



## MEETING MINUTES

# CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR MEETING AGENDA

6:00 p.m., Thursday, May 17, 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), and Steven Lilley.

Commissioners absent: Bill Bluhm (Vice-Chair) and Donald Murphy.

**3. Approval of Agenda**

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

**4. Approval of Minutes**

**a. May 3, 2018**

Recommended Action: Approve minutes as presented

**On a motion by Commissioner Aeschliman, seconded by Commissioner Lilley, the Commission voted 5-0-2 (Commissioners Bluhm and Murphy absent) to approve the May 3, 2018 Planning Commission meeting minutes. Motion passed.**

**5. Public Comments**

**a. Written Communications None.**

**b. Oral Communications None.**

**6. Consent Agenda None.**

## 7. Presentations and Trainings

### a. California Environmental Quality Act (CEQA) Overview Training

**Description:** Presentation providing an overview of the CEQA law.

**Staff Reference:** David Laredo, City Attorney, and Heidi Quinn, Assistant City Attorney

**Recommendation:** Receive presentation.

This item was postponed to a future hearing date.

## 8. Regular Agenda

### a. Address: 157 Grand Avenue (006-175-001)

**Permit Application:** Architectural Permit/ Use Permit 16-203

**Project Description:** To allow the demolition of the existing single-story building and to build a 120- room, four-story hotel. The project proposes a total gross floor area of 82,936 square feet on a 0.77 acre lot.

**Applicant/Owner:** Randall Russom, Architect on behalf of Nader Agha, owner

**Zone District/ Land Use:** C-1-T/Light Commercial/Hotel/Condominium District

**CEQA Status:** Environmental Impact Report (EIR)

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

**Recommended Action:** Certify the Environmental Impact Report, and approve AP UP 16-203, subject to recommended findings and conditions.

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

Laurel O'Halloran, Associate Planner, presented a staff report.

Darcy Kremin, EIR consultant, answered questions regarding the EIR.

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

- Randy Russom, project architect of RRM Design Group, provided a presentation.
- Mike Gunby spoke against the project as presented.
- Jill Kleiss spoke against the project as presented.
- Maureen Mason spoke against the project as presented.
- Reed Norris expressed concerns about the project.
- Jeff Becom spoke against the project as presented.
- Paul Bruno spoke in favor of the project.
- Robert Fisher spoke against the project.
- Lynn Mason spoke about concerns with the project.
- Lisa Ciani spoke against the project as presented.
- Doug Baribeau spoke against the project as presented.

- Sally Moore spoke against the project as presented.
- Sally Aberg spoke against the project as presented.
- Deborah Kenwood spoke against the project as presented.
- Inge Lorentzen Daumer spoke against the project as presented.
- Patsy Volpe spoke against the project as presented.
- Jane Haines spoke against the project as presented.
- Elizabeth Fisher spoke against the project as presented.
- Safwat Malek, architect associated with the project, spoke in favor of the project.

The Chair closed the floor to public comment

The Planning Commission discussed the project.

**On a motion by Commissioner Byrne seconded by Commissioner Chakwin, the Commission voted 5-0-2 (Commissioners Bluhm and Murphy absent) to certify the EIR with findings 1-8 as stated. Motion passed.**

**On a motion by Commissioner Byrne, seconded by Commissioner Lilley, the Commission voted 4-1-2 (Commissioner Aeschliman opposed; Commissioners Bluhm and Murphy absent) to approve the project, and to remove proposed draft permit condition of approval number 15 regarding trees from the project; and to add conditions that address issues concerning traffic and parking, including to require a recommendation from the applicant's traffic engineer to improve traffic flows at the intersections of Central-David and Central-Fountain, and address the turn into the hotel itself; and to work with the farmers market and that the property at 162 Fountain Avenue, designated in the use permit application as the site of 28 valet parking spaces, shall be dedicated solely for the use of Hotel Durell patrons. A deed restriction shall be filed to secure the use of that property for said hotel parking purposes. The sale, lease, or transfer of ownership of the hotel property to another party will include the property at 162 Fountain Avenue; and any agreement with a hospitality management company to operate the hotel/restaurant shall include assignment of the property at 162 Fountain Avenue for hotel parking; and that trees will be landscaped in the project using 24-inch boxes. Motion passed.**

**b. 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:** Forward a recommendation to the City Council 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 recording for more details.)*

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

The Chair opened the floor to public comments.

- Paul Bruno spoke against the proposal
- Joe Bellechi spoke against the proposal
- Robert Abbott spoke against the proposal
- Scott Cumming spoke against the proposal

The Chair closed the floor to public comments.

**On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted 5-0-2 (Commissioners Bluhm and Murphy absent) to allow making microbreweries a permitted activity in the designated active business zone, and to have selected bars or taverns be a permitted activity in the designated active business zone. Motion passed.**

**9. Reports of PC Subcommittee**

None.

**10. Reports of PC Members** None.

**11. Reports of Council Liaison** City

Councilmember Dr. Robert Huit provided an update on the City Council's most recent meeting actions.

**12. Staff Announcements** None. **13.**

**Adjournment at 8:59 p.m.**

**APPROVED BY PLANNING COMMISSION:**

*Mark B. Chakwin*

7/2/2018

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Mark Brice Chakwin, Secretary

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Date