



MINUTES

CITY OF PACIFIC GROVE

PLANNING COMMISSION

SPECIAL MEETING

6:00 p.m., Wednesday, June 1, 2016

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

1. Called to Order at 6:00 p.m.

2. Roll Call

Commissioners Present: Bill Bluhm (Vice-Chair), Jeanne Byrne, Mark Chakwin (Secretary), Bill Fredrickson (Chair), Don Murphy, Nicholas Smith

Commissioners Absent: Robin Aeschliman

3. Agenda

a. Local Coastal Program Land Use Plan Major Policy Issues and Implementation Plan Major Issues

Description: Overview of substantive Land Use Plan and Implementation Plan issues raised by Coastal Commission staff.

CEQA Status: Exempt per CEQA Guidelines

Staff Reference: Mark Brodeur, Community and Economic Development Director

Recommended Action: Review substantive issues raised by Coastal Commission staff and timeline and provide direction.

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

EMC Planning Group's Senior Principal, Mr. Michael Grove, and EMC's Principal Planner, Ms. Polaris Kinson Brown, presented the revised Local Coastal Program's Land Use Plan that included California Coastal Commission's comments.

Commissioner Murphy asked if the latest version of the Land Use Plan with Coastal Commission's comments had been made available to the public, and Mr. Grove noted not yet and that the latest comments were not substantive.

Commissioner Chakwin asked if the comments received from the Coastal Commission were authoritative and represent the Commission's perspective when the document is to be submitted for official review. Mr. Grove noted the City's planning staff and the Coastal Commission have been working closely to produce a document which aims to have fewer revisions.

Commissioner Byrne asked if the Coastal Commission comments and version updates are compliant with the law. Mr. Grove noted that the policy are crafted to be the best possible document and to be compliant with the law, and Ms. Brown noted that the Coastal Commission Staff work with the law regularly and there is close attention to compliance.

Commissioner Smith noted the high number of changes and expressed concern about resolving the large number of changes. Ms. Brown noted that many of the changes are a reorder of the document rather than substantive changes.

Commissioner Bryne expressed concern that the document was provided on a short notice.

The Commission reviewed and discussed the Revised Final Local Coastal Program Land Use Plan in detail. Mr. Kevin Kahn, District Supervisor of the Coastal Commission, also presented to the Planning Commission. The review and discussion were continued to Thursday, June 2, 2016.

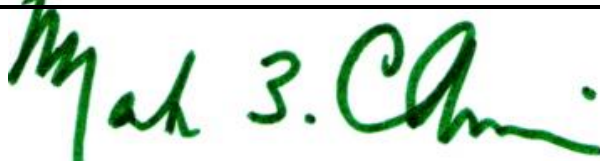
The Chair opened the floor to public comments. The following members of the public spoke:

- Ms. Janet Cohen, resident, described the need to include hotel density limits for water and traffic issues. City zoning should reflect this and preserve a more rural setting that comports with the landscape. In addition, proposed reduction in height limits should be enacted, along with setbacks and parking lot standards.
- Ms. Lisa Ciani, resident, inquired about the agenda for the meeting, and recommended not to approve the latest document without providing the public more time to comment.
- Ms. Catherine Polling, resident, stated support for the fencing proposal for 5% of the lot and stated this provides owners privacy while preserving the ability for public use.
- Ms. Anne Rudolph, representative of Russell Service Center, noted that the center is concerned about the latest version that discusses a 25-foot height limit applicable to four parcels who may be unaware of this, and does not support a change to the 40-foot height limit.
- Mr. Cosmo Bua, resident, stated that the public sought prohibitions against pesticides and herbicides and asked why these prohibitions are not included in the Local Coastal Program.
- Ms. Lynn Mason, resident, stated that no pesticides and herbicides should be allowed in the Local Coastal Area, and referenced a study that created concern about such usage.

The Chair closed the floor to public comments

4. Adjournment at 8:23pm.

APPROVED BY PLANNING COMMISSION:



June 20, 2016

Mark Chakwin, Secretary

Date