



MINUTES

CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR AGENDA

6:00 p.m., Thursday, August 20, 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 Bluhm (Vice-Chair), Bill Fredrickson (Chair), Donald Murphy, Mark Chakwin (Secretary), Nicholas Smith

Absent: Jeanne Byrne

3. Approval of Minutes

a. August 6, 2015

On a motion by Commissioner Smith, seconded by Commissioner Murphy, the Commission voted 6-0-1 (Byrne absent) to approved minutes as corrected. Motion carried.

4. Public Comments

a. None.

b. None.

5. Presentations

- a. Description:** Transportation Agency for Monterey County Pacific Grove Corridor Study
Staff Reference: Ariana Green, Transportation Planner, TAMC
Recommendation: Accept as information.

Ms. Green presented the concept and outlined the plan to conduct the Pacific Grove Hwy 68 Corridor Study. The Planning Commission thanked her for the information.

6. Items to be Continued:

- a. Address:** 701 Congress

Permit Application: 15-317

Project Description: To allow a first floor addition of 383 sf and a second story

addition of 441 sf to a one story 1,259 sf single family residence and the addition of a new two story garage with a bathroom for a total of a 2,636 sf two story residence.

Applicant/Owner: Joshua Stewman/Nancy & Stephen Thompson

Zone District: R-1

General Plan Designation: Medium Density Residential, 17.4 DU/ac

Assessor's Parcel Number: 006-555-001

CEQA Status: Section 15301(e) (1) Class 1 Categorical Exemption

Staff Reference: Laurel O'Halloran, Assistant Planner

Recommendation: Continue to September 17, 2015

The Planning Commission continued the item to September 17, 2015.

7. Consent Agenda

a. Address: 2859 Ransford Ave., Pacific Grove, CA

Permit Application: Use Permit (UP) 15-401

Project Description: To permit a new bathroom (toilet, shower, and sink) in an existing detached garage.

Owner: Rosann Baldo

Zone District: R-1

General Plan Designation: Medium Density Residential, 17.4 DU/ac

Assessor's Parcel Number: 007-651-003

CEQA Status: Categorical Exemption, Class 15301

Staff Reference: Ashley Hobson, Contract Planner

Recommendation: Final Approval

The Item was deferred to September 3, 2015. No public hearing was held.

8. Regular Agenda

a. Description: Recommendation to Council for adoption of Condominium Ordinance for the Holman Building in support of application AP/UP 15-301

Zone: C-1-T

General Plan Designation: Commercial

Assessor's Parcel Number: 006-173-001

CEQA Status: Not a project

Staff Reference: Mark Brodeur, Director

Recommendation: Forward on to Council for approval.

The Director made a brief presentation. The Commission opened the hearing for public comment and the following spoke:

Mr. Ken Turgen, Architect, and project applicant spoke in favor of the item. Ms. Debby Beck spoke to the issue of parking. Ms. Sally Moore queried whether this would apply to C-1-T or also the C-D zoning district. Ms. Tony Ciani spoke to small pattern for retail spaces. Mr. Luke Coletti asked whether commercial density would change. The Commission closed the public hearing.

The Commission discussed the proposed ordinance. Commissioner Chakwin proposed a motion to approve the ordinance with amendment to apply the ordinance to the C-1-T and to the C-D zoning district. There was no second for the motion.

Commissioner Smith made a motion to recommend the ordinance to Council as amended to regulate condominiums in the C-1-T zoning district. Commissioner Aeschliman seconded. The motion carried 6-1-1 (Commissioner Chakwin opposed, and Commissioner Byrne absent).

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

Project Description: Coastal Commission Local Coastal Program Draft Land Use Plan comments.

CEQA Status: Statutory Exemption

Staff Reference: Mark Brodeur, Director

Recommended Action: Receive comments from Coastal Commission staff and provide guidance.

Staff made a brief presentation. The Commission opened the public hearing. The following spoke:

Ms. Lisa Ciani spoke to deficiencies she believes exist in the Draft Plan. Mr. Luke Coletti queried about the role of the Implementation Plan and Crespi Pond. Mr. Tony Ciani also spoke to shortcomings he perceived in the Draft Plan. Ms. Inge Lorentzen Daumer spoke to the need for a ballot measure for zoning districts that permit hotels. Mr. Frank Don Angelo spoke to transient occupancy uses. The Chair then closed the public hearing.

The Commission discussed the proposed Coastal Commission changes at length. Coastal Commission staff Mr. Kevin Kahn, District Supervisor, and Mr. Brian O'Neill, Coastal Planner, offered insights into the Coastal Commission's approach to analyzing Local Coastal Plans, and responded to questions.

The Commission thanked Coastal Commission staff for attending the meeting.

9. New Business

None.

10. Acceptance of Minutes from Other Bodies

- a. July 22, 2015 Historic Resources Committee
- b. August 11, 2015 Architectural Review Board

On a motion by Commissioner Murphy, seconded by Commissioner Bluhm, the Commission voted 6-0-1 (Byrne absent) to accept the minutes. Motion carried.

11. Reports of PC Subcommittees

Commissioner Smith stated the Subcommittee meeting regarding garages remains to be scheduled.

12. Reports of PC Commissioners

None.

13. Reports of Council Liaison

None.

14. Director's Report

The Director stated at the Council meeting on 08/19/15 the Council discussed revenue generating ideas and the downtown parking strategy.

15. Adjourned at 9:15pm. Next meeting scheduled for Thursday, September 3, 2015 at 6pm at Council Chambers.

APPROVED BY PLANNING COMMISSION:

Mark Chakwin, Secretary

Date