



MINUTES

CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR MEETING AGENDA

6:00 p.m., Thursday, August 21, 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: Robin Aeschliman, Bill Bluhm (Vice-Chair), Jeanne Byrne, Bill Fredrickson (Chair), Donald Murphy (Secretary), Mark Chakwin, 1 vacancy

Commissioners Absent: None

3. Approval of Minutes

a. [June 26, 2014 Site Review and Regular Meetings](#)

Byrne made a motion to approve the minutes as presented. Commissioner Bluhm seconded. Motion passed 5-0-1 (Fredrickson abstained).

4. Public Comments

a. Written Communications

Staff distributed written correspondence to the Commission and members of the public that was received prior to the meeting.

b. Oral Communications

Staff introduced the new Community and Economic Development Director, Mark Brodeur who started on August 18, 2014.

A member of the public raised an outdoor lighting issue that she was having with an adjacent neighbor. Staff reported they would investigate and also review adjacent municipal ordinances policies for lighting on existing properties.

Jim Willoughby discussed the letter he sent earlier in the week regarding S. 23.64.240 of the Zoning Code which addresses oversized vehicles on private property.

5. Items to be Continued or Withdrawn

None.

6. Consent Agenda

None.

7. Regular Agenda

a. 165 Forest Avenue, APN: 006-172-001-000

Description: Use Permit (UP) Application No. 14-369 to allow a vivarium structure, also referred to as a butterfly pavilion, approximately 908 square feet in size, for permanent placement in the rear yard of the Pacific Grove Museum of Natural History. The vivarium structure is planned to be used as a seasonal butterfly pavilion for approximately 6 months of the year, April through September, and for events during the remaining months of the year, October through March. The project includes associated site improvements and museum uses including 24 hour uses such as camp sleepovers, and food and alcohol service and live entertainment during events.

CEQA Status: Class 1 and Class 3 Categorical Exemption

Staff Reference: Anastazia Aziz, AICP, Senior Planner

Recommended Action: Final Approval

Staff gave a brief presentation outlining how the proposal complies with the General Plan and Zoning Code. Lori Mannel, Executive Director gave a brief presentation outlining the Museum and Vivarium operations. Marcy Wong, project architect also gave a brief presentation about the architecture of the proposed vivarium.

Commissioner Byrne asked for further description of the garden walls adjacent to Fountain and Grand. Lori Mannel explained they are designed to complement the existing building and would have peek-a-boo windows and a door to allow views inside the native garden area from the street.

The Commission discussed the hours to serve alcohol which were proposed to be consistent with the Zoning Code S.23.64.290.e.4

Commissioner Frederickson stated seagulls may be prone to roosting on the structure and to consider incorporating some measure to prevent that occurrence. He also confirmed that 300 series stainless steel would be used on the exterior of the building to avoid corrosion. Marcy Wong, architect, stated that the structure's top was composed of opaque glass to mask any seagull droppings, and she will also explore with the Executive Director ways to prevent and minimize seagull roosting.

Dan Cort, a member of the public spoke in support of the project.

Sally Moore, a member of the public inquired whether residents would be charged to enter the native plant garden, how the deed on the property that prohibits alcohol was being addressed, and how staffing would happen for fundraising

events. Lori Mannel stated that admission to the Museum would also grant admission to the native plant garden and that fundraising events would be appropriately staffed. City Manager Frutchey stated the City is in the process of removing the alcohol restriction via a quitclaim.

Commissioner Bluhm made a motion to approve the project. Commissioner Byrne seconded. Motion passed 6-0-0.

- b. [Description: Application of the Secretary of the Interior's Standards for the Treatment of Historic Properties](#) - Overview and Training by Seth Bergstein PAST Consultants
[CEQA Status:](#) Not a Project
[Staff Reference:](#) Anastazia Aziz, AICP, Senior Planner
Recommended Action: Accept as information.

Seth Bergstein of PAST Consultants made a presentation regarding application of the Secretary of the Interior Standards. Commissioner Byrne stated that the presentation was unnecessary and came across as a sales pitch.

8. [Acceptance of Minutes from Other Bodies](#)

- a. ARB – April 8, 2014, May 13, 2014, June 10, 2014, June 24, 2014, July 8, 2014
b. HRC – April 30, 2014

Commissioner Bluhm made a motion to accept the minutes, which was seconded by Commissioner Byrne. Motion passed 6-0-0.

9. Reports of PC Subcommittees

None.

10. Reports of PC Members

Commissioner Byrne inquired about the process for parklet approval and also asked about the Administrative Use Permit process for the Beach House deli.

Commissioner Murphy inquired about the Measure U (S. 23.52 of the Zoning Code) update.

Chair Fredrickson stated he would contact the Director and discuss work items for the Planning Commission, including artificial turf, and informing the Commission on administrative permits.

11. Reports of Council Liaison

Councilmember Fischer updated the Commission on the Forest Avenue pedestrian ramp, the waste hauler contract, and liens that went before Council on August 20, 2014.

12. Reports of Staff

- a. Staff stated that Local Coastal Program Certification Update recently began with a conference call with Coastal Commission staff on August 8, 2014. Staff stated that there would be opportunity for Planning Commission comment and suggestions during the process which is anticipated to take 18-24 months.

- b. Staff stated that the Trader Joe's Site Improvement have begun and are anticipated to be completed by the end of the month, with the exception of the Caltrans right-of-way improvements. Staff is exploring additional plantings with Caltrans.

13. Adjourned at 8:45pm