



MINUTES

CITY OF PACIFIC GROVE PLANNING COMMISSION

6:00 p.m., Thursday, June 18, 2015

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 CEDD 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.cityofpacificgrove.org/pc. Recordings of the meetings are available upon request. Materials can also be requested of staff during the PC hearing.

1. Called to Order at 6:00 p.m.

2. Roll Call

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

Absent: Bill Bluhm (Vice-Chair), Jeanne Byrne

3. Approval of Minutes

a. May 21, 2015

On a motion by Commissioner Smith, seconded by Commissioner Aeschliman, the Planning Commission voted 5-0-2 (Bluhm and Byrne absent) to approve the minutes. Motion carried.

4. Public Comments

a. Written Communications
None.

b. Oral Communications
None.

5. Items to be Continued

a. None.

6. Consent Agenda

a. Address: 223 17th Street Pacific Grove, CA 93950

Permit Application: Use Permit Amendment (UP-A) 15-260

Project Description: To approve an amendment to Use Permits No. 1531-82 and 1968-86. The amendment would remove condition 3 in Resolution No. 6038; Use of the upstairs banquet room shall not be permitted during weekdays before 5:30 PM. *The amendment to the Use Permit will allow the banquet room to be open for use during weekdays before 5:30 PM. The banquet is used exclusively to accommodate large groups that reserve the facility in advance.*

Applicant/Owner: Pierre and Marietta Bain
Zone District: C-D
General Plan Designation: Commercial
Assessor's Parcel Number: 006-294-007
CEQA Status: Categorical Exemption, Class 15301
Staff Reference: Laurel O'Halloran, Assistant Planner
Recommended Action: Final Approval

On a motion by Commissioner Aeschliman, seconded by Commissioner Smith, the Planning Commission voted 5-0-2 (Bluhm and Byrne absent) to approve Use Permit Amendment UP-A 15-260. Motion carried.

7. Regular Agenda

a. Local Coastal Program Update – Draft Land Use Plan Review

Project Description: Commence the review and comment period for the Local Coastal Program Draft Land Use Plan.

CEQA Status: Statutory Exemption

Reference: Mark Brodeur, Director

Recommended Action: Provide guidance and policy review on draft Land Use Plan.

Staff presented a brief staff report.

The Commission opened the public meeting. Mr. Norgaard inquired about any impacts on the mobile home park. The Commission closed the public hearing.

The Commission discussed the draft plan at length, page by page, pausing the discussion on page 3-19. The Commission agreed to resume discussion of the draft document at the following Planning Commission meeting.

8. Acceptance of Minutes from Other Bodies

- a. June 9, 2015 Architectural Review Board
- b. May 27, 2015 Historic Resources Committee
- c. Historic and Design Review Process Evaluation Committee April 28, 2015, May 26, 2015

Commissioner Smith, seconded by Commissioner Aeschliman made a motion to accept the meeting minutes. Motion carried 5-0-2 (Bluhm and Byrne absent).

9. Reports of PC Subcommittees

None.

10. Reports of PC Commissioners

None.

11. Reports of Council Liaison

None.

12. Director's Report

Staff made announcements regarding the Pumphouse Draft EIR available that is for review and comment until July 27, 2015 and that an application for the Holman property application is on file and available for review by the public.

Director Brodeur stated that the Landscape Plan for 631 Ocean View Blvd. is under development. He also stated that the Council approved the following at the June 17, 2015 meeting: a fee increase for planning permit fees, so the fees deliver 100% cost recovery, adoption of the consignment/thrift store ordinance, and selection of the Herald and Cedar Street Times as the official City newspapers. He also stated that he is continuing to refine work on the downtown parking strategy, plans to bring back a revised Emergency Housing Ordinance for consideration in August, and signed a contract with a consultant to update the City's Housing Element.

13. The meeting adjourned at 9:20pm. Next meeting scheduled for Thursday, July 16, 2015 at 6pm at Hopkins Marine Station library.

APPROVED BY PLANNING COMMISSION:

Mark Chakwin, Secretary

Date

The City of Pacific Grove does not discriminate against persons with disabilities. City Hall is an accessible facility. A limited number of devices are available to assist those who are deaf or hard of hearing.

GENERAL NOTICE

- Please note that Section 65009(b)(2) of the California Government Code provides that legal challenges to the City's action on a project may be limited to only those issues raised in testimony during the public hearing process. PC will not consider any new items after 9:00 p.m. Any items remaining on the agenda will be continued either to the next regular meeting or to a special meeting at the discretion of PC. This meeting is open to the public and all interested persons are welcome to attend.

NOTICE TO APPLICANTS

- **Appearance by Applicant/Representative:** Applicants or their representatives must be present at the meeting for which their item, including those items on the Consent Agenda, is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. The item may be denied if continuance is not requested.
- **Submittal of Written Communications:** In order to receive due consideration by the PC, written communications pertaining to agenda items should be submitted to CEDD by 12:00 noon on the Tuesday prior to the meeting. Materials submitted subsequent to that time, or directly to the PC at the meeting, may, at the Commission's discretion; result in a continuance of the item.
- **Subcommittee Items:** Items to be reviewed by subcommittee at the action of the PC must be submitted for review within 30 days of PC decision. Details submitted after 30 days will be subject to review by the full PC.
- **Appeals and Appeal Period:** Decisions rendered by the PC may be appealed to the City Council using a form available at the CEDD. The appeal form, plus an appeal fee, must be filed with the CDD within 10 days of the action being appealed. The aforementioned appeal period notwithstanding, the City Council reserves the right to call up for review PC decisions until its next regularly scheduled meeting. No building permit pertaining to a PC action may be issued until the appeal period has passed.
- **Judicial Time Limits:** This serves as written notice that Pacific Grove Municipal Code (PGMC) §1.20.010 incorporates §1094.6 of the Code of Civil Procedure of the State of California and provides a ninety-day limitation for judicial review of any final administrative decision by the council, or any board, commissioner, or officer of the city.