



DRAFT MINUTES

**CITY OF PACIFIC GROVE
PLANNING COMMISSION
REGULAR MEETING**

6:00 p.m., Thursday, December 19th, 2019
Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

CALL TO ORDER

- Commissioners Present (7): Robin Aeschliman, Bill Bluhm, Jeanne Byrne, Mark Chakwin (Secretary), William Fredrickson, Steven Lilley (Vice-Chair), Donald Murphy (Chair)

1. APPROVAL OF AGENDA

On a motion by Commissioner Byrne, seconded by Commissioner Bluhm, the Commission voted 7-0 to approve the Agenda. Motion Passed.

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

(Please refer to the Video Recording for details)

- Chair Murphy provided an update on the most recent City Council actions and highlighted the issues that the Council is working on now and in the future. He noted that the first reading of the wireless ordinance was passed by the City Council on December 18th and was continued for a second reading and adoption on January 15, 2020. Additionally, the Council ratified the City Manager's decision to reduced Planning Commission meetings to once a month, on the second Thursday.

- Commissioner Chakwin noted that in December the FCC reaffirmed its standards on cellular radiation as it relates to local regulatory authority.

3. COUNCIL LIAISON ANNOUNCEMENTS

None

4. GENERAL PUBLIC COMMENT

The Chair opened the meeting to public comment

(Please refer to the Video Recording for details)

- Lisa Ciani thanked the Planning Commission for its work and expressed disappointment that Planning Commission would only meet once a month given the workload that the new LCP would provide in 2020.

The Chair closed the meeting to public comment

CONSENT AGENDA

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

Recommended Action: Approve minutes.

Reference: Alex Othon, Assistant Planner

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

On a motion by Commissioner Chakwin, seconded by Commissioner Bluhm, the Commission voted 7-0 to approve the Consent Agenda. Motion passed unanimously.

REGULAR AGENDA

6. A. Prezone of 801 Sunset Drive to Light Commercial (C-1)

Recommendation: Make a recommendation of approval of the proposed zoning map amendment to the City Council.

Reference: Alyson Hunter, Senior Planner

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

- Commissioner Chakwin disclosed that he lived 601 feet away from the 801 Sunset Drive property but that he has no interests that could be benefited by this hearing, and stated that he believed that he did not need to recuse himself from the issue.

(Please refer to the Video Recording for details)

Senior Planner Alyson Hunter provided a briefing and answered questions.

(Please refer to the Video Recording for details)

The Chair opened the item to public comment.

(Please refer to the Video Recording for details)

(out of sequence public comment)*

- Brandon Swanson, Interim Chief of Planning for Monterey County, provided brief context from the County Staff’s perspective.

(Please refer to the Video Recording for details)

The Chair closed the meeting to public comment

The Commission discussed the issue.

(Please refer to the Video Recording for details)

On a motion by Commissioner Byrne, seconded by Commissioner Fredrickson, the Commission voted (7-0) to approval of the proposed zoning map amendment and to accept all Staff Findings and to forward the item to the City Council for consideration. Motion Passed.

B. Map Amendment to Rezone the Asilomar State Park & Conference Grounds to Open Space (“O”)

Recommendation: Make a recommendation of approval of the proposed zoning map amendment to the City Council.

Reference: Alyson Hunter, Senior Planner

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

On a motion by Chair Murphy, seconded by Commissioner Byrne, the Commission voted (7-0) to continue this item to a date uncertain. Motion passed unanimously.

DISCUSSION ITEMS

7A. Amendments to 23.80 - Accessory Dwelling Units

Recommendation: Discuss and provide recommendation to City Council.

Reference: Anastazia Aziz, AICP, Community Development Director

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

Senior Planner Hunter answered questions about the item

(Please refer to the Video Recording for details)

Then the Commission briefly discussed the item.

(Please refer to the Video Recording for details)

On a motion by Commissioner Chakwin, seconded by Vice Chair Lilley, the Commission voted (7-0) to continue this item to the January 9th meeting. Motion passed unanimously.

B. Conceptual Review – Reducing Minimum Lot Sizes (please refer to 12/05/19 packet for background information)

Recommendation: Receive as information, discuss and provide staff direction.

Reference: Anastazia Aziz, AICP, Community Development Director

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

(Please refer to the Video Recording for details)

The Chair recapped the key points from the previous meeting’s consideration of this item. Then the Commission discussed the issue and provided additional guidance to Staff on the item.

ADJOURNMENT

The Chair adjourned the meeting at 6:58 p.m.

The next meeting is scheduled for January 9th, 2020

APPROVED BY THE PLANNING COMMISSION

Mark Brice Chakwin, Secretary

Date