



## DRAFT MINUTES

# CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR MEETING AGENDA 6:00 p.m., Thursday, October 16, 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](http://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: Robin Aeschliman, Bill Bluhm (Vice-Chair), Jeanne Byrne, Donald Murphy (Secretary), Nicholas Smith

Commissioners Absent: Bill Fredrickson, Mark Chakwin

### 3. Approval of Minutes

**a. Commissioner Aeschliman made a motion to send the September 18, 2014 minutes back to staff for corrections discussed. Commissioner Murphy seconded the motion. Motion passed 5-0-2; with Commissioner Fredrickson and Commissioner Chakwin absent.**

### 4. Public Comments

#### a. Oral Communications

Barbara Thomas commented on a remodel on 1036 Egan, that she received no notice regarding this work going on in her neighborhood. She requests list of new projects approved over the counter be made available. Sally Moore commented that the streamlining process needs to be addressed. Luke Coletti commented about administrative approvals of the Beach House and Café Arianna.

### 5. Items to be Continued or Withdrawn

None.

### 6. Consent Agenda

**a. 147 11<sup>th</sup> Street moved from consent to regular agenda item 7a. As requested by Commissioner Byrne and Commissioner Murphy.**

### 7. Regular Agenda

**a. Address: 147 11th St, Pacific Grove, 93950**

APN: 006-196-001

Permit Application: Use Permit (UP) and Historic Preservation Permit (AP) 14-524 to allow the construction of a single-story addition to an existing single-

family residence listed on the City's Historic Resources Inventory and removal and reconstruction of 29% of the exterior lateral walls of the existing structure. The proposed addition is the same footprint as the existing structure proposed for removal. The new addition does not increase the degree of legal non-conformity on the parcel. Also included are repair of existing window and chimney, replacement of exterior siding, doors and some windows.

**Applicant/Owner:** Charles Huff/Virginia St. Jean  
**Zoning/Land Use:** R-3-PGR/High Density Residential 29.0 DU/AC  
**CEQA:** Class 15 Categorical Exemption  
**Staff Reference:** Mark Brodeur, Director  
**Recommended Action:** Final Approval

Commissioner Byrne has looked through all approvals; cannot see on the site plan what will be approved.

Charles Huff, architect for the project offered explanation of plans and project. Public comment: Sally Moore asked if any trees were to be removed. Public comment closed.

Commissioner Aeschliman asked if the project went to the ARB. Director Brodeur pointed out that it is a HPP permit not an Architectural permit therefore the Planning Commission is the approval authority.

**Commissioner Byrne made a motion to approve the project at 147 11<sup>th</sup> Street with all matching wood windows and siding incorporated Commissioner Murphy seconded; Motion passed 5-0-2; with Commissioner Fredrickson and Commissioner Chakwin absent.**

**b. Postponement of 631 Ocean View Blvd UP/AP 14-442**

**c. Address: 1123 Ocean View Blvd**

**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

Commissioner Bluhm recused himself from this item due to conflict of interest. Anthony Lombardo representing owner Mr. Rudy Estrada, property owner, made a presentation in favor of the variance.

Christine Kemp, representing Julie Burford neighbor, made a presentation opposed to the variance.

Lois Svalya neighbor 1129 Ocean View Blvd commented on safety issues and is opposed to the variance.

Phil Svalya neighbor 1129 Ocean View Blvd commented on the owner's responsibility to follow the zoning code; no noticing.

Julie Burford neighbor 1124 Beacon commented on her view diminished due to the project is opposed to it.

Luke Coletti commented on nonconforming use permits; administrative permits and approvals.

Mr. Lombardo presented a rebuttal.

Rudy Estrada, property owner, commented that work was stopped on project at the City's request; was able to tarp roof; install windows; and internal work not related to the project.

Charles Huff, Architect for the project commented that he went through the process, and that no views are impacted by the project.

