



MEETING MINUTES

CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR MEETING

6:00 p.m., Thursday, May 3, 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), Steven Lilley, Donald Murphy.

Commissioners absent: William Fredrickson (Chair)

3. Approval of Agenda

On a motion by Commissioner Byrnes, seconded by Commissioner Chakwin, the Commission voted 6-0 (Chair Fredrickson absent) to approve the agenda. Motion passed.

4. Approval of Minutes

a. April 5, 2018

Recommended Action: Approve minutes as presented

On a motion by Commissioner Aeschliman, seconded by Commissioner Chakwin, the Commission voted 6-0 (Chair Fredrickson absent) to approve the Minutes for April 5th, 2018 with corrections. Motion passed.

5. Public Comments

a. Written Communications

None.

b. Oral Communications

None.

6. Consent Agenda

None.

7. Regular Agenda

a. Accessory Dwelling Unit Update

CEQA Status: Does not constitute a “Project” under CEQA Guidelines

Staff Reference: Terri C. Schaeffer, Program Manager

Recommended Action: Receive report and provide staff direction

(Please refer to audio record for details.)

Terri Schaeffer, Program Manager, provided a staff report.

The Chair opened the floor to public comments.

Inge Lorentzen Daumer spoke.

The Chair closed the floor to public comments.

The Commission discussed the item and provided recommendations to staff on the item.

b. Zoning Code Modifications to Require Off-Street Parking Requirements in Residential Districts

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: Review the recommendations of the Planning Commission Subcommittee and provide staff with enough direction to staff to amend Section 23.20.080 - Parking Standards and Driveway Length

(Please refer to audio record for details.)

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

The Chair opened the floor to public comments.

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

The Commission discussed the item and provided recommendations to staff to amend Pacific Grove Municipal Code Section 23.20.080.

c. Refining the Permitted Ground Floor 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: Direct staff to return with appropriate final Ordinances to modify Land Use Table 23.31.030 for the C-D Zoning District that restricts/limits some uses on the ground floor on Lighthouse Avenue only.

(Please refer to audio record for details.)

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

The Chair opened the floor to public comments.

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

On a motion by Commissioner Byrnes, seconded by Commissioner Lilley, the Commission voted 5-1-1 (Commissioner Chakwin dissent, Chair Fredrickson absent) for staff to revise the Pacific Grove Municipal Code Table 23.31.030, Commercial and Industrial Zoning Districts Allowable Land Uses and Permit Requirements, for the C-D Zoning District to restrict/limit some uses on the ground floor on Lighthouse Avenue only; and to return that revised ordinance to Planning Commission for consideration. Motion passed.

8. Reports of PC Subcommittees

None.

9. Reports of PC Members

Commissioner Murphy asked for a status update on the Local Coastal Plan, and the status of the renovation of the Holman building.

10. Reports of Council Liaison

Mayor Protempore, Dr. Robert Huitt, provided an update on issues discussed and actions taken during the most recent City Council meeting.

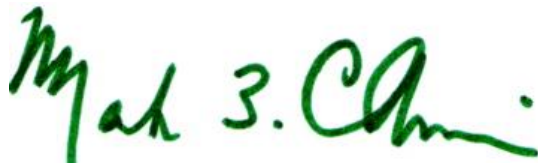
11. Staff Announcements

Associate Planner Laurel O'Halloran's retirement ceremony will be held on Wednesday, May 16, at 12:00 p.m.

The Hotel Durell permit application will be heard before the Planning Commission on May 17th.

12. Adjournment at 7:57p.m. Next meeting scheduled for May 17th, 2018.

APPROVED BY PLANNING COMMISSION:



May 17, 2018

Mark Chakwin, Secretary

Date