



DRAFT MINUTES

CITY OF PACIFIC GROVE

PLANNING COMMISSION

REGULAR AGENDA

6:00 p.m., Thursday, June 2, 2016

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

1. Call to Order - 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. Approval of Minutes

a. May 5, 2016

Recommended Action: Approve minutes as presented

On a motion by Commissioner Smith, seconded by Commissioner Chakwin, the Commission voted to approve the minutes with corrections. The Commission voted 6-0-1 (Commissioner Aeschliman absent). Motion passed.

b. May 19, 2016

Recommended Action: Approve minutes as presented

On a motion by Commissioner Smith, seconded by Commissioner Murphy, the Commission voted to approve the minutes. The Commission voted 3-0-1-3 (Commissioner Aeschliman absent, and Commissioners Bluhm, Byrne, and Chakwin abstain). Motion passed.

4. Public Comments

a. Written Communications

None.

b. Oral Communications

None.

5. Items to be Continued or Withdrawn

a. Local Coastal Program

Description: Local Coastal Program certification.

CEQA Status: Exempt per CEQA Guidelines

Staff Reference: Mark Brodeur, Community and Economic Development Director

Recommended Action: Recommendation to Council to adopt Land Use Plan and submit to Coastal Commission for certification and continue to refine the Implementation Plan for submission in Summer 2016.

Continued from June 1, 2016.

EMC Planning Group's Senior Principal, Mr. Michael Grove, and EMC Principal Planner, Ms. Polaris Kinson Brown, presented the revised Local Coastal Program's Land Use Plan with California Coastal Commission's comments. Mr. Brian O'Neill from the California Coastal Commission was also present for the meeting.

The Commission reviewed and discussed the Revised Final Local Coastal Program Land Use Plan in detail. The review and discussion were continued to the Thursday, June 16, 2016 Planning Commission meeting. *(Please see audio recording for more details regarding the Local Coastal Program discussion.)*

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

- Ms. Inge Lorentzen Daumer, resident, referenced her written correspondence to the Planning Commission. She noted a correction to Sloat and Dewey Avenue, the Special Community designation of the Retreat neighborhood, and that one block in the Sloat Ave was mis-designated as a professional zone area.
- Ms. Lisa Cianni, resident, noted that the tide pool should be addressed in the Land Use Plan section for Water and Marine Resources. She stated that this section applies to these tide pools and revetments and sea walls can affect our unique tide pools and granite bluffs. In addition, Ms. Cianni noted that regulations are needed to regulate herbicides and pesticides. Ms. Cianni noted that man-made areas have scenic areas that are not indicated in the scenic views map for the LUP, and these views should be included.
- Mr. Tony Cianni, resident, stated that the Vulnerability Report notes that 55 properties are under 20-foot elevation. He noted that many implementation practices can be used in addition to regulation. He noted that conservation easements can be used to implement goals and create incentives. He also noted that in 1931 and 1935 the State granted Pacific Grove all lands out into the ocean out to a depth of 60 feet, and therefore, the tide pools are all part of the City's jurisdiction. Mr. Cianni added examples of where the Coastal Commission has included historic zones in their plans and cases have cited Coastal code sections including 30125 30251 and 20253(a)(e) as legal background.
- Ms. Katherine Polling, resident, thanked the commission for reviewing some portions of the coastal plan that appeared difficult for property owners. She cited BIO-27 and BIO30 as examples of language which was difficult. She also noted that the definition of "existing" in the LUP differed from the Coastal Commission's definition.
- Mr. Dale Ellis, representative of the Russel Service Center, expressed gratitude for the Planning Commission's work on the LCP. He requested the draft Implementation Plan. He recommended that the City Staff take some projects and test them through the new documents, in order to check for unforeseen consequences.

The Chair closed the floor to public comments.

Mr. Richard James, AICP, Principal of EMC Planning Group, distributed a draft copy of the Implementation Plan to Planning Commissioners and members of the public. Mr. Richard James provided a brief introduction to the document.

6. Consent Agenda

None.

7. Presentations

a. Parking Lot Behind Lighthouse Theater

Description: Consideration of a Mixed-Use Development Concept for City Owned Parking Lot.

CEQA Status: Not a project per CEQA Guidelines

Staff Reference: Mark Brodeur, Community and Economic Development Director

Recommended Action: Provide a positive recommendation to the City Council that an appropriate development agreement be developed and selection of a developer to undertake the construction of a mixed use project at this location would be a net positive for the downtown.

To be continued.

8. Regular Agenda

None.

9. Reports of PC Subcommittees

The Building Standards sub-committee's recommendations will be discussed once the Planning Commission has completed review of the Local Coastal Program.

10. Reports of PC Members

None.

11. Reports of Council Liaison

None.

12. Reports of Staff

None.

13. Adjournment at 10:02 p.m.