Commissioner Byrne posed questions for Charles Huff regarding whether the plans showed existing masonry walls and height of masonry wall; and asked where the dimensions of the wall on the south elevation are? Was there a survey done?

Commissioner Byrne commented it was not easy to read the site plans with no dimensions of masonry wall, recommends to continue the item and ask Building Official to give feedback as to fire safety issues regarding building on the property line.

Commissioner Aeschliman commented that aside from the mistakes, and second guessing the intent of applicant, the proposed structure unnecessarily and insensitively impacts the neighbors and a decision could have been made to remove the non-conformity so she would vote against the variance.

**Commissioner Smith made a motion to continue the item to the next meeting, November 6, 2014 and asked the applicant to provide a survey including the dimensions from the masonry wall to property line, and to make the site plan accurate to the survey, and to have the Building Official provide a statement regarding what fire proof measures are required for this project. Commissioner Murphy seconded. Motion passed 4-0-1-2; Commissioner Bluhm recused himself; with Commissioner Fredrickson and Commissioner Chakwin absent.**

#### **8. Acceptance of Minutes from Other Bodies**

- a. ARB – July 22, 2014, August 12, 2014, September 23, 2014

**Commissioner Byrne moved accept the ARB Minutes for July 22, August 12 and September 23, 2014, Commissioner Murphy seconded. Motion passed 5-0-2 with Commissioner Fredrickson and Commissioner Chakwin absent.**

#### **9. Reports of PC Subcommittees**

None.

#### **10. Reports of PC Members**

Commissioner Byrne asked how projects are being processed; and is the Director making decisions as to what body the applications are to be heard at; requested a definitive review of permit streamlining to be brought before the Commission to see if it is a plus or minus.

Commissioner Bluhm commented that is planned for future meetings. Director Brodeur

concluded that this is needed it is just a matter of finding a time to get it on agenda. Commissioner Byrne recommended conducting a Special Meeting; Director Brodeur concurs it would be more like a work session with no public input but focusing on issues that have been brought up. Tentative date for the joint meeting of PC and CC on the updating and certification of the Local Coastal Plan is December 10, 2014; more information will follow.

### 11. Reports of Council Liaison

Councilman Rudy Fischer reported on the City Council Meeting last night and the discussion about the alcohol application for Point Pinos Grill. City Council decided to conduct a separate public hearing on the matter. Also the effectiveness of tree ordinance has been discussed and the Planning Commission is encouraged to look at areas of the Zoning Code that would benefit from clean up or clarification. Councilman Fischer reported that a dedicated Heritage Society and Planning Department volunteer Gretchen Leffler passed away recently. Commissioner Byrne requested that the City do something to recognize Ms. Leffler's contribution to the City.

### 12. Director's report

#### a. Update on Interpretation of Measure U

Presentation by Lynn Burgess.

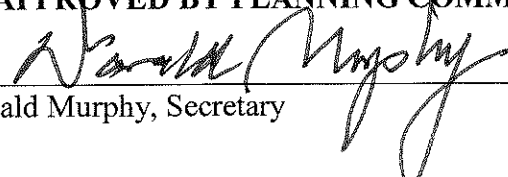
Moe Ammar commented that the only property that conforms to the current interpretation of Measure U is the Andril Motel. When Greg Zimmerman proceeded to develop under Measure U new interpretations by Planning made the project difficult to get approved. Moe Ammar urged Commissioners to consider the economic impact of decisions made by the Planning Commission.

Lynn Burgess asked if the Commissioners had any comments they would like included in the item going to City Council on November 5<sup>th</sup> 2014.

Commissioner Byrne commented that if the hotels are happy with the interpretation then she is happy. Commissioner Aeschliman commented that the change appropriately addresses the concern. Commissioner Smith commented that it appears the report accurately assesses the issue and the draft language is appropriate.

### 13. Adjourned at 8:07pm

APPROVED BY PLANNING COMMISSION:

  
\_\_\_\_\_  
Donald Murphy, Secretary

  
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Date