



## MINUTES

# CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR MEETING

6:00 p.m., Thursday, November 8, 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, Jeanne Byrne, Mark Chakwin (Secretary), William Fredrickson (Chair), Steven Lilley, Donald Murphy.  
  
Commissioners Absent: Bill Bluhm (Vice-Chair)
3. **Approval of Agenda**  
  
**On a motion by Commissioner Byrne, seconded by Commissioner Lilley, the Commission voted 6-0-1 (Vice-Chair Bluhm absent) to approve the Agenda. Motion passed.**
4. **Approval of Minutes**
  - a. October 18, 2018 Meeting  
  
**On a motion by Commissioner Byrne, seconded by Commissioner Murphy, the Commission voted 4-0-2-1 (Commissioner Lilley and Chair Fredrickson abstain, Vice-Chair Bluhm absent) to approve the minutes for Planning Commission for October 18<sup>th</sup>, 2018. Motion passed.**
5. **Public Comments**
  - a. Written Communications  
  
- Commissioner Chakwin submitted an erratum paper reviewing the Draft Wireless Ordinance presented during the Planning Commission meeting of October 18<sup>th</sup> 2018.
  - b. Oral Communications - None
6. **Consent Agenda – None**
7. **Regular Agenda**
  - a. **Address: 1124 Beacon Avenue**  
**Permit Application:** Architectural Permit / Variance Application No. 18-0679  
**Description:** On October 23, 2018, the Architectural Review Board (ARB) reviewed and made a recommendation of approval to the Planning Commission for an Architectural Permit and Variance to allow a second-story addition and deck to encroach into the required front yard setback, the replacement of existing siding and windows, and the installation of an uncovered pervious parking pad in the side yard.  
**Zone District/General Plan Designation:** R-1-H / Medium Density to 17.4 du/acre

**Coastal Zone:** No

**Historic Resources Inventory:** No

**CEQA Status:** Categorically exempt under the CEQA Guidelines Sections 15301(e)(1) and 15305(a), Minor Additions to Existing Buildings and Minor Alterations to Land Use Limitations, respectively.

**Applicant/Owner:** Jeanne C. Byrne, FAIA, on behalf of Hans and Julie Burford

**Staff Reference:** Alyson Hunter, Associate Planner | [ahunter@cityofpacificgrove.org](mailto:ahunter@cityofpacificgrove.org)

**Recommended Action:** Approve the project subject to findings, conditions of approval and Sections 15301(e)(1) and 15305(a) CEQA exemptions.

Commissioner Byrne, as architect for the project, recused herself from the item.

Associate Planner, Alyson Hunter, gave a presentation and answered Commissioner's questions.

*{Please refer to the audio recording for details}*

The Chair opened the floor to public comment.

*{Please refer to the audio recording for details}*

- Jeanne Byrne, the Project Architect, gave a presentation and answered Commissioner's questions.

The Chair closed the floor to public comment.

The Commission discussed the project.

*{Please refer to the audio recording for details}*

**On a motion by Commissioner Aeschliman, seconded by Commissioner Chakwin, the Commission voted 5-0-1-1 (Commissioner Byrne recused, Vice-Chair Bluhm absent) to approve the project subject to findings, conditions of approval and Sections 15301(e)(1) and 15305(a) CEQA exemptions. Motion passed.**

Commissioner Byrne rejoined the Planning Commission meeting.

**b. Address: 581 Pine & 408 Forest Avenues**

**Permit Application:** Use Permit (UP) 18-0768

**Description:** A Use Permit to reduce and modify the existing Bed & Breakfast facility from 17 rooms to 12 suites, to add kitchenettes to 10 of the 12 suites, to change the allowed length of stay from 14 days to 30 days, and to allow food and alcohol service in compliance with the Pacific Grove Municipal Code Sections 23.64.290 and 23.64.290(e)(4). No exterior modifications to the historic buildings are proposed at this time.

