



MINUTES

CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR MEETING

6:00 p.m., Thursday, June 20, 2019
Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

CALL TO ORDER

- Commissioners Present: (5) Robin Aeschliman, Jeanne Byrne, Mark Chakwin (Secretary), Steven Lilley (Vice-Chair), Donald Murphy (Chair)
- Commissioners Absent: (2) Bill Bluhm, William Fredrickson

1. APPROVAL OF AGENDA

On a motion by Commissioner Byrne, seconded by Commissioner Aeschliman, the Commission voted 5-0-2 (Commissioners Bluhm and Fredrickson absent) to switch the order of items 6.A. and 7.A. Motion Passed.

2. COMMISSION AND STAFF ANNOUNCEMENTS (City-Related Items Only)

None

3. 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.
(Please refer to the Audio Recording for details)

4. GENERAL PUBLIC COMMENT

- Jane Haines reminded the Planning Commission about her email on affordable housing; and requested that the Planning Commission do two things: 1) agendaize Pacific Grove's parking requirements, and 2) consider setting aside all revenue received from parking space requirements for construction of new parking structures; and to consider building a dual-use parking & affordable housing structure in the city.
(Please refer to the Audio Recording for details)

CONSENT AGENDA

5. A. Approval of Minutes of the May 2, 2019, PC Regular Meeting

Reference: Alex Othon, Staff liaison

Recommended Action: Approve minutes.

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

On a motion by Commissioner Byrne, seconded by Vice Chair Lilley, the Commission voted 5-0-2 (Commissioners Bluhm and Fredrickson absent) to approve the consent agenda and approve the minutes from the Planning Commission's June 6, 2019, meeting. Motion Passed.

REGULAR AGENDA

[Item 7.A. was reordered for consideration before Item 6.A.]

7. PUBLIC HEARINGS

A. Address: 983, 985, 987 Piedmont Ave., Pacific Grove (APNs 007-611-023, -024, -025)

Application #: Zoning Map Amendment (ZA) 18-0663

Description: The Planning Commission is requested to provide a recommendation to the City Council on an owner-initiated Zoning Map Amendment to change the subject properties' zoning from Planned Unit Development (PUD) to Residential Single-Family (R-1). The amendment is requested to facilitate a lot line adjustment between 983 and 985 Piedmont which will be reviewed by a separate review authority. No new development is proposed at this time.

Zone District/General Plan Designation: Planned Unit Development (PUD) /Low Density Residential (RL)

Coastal Zone: No **Historic Resources Inventory:** No

Area of Special Biological Significance: No

CEQA Status: Exempt from CEQA per §15061(b)(3) which states that CEQA applies only to projects which have the potential for causing a significant effect on the environment.

Recommendation: Staff recommends that the Planning Commission make a recommendation of approval to the City Council which will be the final review authority for the Zoning Map Amendment.

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

- Alyson Hunter, Associate Planner, provided a staff report and answered questions
(Please refer to the Audio Recording for details)

- Commissioners Byrne and Aeschliman each disclosed knowing the applicant, but reaffirmed that this did not affect their ability to be fair and impartial in the hearing.

The Chair opened the floor to public comment

(Please refer to the Audio Recording for details)

- Gary Wilson, applicant and owner of 983 Piedmont Ave., spoke in support of the item.

The Chair Closed the floor to public comment

- The Commission discussed the item.

(Please refer to the Audio Recording for details)

On a motion by Commissioner Byrne, seconded by Vice Chair Lilley, the Commission voted 5-0-2 (Commissioners Bluhm and Fredrickson absent) to recommend approval of the proposed zoning map amendment, findings and conditions, and a §15061(b)(3) CEQA exemption to the City Council. Motion Passed.

FULL PRESENTATIONS

[Item 6.A. was reordered for consideration after Item 7.A.]

6. A. Presentation on Regional Housing Updates

Presenter: Heather Adamson, AICP, Director of Planning at AMBAG.

Staff Reference: Terri Schaeffer, Senior Program Manager

Recommended Action: Receive information.

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

- Heather Adamson, AICP, Director of Planning at AMBAG, provided a presentation on AMBAG and State and Housing plans and initiatives report; and answered questions.

(Please refer to the Audio Recording for details)

[Commissioner Byrne departed at 19:06 p.m.]

The Chair opened the floor to public comment

None

The Chair Closed the floor to public comment

- The Commission thanked Ms. Adamson for the informative presentation and comments.

(Please refer to the Audio Recording for details)

ADJOURNMENT

- The meeting was adjourned at 7:19 p.m.

- Next meeting is scheduled for July 18th, 2019.

APPROVED BY THE PLANNING COMMISSION

Mark Brice Chakwin, Secretary

Date