



MINUTES

CITY OF PACIFIC GROVE

PLANNING COMMISSION

REGULAR AGENDA

6:00 p.m., Thursday, April 7, 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.cityofpacificgrove.org/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), Bill Fredrickson (Chair), Don Murphy

Commissioners Absent: Nicholas Smith

3. Approval of Minutes

a. March 17, 2016

Recommended Action: Approve minutes as presented.

On a motion by Commissioner Chakwin, seconded by Commissioner Murphy, the Commission voted to approve the minutes with the correction to revise Item 7C to a 4-1-2 (Murphy no, Aeschlimann and Bluhm absent). The Commission voted 4-0-1-1 (Commissioner Smith absent, and Commissioner Bluhm abstain). Motion passed.

4. Public Comments

a. Written Communications

None.

b. Oral Communications

a. Mr. Ben Harvey, Interim City Manager, spoke regarding the landscape and artificial turf ordinance.

b. Mr. Vince Tuminelo, resident, spoke regarding the landscape and artificial turf ordinance, the use of pavers and related issues.

5. Items to be Continued or Withdrawn

None.

6. Consent Agenda

None

7. Presentations

a. Highway 68 Corridor Study

Description: Presentation of TAMC funded study to date by Arianna Green, TAMC and Niko Letunic of Eisen & Letunic

Staff Reference: Terri Schaeffer, CEDD & Dan Gho, PW

Recommended Action: Accept presentation as information and provide comments.

Ms. Ariana Green, from the Transportation Agency Monterey County (TAMC), and the project manager for the Highway 68 Corridor study, provided a presentation. The study is a partnership of TAMC, the City of Pacific Grove, and CalTrans. The project has hired the consulting firm of Eisen Letunic to assist. A survey was completed with 221 respondents, and the purpose is to improve access and safety for all users. Techniques to acquire local input included workshops and surveys of local residents and businesses, including an online survey with 221 respondents.

The initial portion of the presentation addressed concerns. The concerns identified by the project so far include lack of gateway along Highway 68 for the entrance to Pacific Grove, fast traffic, lack of sidewalks and bikeways, driveway collisions, difficulty to cross, bicycle and pedestrian collisions. Concerns include student drop-offs, the five-point intersection, traffic, poor lighting and bicycle collisions and accidents along the Sunset Drive segment as well.

Ms. Green next presented two proposals for changes on Forest Avenue at the Stuart Ave. /Piedmont Ave. intersection. One proposal suggested lane and traffic flow and sidewalk changes, and the second focused on a roundabout/traffic circle option. These would include a new crosswalk with flashers on the crosswalk. Chair Fredrickson and Commissioner Bluhm recommended additional warning lights at a further distance away from the proposed crosswalks so as to warn vehicles that there are pedestrians in the crossing. Commissioner Byrne asked about landscaping of the changes. The discussion suggested CalTrans would be responsible, but the responsibility needs to be identified.

A Forest Ave and Prescott Lane proposed change also was presented. Commissioner Chakwin expressed a concern that the additional congestion possibly created by some bicycle lane options would deter business from local shops. Commissioner Byrne asked how the rest of Highway 68 might be improved. Chairman Fredrickson also noted how a unified plan for recreational bicycling needs to be formulated for this entire coastal area.

Ms. Green next presented concept proposals along Sunset Drive at the Forest Avenue and 17 Mile Drive intersections. Chair Fredrickson expressed that lighting options are well coordinated and approved by the local community. Ms. Green next presented proposals along Sunset Drive at Congress Avenue. Commissioner Byrne expressed a concern regarding trucks' ability to make turns with the proposed medians at this modified 4-way intersection. Commissioner Aeschliman raised discussion about the proposal to make Cedar Street a dead end street. Commissioner Byrne expressed concerns of pedestrian safety at the proposed roundabout given the proximity to a school. Commissioner Bluhm noted the challenges of large trucks using and turning in the roundabout option.

Ms. Green next presented proposals along Sunset Drive from 17 Mile Drive to Asilomar

Avenue. Chairman Fredrickson requested proposals for the five-way stop at Sunset-Drive and 17-Mile Drive. He also recommended considering options to focus bicycling traffic through Pebble Beach instead of via Highway 68. Commissioner Byrne asked about left-turn ability for trucks with the addition of new medians and noted that this aspect is an essential aspect that must be incorporated into the study.

Ms. Green next reviewed the study milestones, and the study administrative details.

Commissioner Aeschliman reminded the commission of the origins of the study. She complimented Ms. Green's presentation and also expressed support of traffic calming measures. Commissioner Aeschliman reiterated the importance of implementation of this study.

The Planning Commission commended Ms. Green's presentation.

The Chair opened the floor to public comment.

The following members of the public spoke:

- Mr. Vince Tuminelo, resident, expressed concern of several design proposals and also noted that potholes that are increasing in number and size on Highway 68.
- Ms. Sally Moore, resident, expressed a preference for including bioswales in median designs and expressed concern regarding light pollution. Ms. Moore expressed concern about the winding nature of Highway 68 where one can come on accidents without warning. If the road could be adjusted, it would be safer.

The Chair closed the floor to public comments.

The Commission commended the presentation and numerous elements of the design proposals. Commissioner Byrne noted that some ideas were great, but some lane proposals had lanes that would be too narrow. Since 1993 there have been many past proposals. Ms. Green stated that the inclusion of CalTrans will help strengthen this study. Commissioner Chakwin noted that slowing traffic at actual point of entrance to the city on Highway 68 is important. Chairman Fredrickson noted that this study is important and addresses sidewalks, which is an issue that the city needs to consider.

b. Downtown Municipal Lot Mixed Use Discussion led by Developer Matt Tanzi

Staff Reference: Mark Brodeur, Director

Director Mark Brodeur discussed upper story residential and parking in the downtown district.

Commissioner Bryne provided background details regarding the parking district regulation, past fees, and past considerations on multiple use downtown.

Commissioner Murphy requested documentation and information about the parking district and specific rights that were provided. He recommended that these past

agreements be included in the municipal code.

The Commissioners concluded initial discussion on the issue with the Director and via question and answer.

The Chair opened the floor to public comment.

The following member of the public spoke: Ms. Sally Moore spoke about the parking ordinance that was adopted October 7, 2015 and implemented on January 4th 2016. She questioned whether it had actually been implemented or not.

The Chair closed the floor to public comments.

The director noted that the implementation is in process and once signage has been completed the implementation will be active

8. Regular Agenda

None

9. Reports of PC Subcommittees

The Building Standards sub-committee will meet with Director Brodeur to discuss the proposals. Director Brodeur answered questions regarding the procedure for moratoriums and Urgency Ordinances.

10. Reports of PC Members

Commissioner Aeschliman inquired about the procedure regarding responses to public comments.

Commissioner Byrne requested the architecture design guidelines to include further details regarding lighting requirements.

11. Reports of Council Liaison

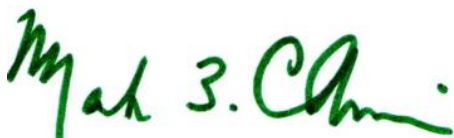
Council Member Huitt updated the Planning Commission on recent City Council items.

12. Reports of Staff

Director Brodeur updated the Commission regarding the Short Term Vacation Rental ordinance, Project Bella, Local Coastal Program, and Latitudes Restaurant.

13. Adjournment at 8:14pm

APPROVED BY PLANNING COMMISSION:



Mark Chakwin, Secretary

June 20, 2016

Date