



MEETING MINUTES

CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR MEETING

6:00 p.m., Thursday, February 22, 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, Mark Chakwin, Steven Lilley, and Donald Murphy.

Commissioners Absent: Bill Bluhm, Jeanne Byrne, and William Fredrickson.

3. Approval of Agenda

On a motion by Commissioner Chakwin, seconded by Commissioner Lilley, the Planning Commission moved 4-0-3 (Commissioners Bluhm, Byrne, and Fredrickson absent) to approve the agenda, with the exception to continue Item 7.a., Elections of New Officers. Motion passed.

4. Approval of Minutes

a. January 11, 2018

Recommended Action: Approve minutes as presented

b. January 18, 2018

Recommended Action: Approve minutes as presented

On a motion by Commissioner Chakwin, seconded by Commissioner Lilley, the Planning Commission moved 4-0-3 (Commissioners Bluhm, Byrne, and Fredrickson absent) to approve the minutes with corrections. Motion passed.

5. Public Comments

a. Written Communications

None.

b. Oral Communications

None.

6. Consent Agenda

None.

7. Regular Agenda

a. Description: Elections of New Officers

CEQA Status: Not a Project

Staff Reference: Wendy Lao, Associate Planner

Recommended Action: Elect a new Chair, Vice-Chair, and Secretary for a one-year term in accordance with the Pacific Grove Municipal Code (P.G.M.C.) § 3.02.050(b), Members – Terms

This item has been continued.

b. Project Address: 419 6th Street

Permit Application: Use Permit and Administrative Architectural Permit 18-010

Project Description: To allow a single-story addition of 434 square feet and a new 179 square feet exterior deck, and to maintain one covered parking space rather than provide one covered and one uncovered parking spaces.

Applicant/Owner: Aaron Tollefson, AST Design Group, on behalf of Jack Mix, owner

Zone District/General Plan Designation: R-1/Medium Density to 17.4 DU/ac

CEQA Status: Exempt, Categorical Exemption, Guidelines Section 15301

Staff Reference: Wendy Lao, Associate Planner

Recommended Action: Approve, subject to recommended findings and conditions.

Wendy Lao, Associate Planner, provided a staff report.

The Chair opened the floor to public comments.

Aaron Tollefson, AST Design Group, spoke.

The Chair closed the floor to public comments.

On a motion by Commissioner Aeschliman, seconded by Commissioner Chakwin, the Planning Commission moved 4-0-3 (Commissioners Bluhm, Byrne, and Fredrickson absent) to approve Use Permit and Administrative Architectural Permit No. 18-010. Motion passed.

8. Items to be Continued

a. Project Address: 522 Lighthouse Ave

Permit Application: Architectural Permit 17-1078

Project Description: To allow the demolition of the existing 3,472 sf building. To build a new 43,912 square foot mixed use four story structure consisting of fourteen (14) market rate town homes, two workforce townhomes on the upper floors; retail/restaurant on the first floor and an underground parking structure

Applicant/Owner: Phil Johnson, Architect on behalf of Gerald Leigh Properties, owner

Zone District/General Plan Designation: Commercial Downtown/Commercial

CEQA Status: Categorical Exemption, Section 15332 Class 32, Infill

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Approve, subject to recommended findings and conditions.

This item is continued to the March 8, 2018 Planning Commission meeting.

8. Presentations

None.

9. Reports of PC Subcommittees

Commissioner Aeschliman inquired about the duration of the sign at the Holman Building and if they will have a sign program.

10. Reports of PC Members

None.

11. Reports of Council Liaison

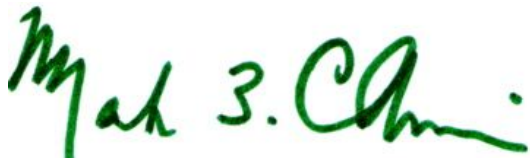
Councilman Peake provided an update on recent City Council activities.

12. Staff Announcements

None.

13. Adjournment at 6:19 p.m.

APPROVED BY PLANNING COMMISSION:



March 22, 2018

Mark Brice Chakwin, Secretary

Date