



MINUTES

CITY OF PACIFIC GROVE

PLANNING COMMISSION

SPECIAL MEETING

6:00 p.m., Thursday, August 25, 2016

Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

1. Called to Order at 6:00 p.m.

2. Roll Call

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

Commissioners Absent: None.

3. Approval of Agenda

On a motion by Commissioner Aeschliman, seconded by Commissioner Chakwin, the Commission voted 7-0-0 to accept the agenda as presented. Motion passed.

4. Approval of Minutes

a. July 28, 2016

Recommended Action: Approve minutes as presented

On a motion by Commissioner Murphy, seconded by Commissioner Bluhm, the Commission voted 6-0-0-1 (Commissioner Smith abstain) to accept the July 28, 2016 meeting minutes with corrections to Item 4.a. Motion passed.

5. Public Comments

a. Written Communications

All received written communication related to Item 7.a.

b. Oral Communications

None.

6. Consent Agenda

a. Acceptance of Historic Resources Committee meeting minutes:

i) July 27, 2016

b. Acceptance of Architecture Review Board meeting minutes:

i) August 9, 2016

On a motion by Commissioner Byrne, seconded by Commissioner Murphy, the Commission voted 7-0-0 to accept the consent agenda. Motion passed.

7. Regular Agenda

a. Local Coastal Program

Description: Local Coastal Program certification.

CEQA Status: Exempt per CEQA Guidelines

Staff Reference: Anastazia Aziz, AICP, Senior Planner & Mark Brodeur, Community and Economic Development Director

Recommended Action: Recommend adoption of the City's Local Coastal Program to the City Council and submission of the Local Coastal Program to the California Coastal Commission for certification.

Continued from July 28, 2016.

Anastazia Aziz, AICP, Senior Planner, provided a staff report.

Daniel Gho, Director of Public Works, provided a brief staff report and answered questions.

Mark Brodeur, Director of Community and Economic Development Department, provided a presentation.

The Chair opened the floor to public comments. The following members of the public spoke. *(Please see audio recording for further details.)*

- Mr. Michael Crall, representative from Domaine Hospitality Partners, stated that the firm has not suggested a 51-foot height limit for the American Tin Cannery (ATC) site for Project Bella. Mr. Crall stated that the project will likely demonstrate only 70% coverage, which is less than the 75% coverage allowable. Mr. Crall also stated that the project is committed to LEED-Platinum status, and there are environmentally sensitive technologies available to dig through granite, if that rock were found on the site.
- Mr. Tony Ciani, resident, spoke about a petition with 51 signatures to keep the ATC height limit at 40 feet in addition to other proposed changes commercial zoning districts. .
- Mr. Luke Coletti, resident, stated that the Local Coastal Program should not be hurried, and commented that the ATC's floor area ratio (FAR) should be consistent with the existing Measure X approval.
- Mr. Frank Donangelo, representative of the Foursome Development Company, recommended a FAR of 3.0.
- Ms. Kathryn Polling, resident, spoke about correcting the Land Use Plan to be consistent with the Planning Commission's previous decisions.
- Ms. Joy Angelo, resident, spoke about a concern regarding digging through granite and impact to squirrels near the coastline.

- Ms. Janet Cohen, resident, spoke in support of an increased 40 feet height limit for the ATC site.
- Ms. Lisa Ciani, resident, spoke about marine resources.
- Ms. Vicki Pearse, resident, spoke in support of Commissioner Murphy's suggestions and importance of tidepools. Ms. Pearse also supported keeping with the development standards approved by Measure X.
- Ms. Inge Lorentzen Daumer, resident, spoke in support of keeping the ATC site's height limit as it currently is, and in support of protecting views of the ocean.

The Chair closed the floor to public comments.

The Planning Commission discussed the plan in detail. *(Please see audio recording for further details.)*

On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted 5-2-0 (Commissioner Murphy and Commissioner Aeschliman oppose) to approve the proposed narrative changes limited to a description of the tidepools in Section 2.2.1 Marine Resources Background of the Land Use Plan, and exclude all other proposals. Motion passed.

On a motion by Commissioner Byrne, seconded by Commissioner Bluhm, the Commission voted 5-2-0 (Commissioner Murphy and Commissioner Aeschliman oppose) to increase the Floor Area Ratio to 3.0 for the north parcel and south parcel at the American Tin Cannery site without a height modification. Motion passed.

The Planning Commission set a Special Meeting on October 27th, 2016 at 5:00pm to review the final Land Use Plan and Implementation Plan and cancelled the September 8, 2016 meeting.

8. Presentations

None.

9. Reports of PC Subcommittees

None.

10. Reports of PC Members

None.

11. Reports of Council Liaison

Director Brodeur stated that the City Council awarded the Coastal Trail design capital improvement project.

12. Reports of Staff

None.

13. Adjournment at 9:37 p.m. Next meeting September 22, 2016.

APPROVED BY PLANNING COMMISSION:

Mark Chakwin, Secretary

Date