



MINUTES

CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR MEETING

6:00 p.m., Thursday, March 7, 2019

Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

1. Call to Order - 6:00 p.m.

- Prelude: The Chair expressed the Commission's gratitude to Commissioner William Fredrickson for Commissioner Fredrickson's outstanding service as the Planning Commission Chair for the past six years.

2. Roll Call

Commissioners Present (5): Robin Aeschliman, Bill Bluhm (ex-Vice Chair), William Fredrickson (ex-Chair), Steven Lilley (Vice-Chair), Donald Murphy (Chair).

Commissioner Absent (2): Jeanne Byrne, Mark Chakwin (Secretary)

3. Approval of Agenda

On a motion by Chair Murphy, without second, the Commission voted 5-0-2 (Commissioners Byrne and Chakwin absent) to approve the Agenda. Motion passed.

4. Public Comments

a. Written Communications

None

b. Oral Communications

The Chair opened the floor to public comment

(Please refer to the Audio Recording for details)

- Joy Colangelo spoke about the Parking Ordinance update that is being developed by the City.

The Chair closed the floor to public comment

5. Consent Agenda

a. Approve Planning Commission Minutes for February 7, 2019

Recommended Action: Approve minutes as presented

b. Receive Approved January 8, 2019 Architectural Review Board Minutes

Description: Receive minutes.

Staff Reference: Anastazia Aziz, Director

CEQA Status: Does not constitute a "Project" as defined by CEQA Guidelines Section 15378

c. Address: 642 Hillcrest Avenue (APN 006-652-015)

Application #: Use Permit (UP) / Admin. Architectural Permit (AAP) 18-0993

Description: A Use Permit for the change of use of and exterior alterations to an existing

1,048sq. ft. detached accessory building.

Zone District/General Plan Designation: Residential Single-Family (R-1) / Residential Medium Density (up to 17.4 dwelling units/area)

Coastal Zone: No Historic Resources Inventory: No Area of Special Biological Significance: Yes

CEQA Status: Exempt per CEQA Guidelines, Section 15301(a) (Exterior Alterations)

Applicant/Owner: Thomas Howe (owner)

Staff Reference: Alyson Hunter, Associate Planner | ahunter@cityofpacificgrove.org

(Please refer to the Audio Recording for details)

On a motion by Commissioner Bluhm, seconded by Vice Chair Lilley, the Commission voted 5-0-2 (Commissioners Byrne and Chakwin absent) to approve the Consent Agenda with the stipulation that Vice Chair Lilley has abstained on voting in regard to Consent Agenda Item 7.a. , Approve Planning Commission Minutes for February 7, 2019, because he did not attend that meeting. Motion passed.

6. Regular Agenda

a. Preliminary Discussion on Ordinance Revisions for Title 24, Subdivisions.

Staff Reference: Anastazia Aziz, AICP, Director

CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378

- Anastazia Aziz, AICP, Director, presented a staff report.

(Please refer to the Audio Recording for details)

The Chair opened the floor to public comment

(Please refer to the Audio Recording for details)

- Joy Colangelo spoke about water credits flexibility and sharing.

- Luke Coletti stated that water credits cannot be shared residentially.

- Inge Lorentzen Daumer spoke about the current water limitations, and the need not to get ahead of the State Water Board in any city actions.

The Chair closed the floor to public comment

The Planning Commission discussed the issue. Discussion on this item will be continued again at a future Planning Commission Meeting, with a date to be determined later.

(Please refer to the Audio Recording for details)

7. Presentations

None

8. Council Liaison Announcements

- City Council Mayor Pro-Tem, Dr. Robert Huitt, provided an update from the latest City Council meeting, and issues that the Council is working on now and in the near future.

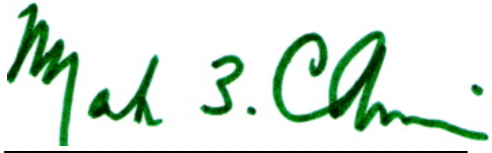
9. Commissioner and Staff Announcements

(Please refer to the Audio Recording for details)

- Anastazia Aziz, AICP, Director, provided an update on the Draft Historic Resources Report by Page & Turnbull; noted that the City would host a Webinar on March 26th at noon on Brown Acts issues for Commissions and Committees; and confirmed that a Public Workshop on the (Draft) Commercial Guidelines for Downtown will be held at the Community Center on March 18th at 6:00 p.m.

10. Adjournment – 7:15 p.m. Next regular meeting is scheduled for Thursday March 21, 2019.

APPROVED BY THE PLANNING COMMISSION



Mark Brice Chakwin, Secretary

April 4th, 2019

Date