



MINUTES

CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR AGENDA

6:00 p.m., Thursday, February 4, 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. 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, Bill Bluhm (Vice-Chair), Jeanne Byrne, Mark Chakwin (Secretary) (arrival at 6:12), Don Murphy, Nicholas Smith

Commissioners Absent: Bill Fredrickson (Chair)

3. Approval of Minutes

a. January 19, 2016

b. January 21, 2016

Recommended Action: Approve minutes as presented.

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

4. Public Comments

a. Written Communications

None.

b. Oral Communications

None.

5. Items to be Continued or Withdrawn

None.

6. Consent Agenda

a. 01/27/16 Historic Resources Committee

Recommended Action: Accept minutes as presented.

On a motion by Commissioner Byrne, seconded by Commissioner Murphy, the Commission voted 5-0-2 (Commissioner Fredrickson and Commissioner Chakwin

absent) to accept the consent agenda. Motion passed.

7. Regular Agenda

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: Anthony Davi/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

Commissioner Aeschliman recused herself due to conflict of interest.

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

Terri Schaeffer, Housing Program Coordinator/Code Compliance Officer, presented code compliance issues regarding the property.

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

- Mr. Anthony Davi, attorney on behalf on the applicant,
- Ms. Andrea Brantt, neighbor who supports upholding the ZA decision,
- Mr. Dan Cort, citizen of Pacific Grove in support of permitting the unit,
- Mr. Ron Brandt, neighbor who supports upholding the ZA decision.

The Vice-Chair closed the public comment period.

The Commission discussed the project.

On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted to continue the item, based on having the applicant provide the Residential Zoning Records Report (RZRR) and/or the real estate listing to clarify the identified status of the workshop/additional unit at the time of purchase; and absent the requested information that the Commission vote to uphold the Zoning Administrator's decision. The Commission voted 5-0-1-1 (Commissioner Aeschliman recused and Commissioner Fredrickson absent). Motion carried.

b. Local Coastal Program

Description: Review and discuss Draft Implementation Ordinances.

CEQA Status: Exempt

Staff Reference: Anastazia Aziz, AICP, Senior Planner

Recommended Action: Discuss and provide direction.

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

The Vice-Chair opened the meeting and the following members of the public spoke (7:45pm):

- Ms. Inge Lorentzen Daumer,
- Ms. Lisa Cianni,
- Mr. Anthony Cianni.

The Vice-Chair closed the public comment period.

The Commission discussed in detail the Draft Implementation Ordinances, and requested that the Planning Director provide his Department's recommended edits or changes to the Commission to facilitate a more effective review during the next meeting.

c. 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.

Mark Brodeur, Director of Community & Economic Development Department, requested the Commission to review the proposed 2016 Work Plan and prioritize the items.

The Vice-Chair opened the meeting and the following members of the public spoke:

- Ms. Inge Lorentzen Däumer
- Mr. Anthony Cianni.

The Vice-Chair closed the public comment period.

8. Reports of PC Subcommittees

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

9. Reports of PC Members

Commissioner Aeschliman discussed the Planning Commission's approval of signage at the Forest Hill/Chevron Gas Station, and noted that it was excessive and large.

Commissioner Byrne discussed new traffic design being constructed on Central Avenue and noted potential issues related to it.

10. Reports of Council Liaison

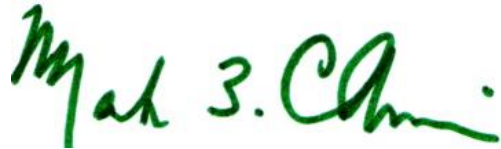
Councilmember Robert Huitt updated the Commission regarding City Council decisions from the most recent Council meeting.

11. Reports of Staff

Anastazia Aziz, AICP, Senior Planner, notified the Commission of the upcoming Local Coastal Program meeting, to be held on February 10, 6:00pm at the Pacific Grove Community Center.

12. Adjournment at 9:51pm. Next meeting scheduled for February 18, 2016 at 6pm.

APPROVED BY PLANNING COMMISSION: _____



June 20, 2016

Mark Chakwin, Secretary

Date