



## MEETING MINUTES

# CITY OF PACIFIC GROVE PLANNING COMMISSION SPECIAL MEETING

6:00 p.m., Thursday, January 11, 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, arrived 6:58 p.m.), Jeanne Byrne, Mark Chakwin (Secretary), William Fredrickson (Chair), Steven Lilley, Donald Murphy.

Commissioners Absent: none.

### 3. Approval of Agenda

**On a motion by Commissioner Chakwin, seconded Commissioner Lilley, the Commission voted 6-0-1 (Vice Chair Bluhm absent) to approve the agenda. Motion passed.**

### 4. Approval of Minutes

None

### 5. Public Comments

#### a. Written Communications

None

#### b. Oral Communications

The Chair opened the floor to public comment. *(Please refer to the audio recording for more details.)*

- Mathew Schultz, resident, noted that the house at 615 Junipero St. runs an animal rescue service and expressed concern about it not serving as a professional office use. He opposed any proposed expansion of services to keep dogs there overnight. He stated it would be noisy, problematic and an expansion should not be allowed.
- Luke Coletti, resident, noted the anti-short-term rental ballot initiative kickoff party will be on January 20<sup>th</sup> at [Jewell] Park.

- Robert Carswell, owner of a professional building at 621 Forest Ave., does not want the veterinary center at 615 Junipero St. in the R4 zone. He is against the proposed expansion of that facility, and stated it would be dangerous, hurt property values, and would make sleeping difficult.

The Chair closed the floor to public comment.

**6. Consent Agenda** None.

**7. Regular Agenda**

**a. Description:** Local Coastal Program Update - Draft Implementation Plan

**CEQA Status:** Statutory Exemption, CEQA Guidelines Section 15265, Adoption of Coastal Plans and Programs

**Staff Reference:** Anastazia Aziz, AICP, Principal Planner & Mark Brodeur, Director of Community and Economic Development

**Recommendation:** Recommend to City Council adoption of the California Coastal Commission's November 17, 2017 Local Coastal Program - Implementation Plan, with modifications to critical issues

*(Please refer to the audio recording for more details.)*

Principal Planner Anastazia Aziz, AICP, provided a staff update and answered questions.

In a point of order, Commissioner Lilley reported his ex-parte conversation with the Executive Secretary of the Monterey Plaza Hotel regarding the low-cost housing mandate and the Coastal Commission's actions (none) with Monterey about it.

The Chair opened the floor to public comment.

- Inge Lorentzen Doemer stated that zoning limits are unfairly changed in the revised plan. The height standard in her R4 district has been in place, but suddenly proposed changes to reduce height after-the-fact are inappropriate and would not work.
- Janet Cohen expressed concern about the elimination of zoning district details in the IP. She also noted the special topography of the Asilomar area, and reaffirmed that protections for the rural character of the area need to be included.
- Lisa Ciani stated that essential natural and coastal resources protections were missing from the revised IP. She noted her discussions with Coastal Commission staff, but neither Coastal or City staff have taken sufficient steps to maintain these protections. At least 30 items need to be identified for protection.
- Christina Flack, property owner in the Asilomar Dunes neighborhood, noted that the Coastal Commission recommendations will create exceptional problems to build her planned home at 1635 Sunset Drive. They will reduce esthetics, result in more visible cars, and put houses closer to the road. The original Pacific Grove draft was better.
- Kathryn Poling, property owner in the Asilomar Dunes neighborhood, recommended rejecting the Coastal Commission (CC) rewrite of the Pacific Grove IP. The CC substitutions, measures added, and the manner, in which it was done was overreach. We

should not throw out 100% of our work for their problematic substitute. She referenced her detailed letter for changes and inconsistencies that still existed in the LUP.