**Zone District:** Residential High Density (R-4)

**Coastal Zone:** No

**General Plan Designation:** Professional Office/High Density Residential (PO/HDR)

**Applicant / Owner:** John Mandurrigo / David Spence

**Historic Resources Inventory:** Both buildings are on the City's Historic Resources Inventory and the larger, main building is on the National Register of Historic Places

**CEQA Status:** This project has been determined to be CEQA Exempt under CEQA Guidelines Sections 15331 and 15332, Historical Resource Restoration/Rehabilitation and In-Fill Development,

respectively.

**Staff Reference:** Alyson Hunter, Associate Planner | [ahunter@cityofpacificgrove.org](mailto:ahunter@cityofpacificgrove.org)

**Recommended Action:** Approve the Use Permit subject to findings, conditions of approval and Sections 15331 and 15332 CEQA exemptions.

Commissioner Murphy, who lives within 500 feet of the project, recused himself.

Associate Planner, Alyson Hunter, gave a presentation and answered Commissioner' questions.

*{Please refer to the audio recording for details}*

The Chair opened the floor to public comment.

*{Please refer to the audio recording for details}*

- The project applicant, John Mandurrago spoke on the project and answered Commissioner' questions.
- Vince Touminello, a neighbor, spoke in support of the project.

The Chair closed the floor to public comment.

The Commission discussed the project.

*{Please refer to the audio recording for details}*

**On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted 6-0-1-1 (Commissioner Murphy recused, Vice-Chair Bluhm absent) to approve the project subject to findings, conditions of approval, and Sections 15331 and 15332 CEQA exemptions. Motion approved.**

Commissioner Murphy rejoined the Planning Commission meeting.

**c. Address: 475 Lighthouse Avenue**

**Permit Application:** Appeal of the Approved Architectural Permit (AP) 18-0641

**Description:** The application for the development of a new two-story 2,081 sq. ft. single-family residence to the rear of an existing mixed use development was approved by the ARB on September 25, 2018. An appeal was received by a neighbor within the required appeal period. The property is in the Downtown Commercial (C-D) zoning district which allows single-family residential uses.

**Zone District/General Plan Designation:** Commercial Downtown/Commercial

**Coastal Zone:** No

**Historic Resources Inventory:** No

**CEQA Status:** Exempt per CEQA Guidelines, Section 15332, Class 32, In-Fill exemption

**Applicant/Owner:** Safwat Malek, on behalf of George Nimri, owner

**Staff Reference:** Alyson Hunter, Associate Planner | [ahunter@cityofpacificgrove.org](mailto:ahunter@cityofpacificgrove.org)

**Recommended Action:** Uphold the ARB's approval of the AP subject to findings, conditions of approval and a Class 32, Section 15332 CEQA exemption.

Associate Planner, Alyson Hunter, gave a presentation and answered Commissioner' questions.

*{Please refer to the audio recording for details}*

The Chair opened the floor to public comment.

*{Please refer to the audio recording for details}*

- Derric Oliver, lawyer for the appellant, gave a presentation and answered Commissioners' questions.
- Safwat Malik, the project architect, spoke on the project and answered Commissioner' questions.
- Joe Damico, the appellant, spoke in opposition to the project and answered Commissioner' questions.
- Patrick Flannigan spoke in support of the project.
- Susan Nilmeier spoke in support of the project.
- Vince Tuminello spoke in support of the project.
- Marilyn Maybell spoke in support of the project.
- Rami Nimri, a representative for the owner George Nimri, spoke on the project and answered Commissioner' questions.
- Joe Damico, appellant, spoke again in opposition of the project and answered Commissioner' questions.

The Chair closed the floor to public comment.

The Commission discussed the project.

*{Please refer to the audio recording for details}*

**On a motion by Commissioner Aeschliman, seconded by Commissioner Murphy, the Commission voted 2-0-4-1 (Commissioners Byrne, Lilley, Chakwin and Chair Fredrickson opposed, Vice-Chair Bluhm absent) to continue the item to the December 20<sup>th</sup> meeting to allow the applicant to revise the design in light on the comments made by the Commission. Motion failed.**

**On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted 5-0-1-1 (Commissioner Aeschliman opposed, Vice-Chair Bluhm absent) to deny the appeal and approve the project, subject to the findings, conditions of approval and Class 32, Section 15332 CEQA exemption; and with the following added conditions: (1) Revise the design within 30 days, and submit revised drawings that lower the height of the structure by two feet; and present the revised design for review and approval by a Planning Commission two-member subcommittee consisting of Commissioners Byrne and Murphy. Motion approved.**

