



## 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](http://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 17<sup>th</sup> 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 of 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, ending 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.

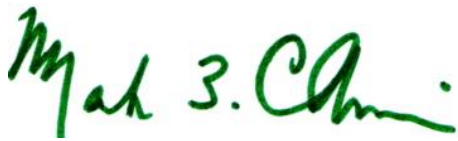
**12. Director's Report**

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 Council approved the following at the June 17, 2015 meeting: a fee increase for planning permit fees so the fees are 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:**



July 27, 2015

\_\_\_\_\_  
Mark Chakwin, Secretary

\_\_\_\_\_  
Date