



## MEETING MINUTES

# CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR MEETING

6:00 p.m., Thursday, March 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, Bill Bluhm (Vice-Chair), Mark Chakwin (Secretary), William Fredrickson (Chair), Steven Lilley.

Commissioners Absent: Jeanne Byrne, Donald Murphy.

### 3. Elections of New Officers

**On a motion by Chair Fredrickson, seconded by Commissioner Aeschliman, the Commission voted 5-0-0-2 (Commissioners Byrne and Murphy absent) to continue the election of new officers until the April 5<sup>th</sup> Planning Commission meeting. Motion Passed.**

### 4. Approval of Agenda

**On a motion by Commissioner Chakwin, seconded by Vice Chair Bluhm, the Commission voted 5-0-0-2 (Commissioners Byrne and Murphy absent) to approve the agenda with changes. Motion Passed.**

### 5. Approval of Minutes

**On a motion by Commissioner Chakwin, seconded by Commissioner Aeschliman, the Commission voted 4-0-1-2 (Chair Fredrickson abstained, Commissioners Byrne and Murphy absent) to approve the Planning Commission meeting minutes from February 22, 2018. Motion Passed.**

### 6. Public Comments

#### a. Written Communications

None.

#### b. Oral Communications

*(Please refer to the audio record for details.)*

Ingrid Lorentzen Doemer, resident, requested that the city staff provide immediate public noticing when items are pulled from the agenda.

## 7. Consent Agenda

None.

## 8. Items Withdrawn from the Agenda

### 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/ Land Use:** Commercial Downtown/Commercial

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

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

*This item was withdrawn from consideration in this meeting*

### b. Proposed Short Term Rental (STR) Program General Plan Amendment

**Description:** Proposed amendments to Pacific Grove General Plan pertaining to the definition of dwelling unit and Chapter 2 Land Use regarding short-term rental of residential property.

**CEQA Status:** Initial Study/Negative Declaration

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

**Recommended Action:** Recommend approval to Council.

*The item was withdrawn from consideration in this meeting*

## 9. Regular Agenda

### a. Lighthouse Avenue Streetscape Design

**Description:** Discussion of proposed streetscape design for downtown Lighthouse Avenue.

**Staff Presentation:** Mark Brodeur, Director of Community & Economic Development Department provided the presentation and answered questions for the Commission.

**Recommended Action:** Receive as information, provide comment and recommendations.

*(Please refer to the audio record for details.)*

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

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

- Luke Coletti, resident, expressed concerns about pedestrians walking over the

proposed median with parking spaces and landscaping. He inquired if there is a plan to safely guide pedestrians to their destination. He also stated that the proposed large wayfinding signs at the end of the block were inappropriate for the character of the city and unnecessary due to frequent navigation with GPS equipment.

- Ingrid Lorentzen Daumer, resident, stated that the project appears to be costly and inquired about other city priorities.

The Chair closed the floor to public comments.

The Commission discussed the project and provided comments and recommendations about the project.

#### **10. Reports of PC Subcommittees**

None.

#### **11. Reports of PC Members**

Commissioner Chakwin inquired about the upcoming League of California Cities Planning Commissioners' Academy.

#### **12. Reports of Council Liaison**

City Council Mayor Pro Tem., Dr. Robert Huitt, provided an update on the City Council's most recent meeting actions.

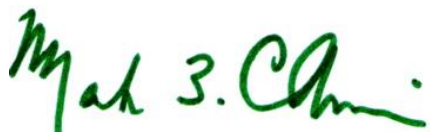
#### **12. Staff Announcements**

Director Brodeur provided an update on upcoming planning projects.

#### **13. Adjournment at 8:07 p.m.**

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**APPROVED BY PLANNING COMMISSION:**



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Mark Chakwin, Secretary

April 5, 2018

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Date