



# MINUTES

## CITY OF PACIFIC GROVE

### PLANNING COMMISSION

#### REGULAR MEETING

6:00 p.m., Thursday, January 19, 2017

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

**1. Call to Order - 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, one vacancy.

Commissioners Absent: None

**3. Approval of Agenda**

**On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted 6-0 to approve the agenda as presented. Motion passed.**

**4. Approval of Minutes**

**a. December 8, 2016**

Recommended Action: Approve minutes as presented

**On a motion by Commissioner Byrne, seconded by Commissioner Bluhm, the Commission voted 6-0 to approve the minutes with corrections. Motion passed.**

**5. Public Comments**

**a. Written Communications**

**None.**

**b. Oral Communications**

**None.**

**6. Consent Agenda**

a. Acceptance of December 21, 2016 Historic Resources Committee meeting minutes

b. Acceptance of January 10, 2017 Architecture Review Board meeting minutes

c. **Permit Application:** Architectural Permit, Use Permit and Tree Permit with Development (AP)(UP)(TPD) 16-211

**Location:** 779 Asilomar Boulevard. (APN 006-582-034)

**Description:** To allow the second floor addition of 2,546 square feet to “Building C” located at the rear of the property for a total of a two-story 5,082 gross square feet building, and to also allow “Building F” the removal of two guest units to be replaced

with a larger breakfast room and laundry room. The total number of guest units will remain at 19 and there will be no net increase in number of guest units. The Tree Permit with Development would allow the trimming of two Monterey Cypress trees as part of the proposed addition.

**Applicant/Owner:** Ed Rinehart, architect, on behalf of Prakash Babu, owner

**Zoning/Land Use:** R-3-M / VA/MDR 17.4 DU/ac

**CEQA Status:** Categorical Exemption, Section 15301(e)(2), Class 1, Existing Facilities

**Staff Reference:** Wendy Lao, Assistant Planner

**Recommended Action:** Receive report and approve AP, UP and TPD 16-211, based on the findings and subject to the staff-recommended conditions.

**On a motion by Commissioner Byrne, seconded by Commissioner Murphy, the Commission voted 6-0 to approve the Consent Agenda as presented. Motion passed.**

## 7. Regular Agenda

- a. **Description:** Amend Zoning Code Table 23.31.040, Building Form Requirements, Site Coverage Maximum Percentage in Downtown Commercial

**Location:** Downtown Pacific Grove

**Zoning:** Commercial Downtown (C-D)

**CEQA:** Categorically Exempt (Class 5 – Minor Alterations in Land Use Limitations)

**Staff Reference:** Mark Brodeur, Director of Community & Economic Development Department

**Recommendation:** Increase maximum site coverage requirement in the Downtown Commercial (C-D) district from 75% - 90% to 100%.

Mark Brodeur, Director of Community & Economic Development Department, presented a staff report.

The Chair opened the floor to public comments. Seeing none, the Chair closed the floor to public comments.

The Commission discussed the proposal. *(Please refer to the audio recording for details.)*

**On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted 6-0 to increase the maximum site coverage requirement in the Downtown Commercial (C-D) district to 100% and to return the item to the Planning Commission with additional guidelines to optimize the effects of this change. Motion passed.**

- b. **Description:** Zoning Code Modification to Require Additional Covered Parking on Smaller Residential Lots

**CEQA:** Categorically Exempt (Class 5 – Minor Alterations in Land Use Limitations)

**Staff Reference:** Mark Brodeur, Director of Community & Economic Development Department

**Recommendation:** At this time, City staff recommends against a modification to the Zoning Code requiring one additional off-street covered parking space on smaller lots.

Mark Brodeur, Director of Community & Economic Development Department, presented a staff report.

The Chair opened the floor to public comments. Seeing none, the Chair closed the floor to public comments.

The Commission discussed the proposal. *(Please refer to the audio recording for details.)*

**On a motion by Commissioner Byrne, seconded by Commissioner Murphy, the Commission voted 6-0 to continue the item to a future meeting and after the Planning Commission's Parking Space Subcommittee with the Planning Director. Motion passed.**

c. **Description:** Oversized homes in Single Family Residential Districts

**Location:** Properties in R-1 zoning district

**Zoning:** R-1

**CEQA:** Categorically Exempt (Class 5 – Minor Alterations in Land Use Limitations)

**Staff Reference:** Mark Brodeur, Director of Community & Economic Development Department

**Recommendation:** (1) Adopt a maximum gross floor area for the size of a single family home in the R-1 District not to exceed 4,309 square feet. (2) The maximum gross floor area of the second floor of the home shall not exceed 75% of the total gross floor area of the first floor.

Mark Brodeur, Director of Community & Economic Development Department, presented a staff report.

The Chair opened the floor to public comments. Seeing none, the Chair closed the floor to public comments.

The Commission discussed the proposal. *(Please refer to the audio recording for details.)*

**On a motion by Commissioner Chakwin, seconded by Commissioner Bluhm, the Commission voted 6-0 to reconsider the issue again, after Director Brodeur has provided the Commission with a white paper/ analysis, which addresses aspects and issues raised during the item discussion. Motion passed.**

**8. Presentations**

None.

**9. Reports of PC Subcommittees**

Commissioner Aeschliman noted the increase in blue recycling trash bins on the street at multi-dwelling units for extended periods of time, and requested that this issue be addressed in the appropriate city forum.

**10. Reports of PC Members**

None.

### 11. Reports of Council Liaison

City Council Liaison to the Planning Commission, Dr. Robert Huitt, provided an update on the City Council's most recent meeting actions, including the reappointment of both Chair Fredrickson and Member Murphy to the Planning Commission. Councilman Huitt also noted that Mr. Stephen Lilly has been appointed to fill the Planning Commission vacancy starting in February. *(Please refer to the audio recording for details.)*

### 12. Reports of Staff

The Director of Community & Economic Development Department, Mark Brodeur, provided a brief AB-1069 dealing with second units on parcels. He overviewed the effects of the law and noted that Pacific Grove is in the process of adjusting the City's relevant ordinances. *(Please refer to the audio recording for details.)*

### 13. The Commission adjourned at 7:59 p.m.

**APPROVED BY PLANNING COMMISSION:**

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**Mark Chakwin, Secretary**

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**Date**