



DRAFT MINUTES
CITY OF PACIFIC GROVE
PLANNING COMMISSION
REGULAR MEETING

6:00 p.m. Thursday, December 18, 2014

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

1. Call to Order

6:00 pm

2. Roll Call

Commissioners Present: Robin Aeschliman, Bill Bluhm (Vice-Chair), Jeanne Byrne, Mark Chakwin, Bill Fredrickson (Chair), Nick Smith, Donald Murphy
Commissioners Absent: None.

3. Approval of Minutes

a. December 4, 2014 Regular Meeting

On a motion by Commissioner Byrne, seconded by Bluhm Commissioner the Commission voted 6-0-1 (Commissioner Murphy abstained) to approve the December 4, 2014 regular Meeting Minutes as presented. Motion carried.

4. Public Comments

a. Written Communications

None.

b. Oral Communications

None

5. Items to be Continued

None

6. Consent Agenda

None

7. Regular Agenda

a. 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

Public Comment

Jeff Becom, ARB member, spoke in favor of the project and mentioned the tree ordinance is not the law.

David Sweigert, attorney representing the Borg's hotel, spoke supporting the project and expressed concern about the tree issue. He stated the visual access is a value to be protected under the Coastal Act.

Luke Coletti, PG resident, thanked the architect and owner for the new design and glad to see the wind turbine removed.

Paul Grech, owner of the Borg's hotel, Spoke in opposition to the proposed trees and would like to preserve the hotel's views.

Mike Becker, Chairman of the PG Chamber of Commerce, said the Chamber endorses the project 100%. He also said the trees in front of a marine sanctuary have a hard time surviving and too many trees are proposed for this site.

The Manager of the Lover's Point Inn expressed her love of the project and that their guests will not like having their view blocked by the proposed trees.

Judy Cole, PG resident, commented that the landscape plan is not conducive to the site and would prefer to see local shrubbery.

Cosmo Bua, PG resident, commented that the tree ordinance which was updated in 2013 should be given the highest priority.

Michael Lamb, family member of the Lover's Pt. Inn, is concerned about any increase in building height and concerned about the trees blocking their guests view. He is also concerned about noise and maintaining a small town feel.

Maryanne Murley, PG resident, is concerned about the proposed trees which are not the correct trees for the coast.

Carmelita Garcia, PG resident, spoke in support of the project it will be great for the vitality of PG. She also commented that the landscape plan is a unique issue and the applicant should hire a professional landscape architect.

Lynn Mason, PG resident, requested that coastal trees are planted not ornamental trees.

Chair Frederickson closed the public comment.

The Commissioners discussed the item.

Commissioner Byrne made a motion to approve the Use Permit and the Architectural Permit 14-441 with the following conditions: no 2nd story deck, no wind turbine and with direction to the applicant to bring back to PC a landscape plan that includes a review of the Coastal Environment, and to coordination with two neighboring hotels, and does not allow any tree to be planted on the sidewalk, seconded by Commissioner Aeschliman the Commission voted 7-0-0. Motioned carried.

8. Acceptance of Minutes from Other Bodies

- a. Architectural Review Board December 9, 2014

On a motion by Commissioner Byrne, seconded by Commissioner Smith, to accept the minutes as submitted, the Commission voted 7-0-0. Motioned carried.

9. Reports of PC Subcommittees

Commissioner Robin Aeschliman suggested a Subcommittee be formed for the 631 OVB Landscape Plan. Chair Frederickson agreed and formed a Subcommittee consisting of Commissioner Aeschliman, Commissioner Bluhm and Commissioner Bluhm to review the proposed Landscape Plan for 631 OVB with the Applicant before it is brought to the Planning Commission.

10. Reports of Commissioners

None.

11. Reports of Council Liaison

Robert Huitt commented that he is looking forward to working with the Planning Commission in the coming year. He also thanked the Planning Commissioners for their hard work on one of the most difficult Commissions to serve on. He reported that the Sidewalk Dining Ordinance was approved on the 1st reading at last night's City Council and the 2nd reading will be heard at the January 21st City Council meeting.

12. Director's Report

There will be two meetings in January the 8th and the 22nd to discuss the LCP

13. Adjournment

7:45 p.m.

APPROVED BY PLANNING COMMISSION:

Don Murphy

Date