



MEETING MINUTES

CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR MEETING

6:00 p.m., Thursday, August 3, 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), William Fredrickson (Chair), Steven Lilley, Donald Murphy.

3. Approval of Agenda

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

4. Approval of Minutes

a. July 20, 2017

Recommended Action: Approve minutes as presented

On a motion by Commissioner Chakwin, seconded by Commissioner Lilley, the Commission voted 7-0 to approve the minutes. Motion passed.

5. Public Comments

a. Written Communications

None.

b. Oral Communications

None.

6. Consent Agenda

a. Acceptance of Architectural Review Board meeting minutes:

i) July 18, 2017

b. Acceptance of Historic Resources Committee meeting minutes:

i) July 26, 2017

On a motion by Commissioner Byrne, seconded by Commissioner Murphy, the Commission voted 7-0 to approve the Consent Agenda. Motion passed.

7. Regular Agenda

a. Call-Up of Architectural Review Board decision

Address: 400 Grove Acre Avenue

Permit Application: Architectural Permit #17-347

Project Description: Call-Up of Architectural Review Board's approval to allow a second-story addition of 905 square feet, to an existing single-story residence of 1,594 square feet, to

create a total of a 2,499 square feet two-story single-family residence. The project also proposes a partial vegetated roof of 486 square feet.

Applicant/Owner: Casey & Allison Lyon, property owners

Zone District/ Land Use: R-1-B-3/Low Density to 5.4 DU/ac

Assessor's Parcel Number (APN): 006-421-024

CEQA Status: Categorical Exemption, Section 15301(e)(1), Class 1

Staff Reference: Wendy Lao, Associate Planner

Wendy Lao, Associate Planner, presented a staff report.

The Chair opened the floor to public comments. *(Please refer to the audio recording for more details.)*

Casey Lyon, property owner, spoke in support of the project.

Mike Gunby, Member of the Architectural Review Board (ARB), spoke of the ARB's analysis of the project.

The Chair closed the floor to public comments.

The Commission discussed the project.

On a motion by Commissioner Byrne, seconded by Commissioner Lilley, the Planning Commission voted 7-0 to uphold the ARB's approval, with the following conditions: (1) the roof shall not be used or improved to be used as a deck; and (2) the exterior walls may include either cement plaster or stucco, but not both; and (3) that a survey to verify that the building height does not exceed the maximum height of 25 feet shall be performed by a qualified surveyor, and submitted to the City of Pacific Grove. Motion passed.

8. Presentations

None.

9. Reports of PC Subcommittees

The final recommendations proposed by the joint Planning Commission-Architectural Review Board Mansionization Subcommittee are not finalized as of yet. The sub-committee will have one more meeting with the Planning Director to discuss issues regarding the subcommittee's recommendations.

10. Reports of PC Members

Chair Fredrickson stated that the next Planning Commission meeting will start at 4:00 p.m. on August 17, 2017. All Commissioners noted that they should be able to attend.

11. Reports of Council Liaison

City Councilmember and Mayor Pro Tempore, Dr. Robert Huitt provided an update on recent Council meeting activities. *(Please refer to the audio recording for more details.)*

12. Reports of Staff

None.

13. Adjournment

The Planning Commission meeting was adjourned at 8:02 p.m. The next meeting is scheduled for Thursday, August 17, at 4:00 p.m.

APPROVED BY THE PLANNING COMMISSION: _____

Mark Chakwin, Secretary

Date