



DRAFT MINUTES

CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR MEETING AGENDA

6:00 p.m., Thursday, November 6, 2014

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 - 6:00 p.m.

2. Roll Call

Commissioners Present: Bill Fredrickson (Chair), Robin Aeschliman, Jeanne Byrne, Donald Murphy (Secretary), Mark Chakwin, Nicholas Smith

Commissioners Absent: Bill Bluhm (Vice-Chair)

3. Approval of Minutes

a. September 18, 2014 and October 16, 2014 Regular Meetings

Byrne made a motion to approve the minutes with corrections to the 9-18-14 minutes advised by Chair Frederickson. Commissioner Frederickson seconded. Motion passed 4-0-2 (Fredrickson and Nick Smith abstained).

4. Public Comments

a. Oral Communications

5. Items to be Continued or Withdrawn

a. Continued from October 16, 2014

Address: [1123 Ocean View Blvd, Pacific Grove, 93950](#)

APN: 006-196-001

Permit Application: Variance (VAR) 14-523

Description: Variance Application No. 14-523 to extend a room addition into the side yard setback where a previous non-conforming structure once stood.

Applicant/Owner: Charles Huff

Zoning/Land Use: R-1-H/MDR 17.4 DU/AC

CEQA: Class 1 Categorical Exemption

Staff Reference: Mark Brodeur, Director

Recommended Action: Final Approval

Continued to 11-20-14.

b. Address: 631 Ocean View Blvd, Pacific Grove, 93950

APN: 006-084-002

Permit Application: Use Permit (UP) and Architectural Permit (AP) 14-441

Description: UP and AP Application No. 14-441 to reestablish a restaurant previously the Latitudes restaurant, to allow both the off and on sale of alcohol, to create a master sign program consistent with PGMC 20.04 in general for the proposed project @loverspoint, to allow renovation of an existing full service restaurant structure, to reconfigure the existing structure and site to accommodate a smaller full service restaurant and four additional food and/or retail related uses including development of common use facilities.

Applicant/Owner: James D. McCord AIA Architect/Ostrich Inc c/o Chris Hyland

Zoning/Land Use: C-D/Commercial

CEQA: Class 1 Categorical Exemption

Staff Reference: Laurel O'Halloran, Assistant Planner

Recommended Action: Final Approval

Continued to 11-20-14 as the Architectural Review Board has not yet made a recommendation

6. Consent Agenda

None

7. Regular Agenda

None

8. Acceptance of Minutes from Other Bodies

- a. October 14, 2014 ARB minutes were not included

9. Reports of PC Subcommittees

None.

10. Reports of PC Members

Don Murphy regrets he will be absent for the next 2 meetings.

Mark Chakwin regrets he will miss the next meeting.

Chair Fredrickson:

- a. Request Staff buy The Job of a Planning Commissioner book for PC members.
- b. Request PC review projects before ARB. Request Staff to provide a report on suggested process.
- c. Request a process for Site Review meetings. Jeanne Byrne requests a Site Visit for the 1123 OVB project and the 631 OVB. Mark Brodeur agreed to provide a Site Visit.

11. Reports of Council Liaison

- a. The review of Measure U clean up language was approved by Council November 6, 2014.
- b. The Point Pinos Grill full alcohol license was approved by Council.
- c. The public is concerned about the number of vacation homes that have been allowed in Pacific Grove.

12. Directors report

- a. Update on Downtown Outdoor Seating with a power point presentation on the survey that was recently done on outdoor seating.
- b. Update on the 3-hour pilot parking instead of 2 hour parking as a pilot program for the Holidays.
- c. Reminder of the December 10th Joint Public meeting with the City Council to elicit comments from the public, 6 pm Council Chambers.
- d. Report on Planning approvals from the past week.

13. Adjourned at 8 pm

APPROVED BY PLANNING COMMISSION:

Donald Murphy, Secretary

Date

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