



## MEETING MINUTES

# CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR MEETING

4:00 p.m., Thursday, August 17, 2017

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

### 1. Call to Order - 4:00 p.m.

### 2. Roll Call

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

Commissioners Absent: Jeanne Byrne

### 3. Approval of Agenda

**On a motion by Commissioner Aeschliman, seconded by Commissioner Lilley, the Commission voted 6-0-1 (Commissioner Byrne absent) 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 Murphy, the Commission voted 6-0-1 (Commissioner Byrne absent) 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) August 8, 2017

**On a motion by Commissioner Aeschliman, seconded by Vice Chair Bluhm, the Commission voted 6-0-1 (Commissioner Byrne absent) to approve the Consent Agenda. Motion passed.**

### 7. Regular Agenda

#### a. Proposed Short-Term Rental (STR) Program Amendments

**CEQA Status:** An Initial Study and an accompanying Negative Declaration have been prepared and are currently in the public review period.

**Staff Reference:** Mark Brodeur, Director, Community & Economic Development Department  
**Recommendation:** Review staff recommendations provided herein. Provide comment to the City Council as to Planning Commission-recommended STR Program modifications.

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

The Chair opened the floor to public comments. The following members of the public spoke: *(Please refer to audio for more information):*

- Thom Akeman described negative concerns of the STR ordinance. He expressed that over the past three years, many complaints against STR units have not been acted on or verified by the city. He stated that some STR units abuse their authorized allocation of STR days. Finally, he recommended that each neighborhood should only have a fair share of the STR and not be overburdened with too high a density.
- Kirstie Wilde noted that she has been doing short term vacation rentals legally since 2010. She recommended adjusting the proposed evaluation criteria checklist to rate or weight on-site owners with a higher value that is proposed in the current draft. She also recommended that current STR license holders in the Asilomar Dunes area should not need to obtain an additional use permit for continuing to have their STR permit.
- Jill Napp, resident of the Retreat District, expressed that the historical custom of the Retreat neighborhood was to offer furnished rooms and welcome transients, and provided documentation. She recommended a greater mutual understanding between those holding differing opinions, described the positive value of guests, and described the attendant service economy that has grown in support of STR.
- Joy Colangelo expressed support of STRs, and expressed concerns with the qualitative review checklist both for its criteria, including parking spaces, and because it was not publicized prior to the meeting. She expressed that that requirements for off-street parking and on-site managers for STRs are not legal. Finally, she suggested that the STR ordinance is not clear, that the drafts are changing too quickly, and that the ideas are not stable.
- Luke Coletti expressed concerns about allowing STR in residential districts. He expressed that a STR is a commercial activity and that it does not belong in a residential area.
- Jan Leasure spoke in support of the proposed changes to the STR ordinance. She stated that the City's STR-owner survey results aligned with and her own small (40 of 115) survey of her commercial clients who have STR units. She expressed that STRs do not impact affordable housing options.
- Annie Silva described her experience as a STR owner. She stated that she and her husband have spoken to local business owners, who she states told her that they support the STR program. She expressed that the yard signs that oppose STRs are threatening to

all visitors and are not in keeping with Pacific Grove's character. She expressed that the City's report on STRs provides win-win solutions for both STR owners and other residents.

- Jay Velocci expressed that STRs do not belong in residential zones. He noted that the city has residential, transient, and commercial zones. He stated that STRs are both a transient use and a commercial use, and therefore do not belong in a residential zone. This is different from a long-term rental, which he states is residential in nature. He recommended adopting the City of San Francisco's STR model, or reducing the STR density to one per block.
- Gene Anderson spoke out against the STR ordinance. He suggested that if it cannot be eliminated, then it must be reduced. He expressed that the STR program turns houses into hotels and they erode the quality of life in neighborhoods. He concluded that STRs are mini-hotels and should be limited to mixed-use districts.
- Jim Lawrence spoke in favor of the STR ordinance. He expressed concerns about the STR density in the city. He compared likely problems of long term renters as neighbors with possible benefits of short term visitors. He expressed concerns about proposed changes to the STR ordinance, and asked questions about how these changes might make his investment and situation uncertain.
- Alka Joshi spoke in support of the STR ordinance. She also asked about the current exemption for the Mermaid Ave and Ocean View Boulevard area. She recommended that the City's R-2 and R-3 zoning districts should not have strict STR density limits, since residents and property owners in those zoning districts are aware of the associated higher density. Second, she hoped that the checklist does not create an undue compliance burdens for STRs. She expressed that evaluating a STR for parking in many areas of the city is not feasible because many older or historic districts do not have many dedicated parking areas.
- Michael Matthews expressed that the STR-owner survey was flawed, because it was answered by STR owners who had biases when answering the questions. He recommended that a critical examination of the survey be conducted for question and answer bias and to consider the results carefully.
- Antony Tersol spoke in support of the STR ordinance. He expressed that in addition to financial considerations, having the ability to visit and live in the house at times, while renting that house out other times, is a strong attraction. He also expressed that density is not necessarily a fair or appropriate criterion. He stated that the 150-day limit could not have been violated because it has not been 150 days since that section of the ordinance took effect. He expressed concerns that possibly fast changes to the STR ordinance could have a negative impact.

The Chair closed the floor to public comments.

The Chair recessed the meeting for 45 minutes.

The Chair called the Commission back into session and continued discussion. *(Please refer to the audio recording for details)*

The Planning Commission discussed the issue, and provided general recommendations to the Staff, including:

- to target a license cap of 250 STR units
- to eliminate the STR Type B license type
- to revise the STR checklist and make it a useful tool in city assessment and management, rather than a lottery system
- to ensure that the City follows through on any guarantees to grandfather current STR licenses, as long as those STR units meet the required standards
- to maintain the STR license exemption for Mermaid Avenue and that portion of Ocean View Boulevard from Lover's Point to Sea Palm Avenue, but to include the rest of Ocean View Boulevard from the Monterey city line to Lovers Point, and from Sea Palm Avenue to Asilomar Boulevard, into the STR license procedure;
- to limit the number of future STR licenses per parcel and per single owner to a maximum of two.

**8. Presentations**

None.

**9. Reports of PC Subcommittees**

None

**10. Reports of PC Members**

None

**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.)*

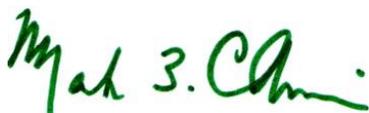
**12. Reports of Staff**

Director Brodeur provided a report on upcoming planning, design and development issues updates for the city. *(Please refer to the audio recording for more details.)*

**13. Adjournment**

**APPROVED BY THE PLANNING COMMISSION:**

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Sept. 7, 2017

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Mark Chakwin, Secretary

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Date