



MEETING MINUTES

CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR MEETING

6:00 p.m., Thursday, July 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), Steven Lilley, Donald Murphy.

3. Approval of Agenda

On a motion by Commissioner Byrne, seconded by Vice Chair Bluhm, the Commission voted 7-0 to approve the agenda with a change to move item 7.b. to the Consent Agenda. Motion passed.

4. Approval of Minutes

a. July 6, 2017

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

5. Public Comments

a. Written Communications **None.**

b. Oral Communication

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

6. Consent Agenda

a. Acceptance of Historic Resources Committee meeting minutes:

i) June 28, 2017

b. **Address:** 363 Hillcrest Ave

Permit Application: Architectural Permit, Use Permit, & Tree Permit with Development #17-433

Project Description: To allow a two-story addition of 847 square feet, to an existing single-story residence of 1,002 square feet, to create a total of a two-story single-family residence of 1,849 gross square feet. A Use Permit allows the main residence to maintain the legal non-conforming setbacks. A Tree Permit with Development allows the pruning of a 14-inch diameter Monterey Pine tree, and the removal of dead limbs and root pruning of a 22 inch diameter Oak tree.

Applicant/Owner: Anatoly Ostretsov, architect, on behalf of Stacy Strength & Denton

Rohrbough, owners

Zone District/ Land Use: R-1/Medium Density to 17.4 DU/ac

Historic Resources Inventory: No

Coastal Zone: Yes

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

Staff Reference: Wendy Lao, Assistant Planner

Recommended Action: Receive report, hold public hearing, and approve AP, UP, and TPD #17-433, based on findings and subject to the staff-recommended conditions.

This item was added to the Consent Agenda under Item 3.

On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted 7-0 to accept the Consent Agenda including Item 6.a. and newly added Item 6.b. Motion passed.

7. Regular Agenda

a. Appeal of Architectural Review Board decision

Address: 1124 Shell Avenue (APN 006-023-009)

Permit Application: Architectural Permit (AP) 15-667

Description: To allow a first floor addition of 240 sf and a second story addition of 668 sf including the addition of a 120 sf second story deck in the rear to an existing one story 1,358 sf for a total of a 2,266 sf two story residence.

Applicant/Owner: Steve DiMaggio/ Jerry Chyo

Zoning/Land Use: R-1-H / Medium Density 17.4 DU/ac

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

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Receive report, hold public hearing, and approve AP 15-667, based on the findings and subject to the staff-recommended conditions.

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

Heidi Quinn, Assistant City Attorney, explained the Planning Commission's purview in review of the appeal.

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

- Steve DiMaggio, project contractor, spoke in support of the project.
- Dolores Getz, neighbor at 1123 Surf Ave, expressed concerns about the proposed balcony impacting the privacy of her rear yard and kitchen, and requested the balcony to be redesigned. Ms. Getz also noted that the story poles do not appear to align with the site plans.
- Virginia Getz, on behalf of Ms. Dolores Getz at 1123 Surf Avenue, also expressed concerns about the loss of backyard privacy and the discrepancy between the story poles and site plans. She stated that the proposed addition does not appear to be consistent with the Architectural Review Guidelines regarding privacy.

The Chair closed the floor to public comments.

The Commission discussed the item. *(Please refer to the audio record of this meeting for details.)*

On a Motion by Commissioner Byrne, seconded by Commissioner Lilley, the Planning Commission voted 6-1 (Vice Chair Bluhm dissenting) to uphold the ARB decision with the exception of condition #2, to allow the overall height to be 23'5" having the new second floor be lowered to the peak of the current first floor roof; the new windows need to meet the Architectural Review Guidelines which does not allow snap-in -grid windows; the exterior mid-level belly band strip shall be extended all the way around the house; and to remove condition #3 allowing for the current first floor roof to remain at a peak height of 11 feet 5 inches. Motion passed.

b. Address: 363 Hillcrest Ave

Permit Application: Architectural Permit, Use Permit, & Tree Permit with Development #17-433

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Applicant/Owner: Anatoly Ostretsov, architect, on behalf of Stacy Strength & Denton Rohrbough, owners

Zone District/ Land Use: R-1/Medium Density to 17.4 DU/ac

Historic Resources Inventory: No

Coastal Zone: Yes

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

Staff Reference: Wendy Lao, Assistant Planner

Recommended Action: Receive report, hold public hearing, and approve AP, UP, and TPD #17-433, based on findings and subject to the staff-recommended conditions.

During Item 3. Approval of Agenda, this item was added to Item 6.b. Consent Agenda, and approved.

8. Presentations

None.

9. Reports of PC Subcommittees

The Mansionization Subcommittee requested to review the Architectural Review Guidelines.

10. Reports of PC Members

- Pursuant to P.G.M.C. 23.74.040, Commissioner Byrne requested to call up the Architectural Review Board's July 18, 2017 approval of Architectural Permit #17-347 at 400 Grove Acre Avenue. Chair Fredrickson, Commissioner Lilley, and Commissioner Murphy concurred with the call up and the item will be added to the next Planning Commission meeting.
- Commissioner Murphy requested for the Planning Commission to review the updated Short Term Rental ordinance prior to City Council's final adoption.

11. Reports of Council Liaison

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

12. Reports of Staff

Laurel O'Halloran, Associate Planner, provided an update regarding the Community & Economic Development activities.

13. Adjournment

The Planning Commission meeting was adjourned at 7:40 p.m.

APPROVED BY THE PLANNING COMMISSION:

Mark Chakwin, Secretary

Date