



MINUTES

CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR AGENDA

6:00 p.m., Thursday, February 18, 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) (*arrival at 6:08pm*), Don Murphy, Nicholas Smith

Commissioners Absent: Bill Fredrickson (Chair)

3. Approval of Minutes

a. February 4, 2016

Recommended Action: Approve minutes as presented.

On a motion by Commissioner Smith, seconded by Commissioner Byrne, the Commission voted 5-0-2 (Chair Fredrickson and Commissioner Chakwin absent) to approve the minutes. Motion passed.

4. Public Comments

a. Written Communications

- Mr. Anthony Ciani, resident, submitted an email to Director Mark Brodeur on February 18, 2016, and the email was forwarded to the Planning Commission.

b. Oral Communications

- Mr. Anthony Ciani, resident, spoke regarding the California Coastal Trail being connected or extended through the city via a proactive effort by the City of Pacific Grove.
- Ms. Nancy Sanford, resident, spoke regarding netting and suitable street trees be planted on the borders of the Pacific Grove Golf Links.

Commissioner Chakwin arrived at 6:07pm.

5. Items to be Continued or Withdrawn

a. Appeal of the Zoning Administrator's decision

Description: Consideration of an appeal of the Zoning Administrator's decision for undocumented unit permit 15-671 for a property located at 210 17 Mile Drive, Pacific

Grove, CA

Applicant/Owner: Mr. Anthony Davi Esq./Ms. Jacqueline Trees

Zoning/Land Use: R-4

Legal Description: Lot 3, Block 313, Tract PG Acres /APN: 006-351-015

CEQA Status: This project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities.

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Uphold the Zoning Administrator's decision and deny the appeal.

Item 5a from the February 4, 2016 Planning Commission meeting is to be continued to the March 17, 2016 Planning Commission meeting.

6. Consent Agenda

a. Architecture and Use Permit (AP/UP) 16-056

Address: 1209 Surf Avenue (APN 006-013-008)

Description: To allow the addition of a second story balcony of 101 square feet at the front of the existing two-story residence, and a 38 square feet accessory structure (inground hot tub) with plumbing (drain and filtration) at the rear of the property.

Applicant/Owner: Mr. Aaron Tollefson/Mr. Matt Clark

Zoning/Land Use: R-1-H 17.4 DU/ac

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

Staff Reference: Wendy Lao, Assistant Planner

Recommended Action: Final Approval.

Item 6a was pulled off the Consent Agenda and re-itemized as Item 7A, with remaining items in Section Seven re-ordered accordingly.

7. Regular Agenda

a. Architecture and Use Permit (AP/UP) 16-056

Address: 1209 Surf Avenue (APN 006-013-008)

Description: To allow the addition of a second story balcony of 101 square feet at the front of the existing two-story residence, and a 38 square feet accessory structure (inground hot tub) with plumbing (drain and filtration) at the rear of the property.

Applicant/Owner: Mr. Aaron Tollefson/Mr. Matt Clark

Zoning/Land Use: R-1-H 17.4 DU/ac

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

Staff Reference: Wendy Lao, Assistant Planner

Recommended Action: Final Approval.

The item was pulled off the Consent Agenda and re-itemized as Item 7a.

The Vice-Chair opened the floor to public comments, and the following members of the public spoke:

- Mr. Matt Clark, owner, who described the project details and answered Commissioners' questions.

The Vice-Chair closed the floor to public comments.

The Commission discussed the project.

On a motion by Commissioner Byrne, seconded by Commissioner Smith, the Commission voted 6-0-1 (Chair Fredrickson absent) to approve Architecture and Use Permit (AP/UP) 16-056. Motion passed.

b. Landscape Ordinance

Description: Additions to Pacific Grove Municipal Code establishing standards for landscaping and the use of artificial turf

CEQA Status: Exempt

Staff Reference: Jessica Kahn, Environmental Programs Manager

Recommended Action: Receive staff report and provide recommendation for approval to City Council.

The item was re-itemized from Item 7a to Item 7b.

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

The Vice-Chair opened the floor to public comments, and the following members of the public spoke: (see audio transcript for details).

- Ms. Sally Moore, resident
- Mr. Anthony Cianni, resident

The Vice-Chair closed the floor to public comments.

The Commission discussed the project.

On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted 6-0-1 (Chair Fredrickson absent) to recommend that the ordinance apply only to commercial properties, and that references to residential properties shall be guidelines only; and for staff to provide a revised document to the Planning Commission for review prior to submission to the City Council; and to revise the ordinance for turf -landscaping. Motion passed.

c. Local Coastal Program

Description: Review and discuss Draft Implementation Ordinances.

CEQA Status: Exempt

Staff Reference: Mark Brodeur, Director

Recommended Action: Discuss and provide direction.

The item was re-itemized from Item 7b to Item 7c.

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

The Vice-Chair opened the floor to public comments, and the following members of the public spoke:

- Ms. Sally Moore, resident, raised a question about Brown Act practices
- Mr. Anthony Cianni, resident, noted the value of public participation throughout
- Ms. Inge Lorentzen Däumer, resident, also recommended active public participation, and raised zoning questions

The Vice-Chair closed the floor to public comments.

The Commission discussed the project.

On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted 6-0-1 (Chair Fredrickson absent) to continue the item to the March 17, 2016 Planning Commission meeting. Motion passed.

The Commission then discussed the Joint Planning Commission–City Council Special Meeting to discuss the Implementation Plan portion of the draft Local Coastal Plan. The special meeting is scheduled for February 24th, 2016, at 6:00 p.m.

Council Liaison Robert Huitt provided additional comments.

d. Planning Commission 2016 Work Plan

Description: Presentation of 2016 Work Plan

CEQA Status: Not a project

Staff Reference: Mark Brodeur, Director

Recommended Action: Receive as information and provide direction and prioritization.

The item was re-itemized from Item 7c to Item 7d.

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

The Vice-Chair opened the floor to public comments, and the following members of the public spoke:

- Council Liaison Robert Huitt noted the tentative short-term work plan for the City Council and how it might be affected by the Planning Commission actions.
- Mr. Anthony Cianni, resident, expressed concern about the schedule for Project Bella EIR.

The Vice-Chair closed the floor to public comments.

On a motion by Commissioner Chakwin, seconded by Commissioner Byrne, the Commission voted 6-0-1 (Chair Fredrickson absent) to accept the Planning

Commission 2016 Work Plan. Motion passed.

8. Reports of PC Subcommittees

Commissioner Byrne provided an update of the Development Standards and Garage Subcommittee.

9. Reports of PC Members

Commissioner Murphy provided an update of the Historic Preservation Ordinance Ad-Hoc Subcommittee.

10. Reports of Council Liaison

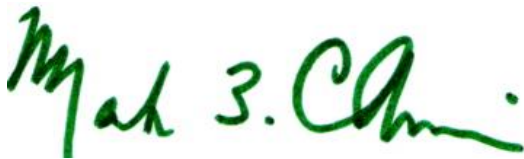
Councilmember Robert Huitt updated the Commission regarding City Council decisions from the most recent Council meeting.

11. Reports of Staff

Mark Brodeur, Director of Community & Economic Development Department, updated the Commission regarding the Draft Housing Element, Mills Act, and draft streetscape program for Lighthouse Avenue.

12. Adjournment at 8:30pm. Next meeting scheduled for March 3, 2016 at 6pm.

APPROVED BY PLANNING COMMISSION:



Mark Chakwin, Secretary

June 20, 2016

Date