**8. Items to be Continued**

- None

**9. Reports of Council Liaison**

- None

**10. Reports of PC Subcommittees**

- None

**11. Reports of PC Members**

- Commissioner Chakwin (1) reported on the total number of meetings held by the Planning Commission year to date; and (2) recommended that the Commission agendaize an item to consider forming a subcommittee to review issues attendant to crafting a wireless telecommunications facility ordinance that covers the entire city.
- Commissioner Lilley reminded the Commission of the requirement for Planning Commission to provide an annual report to City Council, and Chair Fredrickson agreed to draft the report.

**12. Director's Report**


- Principal Planner, Anastazia Aziz, AICP gave an update on the Local Coastal Plan, and on the Historic Resources Inventory being done by the consultants, Page & Turnbull.

**13. Adjourned – 7:57pm.**

Next Meeting: The next regular meeting is on November 22<sup>nd</sup>, which is Thanksgiving. By order of the Chair, this meeting is cancelled. The next meeting of the Planning Commission is December 6, 2018.

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**APPROVED BY PLANNING COMMISSION:**

  
\_\_\_\_\_  
Mark Chakwin, Secretary

12/6/18  
\_\_\_\_\_  
Date



## CITY OF PACIFIC GROVE

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PACIFIC GROVE, CALIFORNIA 93950  
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### SITE REVIEW - PLANNING COMMISSION

Date: Thursday, November 8, 2018

Time: 5:00 pm

Meeting Location: 475 Lighthouse Avenue, Pacific Grove, CA 93950

#### 1. Call to Order – 5:00 p.m.

#### 2. Roll Call:

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

#### 3. Regular Agenda Item No. 8.c

**Permit Application:** Appeal of the Approved Architectural Permit (AP) 18-0641

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**Zone District/General Plan Designation:** Commercial Downtown/Commercial

**Coastal Zone:** No                      **Historic Resources Inventory:** No

**CEQA Status:** Exempt per CEQA Guidelines, Section 15332, Class 32, In-Fill exemption

**Applicant/Owner:** Safwat Malek, on behalf of George Nimri, owner

**Staff Reference:** Alyson Hunter, Associate Planner

**Recommended Action:** Uphold the ARB's approval subject to findings, conditions of approval and a Class 32, Section 15332 CEQA exemption.

Associate Planner, Alyson Hunter, provided a overview of the project and the appeal.

Commissioners' viewed the site of the proposed building and potential view issues raised in the appeal.

Chair Fredrickson continued the meeting at 5:04 pm.

#### 4. Relocate to 1124 Beacon Avenue for Site Review of Regular Agenda Item No. 8.a

**Permit Application:** Architectural Permit / Variance Application No. 18-0679

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**Coastal Zone:** No                      **Historic Resources Inventory:** No

**CEQA Status:** Categorically exempt under the CEQA Guidelines Sections 15301(e)(1) and 15305(a), Minor Additions to Existing Buildings and Minor Alterations to Land Use Limitations, respectively.

**Applicant/Owner:** Jeanne C. Byrne, FAIA, on behalf of Hans and Julie Burford

**Staff Reference:** Alyson Hunter, Associate Planner

**Recommended Action:** Approve the project subject to findings, conditions of approval and Sections 15301(e)(1) and 15305(a) CEQA exemptions.

Recused: Commissioner Byrne attended for this item exclusively as architect speaking for the project.

Chair Fredrickson reopened the meeting at 5:13 p.m.

Associate Planner, Alyson Hunter, provided an overview of the project and proposed variance.

Commissioners' viewed the site and the area of the proposed variance.

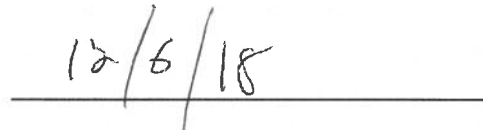
**5. Adjourned at 5:20 p.m. to City Hall for Regular Meeting of the Planning Commission.**

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**APPROVED BY PLANNING COMMISSION:**



Mark Chakwin, Secretary



Date