- Richard Reimer stated that the proposed new height limits for Sunset Drive are unreasonable. New guidelines would create bigger, one-story structures that would take up more landscape. He noted other problems in provision on limiting visibility as well.
- Greg and Stephanie Edenhalm, property owners in the Asilomar Dunes neighborhood, want PC to ensure that the IP takes local Asilomar residents needs and situations into consideration. They note that adding new restrictions on an established, living community is wrong and not needed.
- Dale Ellis, Esq. representing the Russel Service Center, reminded the Commission that consideration of real-life examples of the new policies is essential to understanding the proposed changes. He proffered several examples of how the proposed design standards would render current structures as non-conforming., Moreover, the standards would wreak havoc on maintaining existing structures, or implementing new buildings. The Coastal Commission needs to appreciate that work already done and apply it to a final IP.
- Karen Locke noted that she was speaking for the environment, and environmental justice. In the Asilomar area people live with nature and we have a responsibility to maintain our beautiful area without fences and with care.
- Anne Russel Rudolph, representative of the Russel Service Center (RSC), expressed concern about the proposed designed standards changes. She noted RSC won the current industrial zoning designation in a lawsuit with the City in 1975. This zoning protection was challenged during the LCP process, and threatens two businesses that have been serving PG for a total of 150 years. Don't just accept the Coastal Commission substitute.
- Marc Mizgorski, Hayward Lumber President, stated the draft LCP was crafted locally, but now, Coastal Commission Staff provided an entirely different document. The law states that our City, not the Coastal Commission, should draft our plan. Reject this new proposal. The proposed new standards even penalize Hayward Lumber for its prior donation of land to the City for the rec-trail.
- Luke Coletti stated that he was tired of complaints about having to comply with the Coastal Act. He recommended that one not live in the Coastal Zone if one does not want to comply with the Coastal Act. He stated that certifying the LCP is like joining a restaurant franchise, you must follow the main menu. Also, voter initiatives are a red herring and are not a problem for LCP development. The high number of zoning districts is the problem.

The Chair closed the floor to public comment.

The Commission discussed the Draft Implementation Plan.

**On a motion by Commissioner Byrne, seconded by Commissioner Murphy, the Commission voted 7-0-0 to recommend that the Original Land Use Plan and Implementation Plan version, presented by the Planning Commission to the City Council on December 8, 2016, be updated with the modifications submitted by Kathryn Poling, and then be presented to the City Council for reconsideration; and that the City hire an outside consultant to represent the city at the Coastal Commission. Motion passed.**

The Commission discussed the following three additional recommendations.

(1) That the LCP for the City of Pacific Grove be named “The Dr. Julia Barlow Platt Local Coastal Plan for the City of Pacific Grove,” in recognition of her civic and scientific contributions to preserving our Coastal City’s marine environment.

**This recommendation was supported by voice vote of 7-0-0.**

(2) That text in the draft LUP, Ch 2.1.1 Background - Coastal Hazards and Sea Level Rise on page 29, sentence four, beginning with “As a result...” be amended to render a more accurate descriptive summary of the conditions by adding the words “preserved, but” after the words “with the City has been.” The full sentence will then read:

“As a result, the natural character of the Bay shoreline within the City has been [preserved, but] altered to some extent by shoreline armoring that has been installed between Point Pinos and the Monterey Bay Aquarium at the City’s eastern boundary.”

**This recommendation was supported by voice vote of 6-1-0, with Commissioner Murphy dissenting.**

(3) that text in the City-Staff recommended modification to Coastal Commission Draft LCP IP, January 2018, section 23.90.180 Community Design, on page 31 paragraph D.a. be changed to eliminate an unfair condition where some owners, with less than ½ acre, would be allowed 33% more permissible lot coverage than some owners, who had more than ½ acre but less than 2/3 an acre. This change annuls this math penalty.

Original language:

“In no case shall the Primary Coverage Area exceed 15 percent of the total lot area for lots that are greater than one-half acre and 20 percent for lots that are less than one-half acre,”

Modified to

Proposed language:

“In no case shall the Primary Coverage Area exceed 15 percent of the total lot area or 4,356 sq. feet, whichever is greater, for lots that are greater than one-half acre with; and 20 percent for lots that are less than one-half acre with the base maximum”

**This recommendation was supported by voice vote 6-1-0, with Commissioner Murphy dissenting.**

**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 City Council meeting that occurred the previous day. *(Please refer to the audio recording for more details.)*

**12. Staff Announcements**

None.

**13. Adjournment.**

The Planning Commission meeting was adjourned at 8:40p.m.

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**APPROVED BY PLANNING COMMISSION:**

  
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Mark Chakwin, Secretary

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4-10-2018  
Date