



## MEETING MINUTES

# CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR MEETING

6:00 p.m., Thursday, April 5, 2018

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. Elections of New Officers

Chairman Fredrickson opened the item by requesting nominees.

Commissioner Byrne nominated William Fredrickson to be Chair and Bill Bluhm to be Vice Chair.

Commissioner Aeschliman nominated Donald Murphy to be Chair, and William Fredrickson to be Vice Chair.

Commissioner Chakwin nominated himself to be Secretary.

**The Commission voted 5-2 to re-elect Commissioner Fredrickson as Chair, with Commissioners Aeschliman and Murphy voting for Commissioner Murphy for Chair.**

**The Commission voted 7-0 by unanimous acclamation to re-elect Bill Bluhm as Vice Chair.**

**The Commission voted 7-0 by unanimous acclamation to re-elect Mark Brice Chakwin as Secretary.**

### 4. Approval of Agenda

**On a motion by Commissioner Byrne, seconded by Vice Chair Bluhm, the Commission voted 7-0 to approve the agenda (Item 9.a. pulled). Motion passed.**

### 5. Approval of Minutes

**On a motion by Commissioner Lilley, seconded by Commissioner Aeschliman, the Commission voted 7-0 to approve the minutes for the Planning Commission meeting of March 22<sup>nd</sup>, 2018. Motion passed.**

## 6. Public Comments

- a. Written Communications  
None.
- b. Oral Communications

*Please refer to the audio recording for details.*

The Chair opened the floor to public comments. The following members of the public spoke:

- Jane Haynes
- Lisa Ciani

The Chair closed the floor to public comments.

## 7. Consent Agenda

None.

## 8. Regular Agenda

- a. **Address: 157 Grand Avenue (006-175-001)**

**Permit Application:** Architectural Permit/ Use Permit 16-203

**Project Description:** To allow the demolition of the existing single-story building and to build a 125- room, four-story hotel. The project proposes a total gross floor area of 86,070 square feet on a 0.77 acre lot.

**Applicant/Owner:** Randall Russom, Architect on behalf of Nader Agha, owner

**Zone District/ Land Use:** C-1-T/Light Commercial/Hotel/Condominium District

**CEQA Status:** Environmental Impact Report

**Staff Reference:** Laurel O'Halloran, Associate Planner

**Recommended Action:** Certify the Environmental Impact Report, and approve AP UP 16-203, subject to recommended findings and conditions.

*Please refer to the audio recording for details.*

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

Mark Brodeur, Director of Community & Economic Development Department, provided additional comments.

The Chair opened the floor to public comments. The following members of the public spoke:

1. Victor Montgomery, project architect at RRM Design Group, provided a presentation.
2. Randall Russom, project architect at RRM Design Group, continued the presentation.

3. Reed Norris, Executive Director of Everyone's Harvest, expressed concerns about the project.
4. Jill Kleiss, resident, expressed concerns about the project.
5. Claudia Sawyer, resident and Chair of the City's Historic Resources Committee, expressed concerns about the project.
6. Jane Haines, resident, expressed concerns about the project.
7. Maureen Mason, resident and Member of Board of Directors for America's Harvest, expressed concerns about the project.
8. Sally Jean Aberg, resident, expressed concerns about the project.
9. Jeffrey Becom, resident, expressed concerns about the project.
10. Lynn Mason, resident, expressed concerns about the project.
11. Lisa Ciani, resident, expressed concerns about the project.
12. Jeffery Varnum, resident, expressed concerns about the project.
13. Ingrid Lorentzen Daumer, resident, expressed concerns about the project.
14. Anthony Ciani, resident, expressed concerns about the project.
15. Michael Dickenson, resident, expressed concerns about the project.
16. Vicki McKee, resident, expressed concerns about the project.
17. Janet Cohen, resident, expressed concerns about the project.
18. Robert Fisher, resident, expressed concerns about the project.
19. Richard Stillwell, resident, expressed support of the project.
20. Suzanne Rinehart, resident, expressed support of the project.
21. Thomas McMahon, Chair of Downtown Business Improvement District, expressed support of the project.
22. Steve Thomas, resident, expressed support of the project.
23. Hector Chavez, local business owner, expressed support of the project.

24. Vicky Pearse, resident, expressed concerns about the project.

25. Marietta Bain, local business owner, expressed support of the project.

26. Safwat Malek, architect, expressed support 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 Chakwin, the Commission votes 7-0 to continue the item to the May 19<sup>th</sup> Planning Commission meeting. Motion passed.**

**b. Refining the Permitted Uses on Lighthouse Avenue In Downtown C-D Zoning District**

**CEQA Status:** Categorically Exempt CEQA Guidelines Sec 15305 (Class 5-Minor Alterations in Land Use Limitations)

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

**Recommended Action:** Discuss limiting/prohibiting “non-active” uses on the ground floor along Lighthouse Avenue (C-D District Only) within the downtown zoning district. Also discuss permitting some previously prohibited uses such as “Micro-brewery” and “Bars” uses with an Administrative Use Permit. Direct staff to return with a modified Land Use Table 23.31.030 for the C-D Zone.

*Please refer to the audio recording for details.*

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

The Chair opened the floor to public comments. The following members of the public spoke:

- Luke Coletti, resident, expressed concerns about the project.

The Chair closed the floor to public comments.

The Commission discussed the item.

The Commission asked the CEDD Director to develop a draft proposal for the Planning Commission’s consideration at a future meeting.

**9. Reports of PC Subcommittees**

The Residential Parking Subcommittee will provide a report at a future meeting.

**10. Reports of PC Members**

*Please refer to the audio recording for details.*

Commissioners Lilley, Murphy, and Chakwin provided brief comments about the recent California League of Cities Planning Commissioners' Academy, which occurred April 4-6, 2018.

**11. Reports of Council Liaison**

None.

**12. Staff Announcements**

None.

**13. Adjournment at 9:10 p.m.**

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**APPROVED BY PLANNING COMMISSION:**

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Mark Chakwin, Secretary

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Date