



MINUTES
CITY OF PACIFIC GROVE
PLANNING COMMISSION

6:00 p.m., Thursday, March 17, 2016
Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

1. Call to Order - 6:00 p.m.

2. Roll Call

Commissioners Present: Jeanne Byrne, Mark Chakwin (Secretary), Bill Fredrickson (Chair), Don Murphy, Nicholas Smith

Commissioners Absent: Robin Aeschliman, Bill Bluhm (Vice-Chair)

3. Approval of Minutes

a. February 18, 2016

Recommended Action: Approve minutes as presented.

On a motion by Commissioner Byrne, seconded by Commissioner Smith, the Commission voted to approve the minutes with a correction to Item 7e to keep home sharing as a separate ordinance, including any permitting from the other ordinance. The Commission voted 5-0 (Aeschliman and Bluhm absent). Motion passed.

4. Public Comments

a. Written Communications not related to an agenda item.

None.

b. Oral Communications

None.

5. Items to be Continued or Withdrawn

None.

6. Consent Agenda

None

7. Regular Agenda

a. Election of Planning Commission Officers

Description: Elect Chair, Vice-Chair and Secretary

CEQA Status: Not a project

Staff Reference: Mark Brodeur, Director, Community and Economic Development Dept.

On a motion by Commissioner Byrne, seconded by Commissioner Murphy, the Commission voted 5-0 (Aeschliman and Bluhm absent) to maintain Fredrickson as Chair, Bluhm as Vice Chair and Chakwin as Secretary. Motion passed.

b. Appeal of the Zoning Administrator's decision

Description: Consideration of an appeal of the Zoning Administrator's decision for undocumented unit permit 15-671 for a property located at 210 17 Mile Drive, Pacific Grove, CA

Applicant/Owner: Anthony Davi/Jacqueline Trees

Zoning/Land Use: R-4

Legal Description: Lot 3, Block 313, Tract PG Acres /APN: 006-351-015

CEQA Status: This project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301 (class 1) – Existing Facilities.

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Uphold the Zoning Administrator's decision and deny the appeal.

ITEM CONTINUED FROM THE FEBRUARY 4, 2016 PLANNING COMMISSION MEETING

Laurel O'Halloran, Associate Planner, presented a staff report.

The Chair opened the floor to public comment.

Mr. Anthony Davi, attorney on behalf on the applicant, spoke in favor of the appeal

The Chair closed the floor to public comments.

The Commission discussed the project.

On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted to uphold the Zoning Administrator's decision and deny the appeal. The Commission voted 4-1 (Murphy against, Aeschliman and Bluhm absent). Motion passed.

c. Urban Runoff and Artificial Turf Ordinances

Description: Additions to Pacific Grove Municipal Code establishing standards for urban runoff and the use of artificial turf

CEQA Status: Exempt

Staff Reference: Jessica Kahn, Environmental Programs Manager

Recommended Action: Receive staff report and provide recommendation for approval to City Council.

Jessica Kahn, Environmental Programs Manager, presented a staff report.

The Chair opened the floor to public comment.

Ms. Lisa Ciani expressed support of the project

The Chair closed the floor to public comments.

The Commission discussed the project.

On a motion by Commissioner Chakwin, seconded by Commissioner Byrne, the Commission voted 4-0 (Aeschliman and Bluhm absent) to recommend City Council approval of the Chapter 23.92 Artificial Turf with corrections as noted by Commission, and Recommended Landscape Guidance should remain separate and identified as a guidance document only, and strike the text of Chapter 23.90, Urban Runoff. Motion passed.

8. Reports of PC Subcommittees

None.

9. Reports of PC Members

None.

10. Reports of Council Liaison

Council Member Huitt updated the Planning Commission on recent City Council items.

11. Reports of Staff

Director Brodeur updated the Commission on comments received from the California Coastal Commission staff on the Local Coastal Plan and an application received for the Holman Hotel.

12. Adjournment at 8:10 pm.