



MINUTES

CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR MEETING

6:00 p.m., Thursday, April 20, 2017

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

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

2. Roll Call

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

Commissioner Absent: Steven Lilley (absent)

3. Approval of Agenda

On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted 6-0-1 (Commissioner Lilley absent) to approve the minutes. Motion passed.

4. Approval of Minutes

a. April 6, 2017

Recommended Action: Approve minutes as presented

On a motion by Commissioner Aeschliman, seconded by Vice-Chair Bluhm, the Commission voted 4-0-2 (Commissioner Lilley absent, Commissioner Byrne abstained) to approve the minutes. Motion passed.

5. Public Comments

a. Written Communications

Mr. John Moore, resident, provided several emails to Planning Director Brodeur. In these emails, Mr. Moore opposed certain elements in the draft Local Coastal Plan.

b. Oral Communications

None.

6. Consent Agenda

- a. Acceptance of Architecture Review Board meeting minutes:
 - i) March 14, 2017
 - ii) April 11, 2017

**On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted 6-0-1 (Commissioner Lilley absent) to accept the Consent Agenda.
Motion passed.**

7. Regular Agenda

None.

8. Presentations

a. Undergrounding Utilities. *(Please refer to the audio recording for details)*

Mr. Ben Harvey, City Manager, provided a presentation about considerations for undergrounding utilities in the City of Pacific Grove. After the presentation, the City Manager answered questions by the Planning Commissioners.

b. P.G.M.C. §23.79 - Density Bonus Regulation: 520 Lighthouse Avenue

(Please refer to the audio recording for details)

Mark Brodeur, Director of the Community & Economic Development Department, provided the Planning Commission with an overview on the City's Density Bonus Regulation, and how it could stimulate the development of more affordable housing in the City.

Mr. Philip C. Johnson, Principal Architect of Johnson Architectural Group, provided a presentation on how the design could be modified to provide more affordable housing components in the project. The presentation illustrated how the Density Bonus Regulation could make the changes viable. Mr. Johnson also answered questions by the Planning Commissioners.

9. Reports of PC Subcommittees

(Please refer to the audio recording for details)

Commissioner Aeschliman summarized the work and progress that have been made by the Ad Hoc PC-ARB Mansionization Subcommittee. Commissioner Byrne also added additional information; and both Subcommittee Members answered other Commissioners' questions.

10. Reports of PC Members

(Please refer to the audio recording for details)

Commissioner Bluhm inquired about proposed changes to the Architectural Review Board and the Historic Resources Committee. He stated that he had met the Chair of the HRC to consider the possibility of a combined subcommittee to resolve the issue. Director Brodeur informed the Commission that the planning staff was preparing a detailed and revised report of this item for a future Planning Commission meeting.

11. Reports of Council Liaison

(Please refer to the audio recording for details)

Dr. Robert Huitt, Mayor Protempore, provided an update on the City Council's activities, including: the emerging Capital Improvements Plan, the upcoming City Budget, the Great Tidepool Site Trail Project, and other issues.

12. Reports of Staff

(Please refer to the audio recording for details)

Heidi Quinn, the Assistant City Attorney, described changes in the office personnel and explained which attorneys will be present at future Planning Commission meetings.

Director Brodeur provided a summary on the City's planned revisions to the current Short-Term Vacation Rental ordinance for next year, and described other initiatives being developed in the City's Community and Economic Development Department.

13. The meeting was adjourned at 7:50 p.m.

APPROVED BY THE PLANNING COMMISSION:

Mark Chakwin, Secretary

Date