



MINUTES

CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR AGENDA

6:00 p.m., Thursday, March 19, 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.ci.pg.ca.us/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), Jeanne Byrne, Bill Fredrickson (Chair), Donald Murphy, Mark Chakwin (Secretary), Nicholas Smith

3. Approval of Minutes

a. March 5, 2015

On a motion by Commissioner Aeschliman, seconded by Commissioner Chakwin, the Commission voted 7-0-0 to approve the minutes. Motion carried.

4. Public Comments

a. Written Communications

One item received in support of Item 7.b. One item received for 7.d.

b. Oral Communications: Ms.Inge Lorentzen Daumer (listen to audio for details.)

5. Items to be Continued

a. None.

6. Consent Agenda

a. None.

7. Regular Agenda

a. Local Coastal Program Update – Federal and State Marine Protections

Reference: Ms. Karen Grimmer, Resource Protection Coordinator, Monterey Bay National Marine Sanctuary, NOAA

Recommended Action: Receive as information

Ms. Grimmer presented on the National Marine Sanctuary, Marine Reserves and Conservation Areas and the Area of Special Biological Significance.

b. Address: 542 Lighthouse Avenue (Holman property)

Permit Application: Parcel Map PM 14-602

Project Description: Subdivide one parcel into two.

Applicant/Owner: Mr. Pat Ward, Bestor Engineering/Mr. Nadar Agha
Zone District/ Land Use: C-1-T, Commercial
Assessor's Parcel Number: 006-173-001
CEQA Status: Exempt
Staff Reference: Mr. Mark Brodeur, Director Community and Economic Development Dept.
Recommended Action: Final Approval

Staff gave a brief presentation.

Public comment period was opened. (Listen to audio for details)
- The following gave public comment in support of the project: Mr. Kenneth Turgen and addressed Commissioners' questions in follow-up, Ms. Inge Lorentzen Daumer, Mr. Luke Coletti, Mr. Nader Agha, Ms. Carmelita Garcia.

Mr. Bill Bluhm asked whether a hotel and/or condominium project would be permitted on both lots if the parcel was split into two. Staff responded that both uses are permitted and that the number of dwelling units is limited to 25 in the entire zoning district.

- The following spoke in opposition to the project: Mr. Rollins Rose

Mr. Nader Agha spoke in follow up to Commissioners' comments.

The Chair then closed the public comment period.

The Commission discussed the matter at length.

On a motion by Chakwin, seconded by Murphy, the Commission voted 3-3-0-1 (Fredrickson, Smith, Aeschliman opposed, Bluhm abstain) to approve the Parcel Map with the following condition:

Revised Plans: Within 30 days of approval, submit revised plans with lot line shifted 5 feet further to the east, and a total 25 foot wide easement.

Motion did not pass.

Commissioner Byrne left the meeting.

c. Address: 43 Esplanade

Permit Application: Appeal of Architectural Permit (AP) 15-002

Project Description: Appeal of Architectural Permit (AP) 15-002 to allow a remodel of an existing single-story home including the addition of a 187 square foot addition to the first floor and 421 square foot addition to create a new second-story.

Appellant: Ms. Sandi Green Kalinowski

Applicant/Owner:

Mr. Craig Holdren (architect) and Mr. & Mrs. Khalil & Song Bendib (owners)

Zone District/ Land Use: R-1/MDR 17.4 DU/AC

CEQA Status: Exempt

Staff Reference: Ashley Hobson, Assistant Contract Planner

Recommended Action: Final Approval

Staff made a brief presentation.

The appellant, Ms. Sandi Green Kalinowski, spoke in support of the appeal.

The applicant's architect, Mr. Craig Holdren, spoke in opposition of the appeal.

Public comment period was opened:

- The following spoke in support of the appeal: Ms. Bonnie Bailey, Ms. Inge Loretzen Daumer, Mr. Alan Williams, and Mr. Cosmo Bua.

- The following spoke in opposition to the appeal: Ms. Sonja Cook, Mr. Khalil Bendib, and Mrs. Song Bendib.

Ms. Sallie Moore spoke in support of permeable surfaces.

The Chair then closed the public comment period.

The Commission discussed the matter at length.

On a motion by Chakwin, seconded by Murphy, the Commission voted 4-1-0-2 (Aeschliman opposed, Bluhm and Byrne recused) to deny the appeal and attach the following conditions:

Revise Plans: Within 30 days of approval, submit revised plans with a driveway a minimum of 18 feet in width that can accommodate two cars; and use permeable materials for hardscape areas in the rear yard, and consideration of permeable materials for front yard hardscape areas.

Motion carried.

d. Local Coastal Program Update – Water and Marine Resources and Public Shoreline Access including Railroad Right Of Way

Reference: Ms. Anastazia Aziz, AICP, Senior Planner

Recommended Action: Provide general policy guidance.

The City Senior Planner made a brief presentation on Water and Marine Resources and Public Shoreline Access including Railroad Right Of Way in the coastal zone (listen to audio record for details).

Public comment period was opened and the following spoke: Mr. Cosmo Bua, Ms. Mary Dayton.

The Commission discussed the matter at length. No recommended action was requested by staff, and the Commission provided the following general policy guidance:

- 1) Update policies to reflect completed work;
- 2) Confirm railroad right of way Open Space land use designation;

- 3) Consider relocating, or re-landscaping parking areas along shoreline to eliminate erosion;
- 4) Explore making Ocean View Blvd. and Sunset Drive one way and adding dedicated bike lanes.

8. Acceptance of Minutes from Other Bodies

a. March 10, 2015 Architectural Review Board

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

9. Reports of PC Subcommittees

Staff stated the Latitudes commercial project, Architectural Permit and Use Permit AP/UP Resolution No. 14-04, must submit a revised Landscape Plan by June 2, 2015.

10. Reports of PC Commissioners

None.

11. Reports of Council Liaison

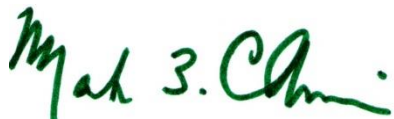
Councilmember Fischer gave a brief update on Council activities including capital improvement projects for next Fiscal Year and additional City revenue options.

12. Director's Report

Director Brodeur gave a brief update on the three-hour pilot downtown parking program.

13. Adjourned at 9:35 pm. Next meeting scheduled for Thursday, April 2, 2015.

APPROVED BY PLANNING COMMISSION:



20150429

Mark Chakwin, Secretary

Date