not be held to this new standard.
- Mr. Jeff Becom, architect, expressed concern if existing building footprints for two buildings might be legally used if a lot merger were to occur, which would result in a large residence. Mr. Becom also suggested a maximum lot size of 10,000 square feet for new lots.

The Chair closed the floor to public comments.

The Commission discussed the item in detail.

The Commission voted 5-1-1 (Commissioner Aeschliman opposed, Commissioner Smith absent) to recommend that lot mergers shall not exceed the existing largest Ocean View

Boulevard lot size, currently approximately 12,100 square feet.

The Commission recommended a pilot program of one year to create an overlay for the parcels along Ocean View Boulevard and the contiguous parcels immediately behind.

The Commission recommended that second stories shall be a maximum percentage of 75% of the first floor.

The Commission recommended a maximum side yard setback of 10% for new structures/additions, and that existing structures' side yard setback shall be considered legal non-conforming.

No action was taken.

- b.** Description: Modify Site Coverage Percentage in Downtown Commercial (C-D)  
CEQA Status: A Negative Declaration will need to be completed and approved before the Commission can take action  
Staff Reference: Mark Brodeur, Community and Economic Development Director  
Recommended Action: Offer staff a conceptual recommendation.

Mark Brodeur, CEDD Director, presented a staff report.

The Chair opened the floor to public comments. The following members of the public spoke. *Please refer to audio recording for more details.*

- Mr. Jeff Becom, architect, expressed concern about commercial properties blocking lighting when they abut single-story residential buildings. Mr. Becom suggested setbacks for commercial properties that abut residential properties, if these commercial properties were to maximize their site coverage.
- Mr. Fred Loyer, resident, expressed concern about new large buildings with maximized site coverage replacing single-story stores, and resulting in a change of the downtown's character.
- Mr. Luke Coletti, resident, stated the importance of determining how many buildings in downtown are over 40 feet tall. Mr. Coletti expressed concern about 100% site coverage without further studies.
- Ms. Maryann Spreadling, resident, expressed concern about 100% site coverage, and expressed the importance of open space and permeable areas. Ms. Spreadling inquired about the consistency of the proposal with the General Plan.
- Ms. Betty Achlin, resident, expressed concern about 100% site coverage changing the character of downtown, and inquired about the connection to the housing supply.
- Mr. Cosmo Bua, resident, favors a 75% site coverage, and stated that downtown needs more trees canopy.
- Ms. Sally Moore, resident, supported Mr. Bua's comments, and noted that the tree ordinance requires street trees every 30 feet. She expressed concern that a

100% site coverage would eliminate trees, and suggested keeping the existing building heights.

- Ms. Inge Lorentzen Daumer, resident, supported Ms. Moore's comments, and expressed concern of a 100% site coverage. Ms. Daumer inquired about the connection of site coverage to housing supply, and stated a study is needed to make a decision.

The Chair closed the floor to public comments.

The Commission discussed the item in detail.

Director Brodeur will propose recommendations in the future.

No action was taken.

#### **8. Presentations**

None.

#### **9. Reports of PC Subcommittees**

None.

#### **10. Reports of PC Members**

Commission Aeschliman requested staff to create an agenda item to call-up the Architecture Review Board's October 11, 2016 approval of Architectural Permit 16-753 on 102 2<sup>nd</sup> Street. Chair Fredrickson requested staff to create an agenda item to call-up Architectural Permit 15-797 on 1239 Ocean View Boulevard. The items will be added to the agenda for the November 3, 2016 Planning Commission meeting, where the Commission will then determine whether they will call-up the items. If the items receive a minimum of three votes for a call-up, then the items will be heard at the November 17, 2016 Planning Commission meeting.

#### **11. Reports of Council Liaison**

None.

#### **12. Reports of Staff**

Director Brodeur spoke about SB1069 and its impact to housing in California. The bill would be effective beginning January 1, 2017, and may result in several significant changes designed to increase the housing supply, as well as the size being limited by the main structure, the removal of income restrictions, the removal of water requirements, and the change from a discretionary to a ministerial decision.

#### **13. Adjournment at 8:45**