MINUTES

CITY OF PACIFIC GROVE
PLANNING COMMISSION
REGULAR MEETING

6:00 p.m., Thursday, April 6, 2017
Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

1. **Chair Fredrickson called the meeting to order at 6:00 p.m.**

2. **Roll Call**
   Commissioners Present: Robin Aeschliman, Bill Bluhm (Vice-Chair), Mark Chakwin (Secretary) (arrived at 06:04), William Fredrickson (Chair), Steven Lilley, Donald Murphy.

   Commissioners Absent: Jeanne Byrne (absent)

3. **Approval of Agenda**

   Recommended Action: Approve Agenda as presented

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

4. **Approval of Minutes**
   a. **March 16, 2017**
   Recommended Action: Approve minutes with corrections

   On a motion by Commissioner Chakwin, seconded by Chair Fredrickson, the Commission voted 6-0-1 (Commissioner Byrne absent) to approve the minutes. Motion passed.

5. **Public Comments**
   a. Written Communications
   Ms. Lisa Ciani submitted two letters that discussed the about the recent Archeological Walks guided by Dr. Gary Breschini in the vicinity of Lover's Point.

   b. Oral Communications
   (Please refer to the audio record for more details.)

   - Mr. Mo Amar, Pacific Grove Chamber of Commerce, congratulated William and Helen Bluhm as the Business of the Year award recipients. Mr. Amar stated that Commissioner William Bluhm places the interests of the city above his personal interests, and will be honored at an awards dinner at the Asilomar Conference Grounds on June 3rd, 2017.

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- Mr. Anthony Ciani, resident, noted the importance of re-writing the Coastal Parks Plan, and urged the Planning Commission to support budgeting this re-write in the upcoming budget. He stated that there are many important permits, records and documents for the Coastal Parks Plan and other city issues, which may help planners and city leaders. He concluded that the Coastal Commission has a copy of the City's Mitigation Monitoring Report, and urged the Planning Commission to utilize the document in the future.

6. Consent Agenda

a. Acceptance of Historic Resources Committee meeting minutes:
   i) March 22, 2017

On a motion by Commissioner Murphy, seconded by Commissioner Lilley, the Commission voted 6-0-1 (Commissioner Byrne absent) to approve the Consent Agenda. Motion passed.

7. Regular Agenda

a. Description: Changes to Title 3 – Boards and Commissions and Title 23 – Zoning regarding the establishment and duties of the Architectural Review Board and Historic Resources Committee.
CEQA Status: Not a Project
Staff Reference: Anastazia Aziz, AICP, Senior Planner
Recommended Action: Receive staff presentation, hold a public hearing, and recommend changes noted in the staff report to the City Council.

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

The Chair opened the floor to public comment. The following members of the public spoke. *(Please refer to the audio record for more details.)*

- Mr. Anthony Ciani, resident, provided a letter discussing the recommendations made in this item, and provided further details regarding his letter. He noted that the Historic Preservation Ad Hoc Committee reviewed the roles and duties of the Architecture Review Board and Historical Resources Committee and provided detailed recommendations on how their missions and configuration are to be adjusted.

The Chair closed the floor to public comment

The Commission discussed the item.

On a motion by Commissioner Murphy, seconded by Commissioner Lilley, the Commission voted 4-2-1 (Commissioners Bluhm and Chakwin dissenting, and Commissioner Byrne absent) to continue the item until staff is able to re-present the item with more recommendations of the Historic Preservation Ad Hoc Committee. Motion passed.

8. Presentations
None

9. Reports of PC Subcommittees
The Ad Hoc PC-ARB Mansionization Subcommittee provided an update on the actions of the subcommittee. The Subcommittee will schedule its next meeting shortly. The Planning Director is providing material, including updating the Architecture Review Guidelines, to support the Subcommittee's work. *(Please refer to the audio record for more details.)*

10. Reports of PC Members
Commissioner Chakwin provided a personal report on the issue of Mansionization in regards to the Planning Commission's recent discussion of proposing a maximum of 4,309 square feet for a residence in the proposed Ocean Boulevard overlay. *(Please refer to the audio record for more details.)*

11. Reports of Council Liaison
None.

12. Reports of Staff
Mark Brodeur, Director of Community & Economic Development Department, provided an update on the City Council's actions regarding the Local Coastal Program during its April 2nd, 2017 meeting, and the current status of the old Latitudes Restaurant near Lovers Point. Director Brodeur stated that the Short Term Rental regulation re-write will be heard by the City Council on May 17th. (*Please refer to the audio record for more details)*

13. The meeting was adjourned at 8:16 pm.