



MINUTES

CITY OF PACIFIC GROVE PLANNING COMMISSION

6:00 p.m., Thursday, August 6, 2015

City Hall – City Council Chambers, 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 - 6:02 p.m.

2. Roll Call

Commissioners Present: Robin Aeschliman, Bill Bluhm (Vice-Chair), Jeanne Byrne, Donald Murphy, Mark Chakwin (Secretary), Bill Fredrickson (Chair), Nicholas Smith

3. Approval of Minutes

a. July 16, 2015

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

4. Public Comments

a. Written Communications

None received.

b. Oral Communications

Lisa Ciani commented on the Local Coastal Program.

5. Items to be Continued

a. None.

6. Consent Agenda

a. None.

7. Regular Agenda

- a. Description:** Review preliminary plans for proposed Pacific Grove Hotel located at 157 Grand Avenue
Staff reference: Mark Brodeur, CEDD Director
Recommended action: Discuss and provide comments

Victor Montgomery from RRM Design Group gave a presentation on the Pacific Grove Hotel proposed for the site at 156 Fountain Avenue and 157 Grand Avenue.

Commissioners asked questions related to parking and water allocations.

Commissioner Fredrickson opened public comment: Tony Ciani, Luke Coletti, Peter Elliott, Inge Lorentzen Daumer, and Pat Davis commented on the project. Public Comment period closed.

Commissioner Byrne commented that the project will not fulfill the same economic requirements as a conventional hotel may.

Commissioner Chakwin commented that the project mass is significant and not specific to Pacific Grove architecture.

Commissioner Murphy commented that no project could be approved until water is available and that parking should reflect S. 23.52.030.d of Title 23. He also commented that parking from the hotel should not be on street and impact adjacent neighborhoods.

Commissioner Bluhm requested confirmation that the project met parking requirements.

Commissioner Aeschliman queried whether potable water is available.

Commissioner Fredrickson summarized the following recommendations:

1. Parking and traffic study to include employee parking and visitors beyond the hotel occupants.
2. Water usage study
3. Provide a model of the hotel in relation to the neighborhood to demonstrate mass effect.
4. Resolve the historic status questions regarding the existing building.
5. Install story poles
6. Harmonize the design

b. Description: Downtown Parking Strategy

Reference: Mark Brodeur, CEDD Director

Recommended Action: Receive report and make recommendation to City Council

Director Brodeur gave a presentation regarding changes in time limits for the 911 downtown commercial parking spaces to accommodate tourists and residents.

Commissioner Fredrickson opened public comment.

Sally Moore requested that the parking on the side of Post Office have a shorter time limit.

Tom Ciani, Peter Elliott commented on the parking study.

Public Comment period closed.

Commissioner Byrne commented that Grove Market lot should be kept at 90 minutes because it's not exclusive. Commissioner Aeschliman asked whether fees are charged for 24-hour parking in the lot behind the theater and commented that the current no charge for parking at that lot is a good deal. Commissioner Chakwin commented that \$500 reserved parking might be too high. Commissioner Smith commented that Post Office parking should be 90 minutes. Commissioner Murphy commented that no median parking on Lighthouse parking would be ideal. Commissioner Bluhm had questions regarding the new enforcement program.

Commissioner Fredrickson commented that new signage is important to help tourists find

parking lots. He also commented that more diligent and consistent enforcement is needed.

8. New Business

- b. **Description:** Design impact of two-car garages
Staff reference: Mark Brodeur, CEDD Director
Recommended action: Receive information.

Director Brodeur submitted a presentation on the design effects on properties with one to two car garages. After discussion about the parking requirements in the residential zone a subcommittee was formed to look at the parking requirements. Commissioner Smith and Commissioner Byrne volunteered to discuss the topic and return with suggestions.

9. Acceptance of Minutes from Other Bodies

- a. July 14, 2015 Architectural Review Board
On a motion by Commissioner Byrne, seconded by Commissioner Smith, the Commission voted 7-0-0 to accept the minutes of the Architectural Review Board. Motion carried.

10. Reports of PC Subcommittees

Commissioner Fredrickson asked about the status of the Latitudes project. Director Brodeur reported that staff is still waiting for a revised Landscape Plan.

11. Reports of PC Commissioners

None

12. Reports of Council Liaison

Councilmember Huitt reported that the Downtown Parking Strategy is on the City Council Agenda for August 19, 2015. He also announced the start of the Route 68 Corridor Study, which will look specifically at conditions of upper Forest Avenue to Sunset Drive. A presentation will be given at the next Planning Commission Meeting on August 20, 2015. City Council will have a special Meeting next week to complete the items not addressed last night. Items approved at last night's meeting included approving a contract with PERC to design and build the Local Water Project and approved an Urgency Ordinance imposing a 45 day moratorium on new transient use licenses.

13. Director's Report

- a. Staff will be extending the comment period for the LCP to Monday, September 21, 2015. The Planning Commission will receive a clean copy of the plan with the Coastal Commission's feedback incorporated. Two free –standing workshops will be held to the topic of “Sea Level Rise” and general issues related to coastal plans.
- b. Staff reminded members to attend Local Coastal Program Archaeology Talk – Thursday, August 20, 2015, 9:30-10:30 am, Lovers Point Park.
- c. Staff gave a Transient Use License Presentation to City Council on August 5th. Council passed an Urgency Ordinance for a Moratorium on new licenses issued for the next 45 days. Staff will return to Council with draft ordinance revisions to tighten the regulations to provide better enforcement and protection of the residential neighborhoods from the saturation of vacation rentals.

d. Future agenda items will address artificial turf and a reformatted zoning code.

14. Adjourned at 8:51 pm. Next meeting scheduled for Thursday, August 20, 2015 at 6pm in City Council Chambers.

APPROVED BY PLANNING COMMISSION:

Mark 3. Chakwin

August 25, 2015

Mark Chakwin, Secretary

Date