



DRAFT MINUTES

CITY OF PACIFIC GROVE

PLANNING COMMISSION

REGULAR MEETING

6:00 p.m., Thursday, January 9th, 2020
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 Aeschliman, 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 noted that on Saturday January 12th the City seeks volunteers to do habitat restoration work in George Washington Park.

- Commissioner Byrne noted that she and Commissioner Bluhm met unofficially with the City Manager and Senior Planner Hunter on a the issue of small lots and low-cost housing initiatives.

- CDD Director Aziz noted that the Local Coastal Program (LCP) is on the City Council's next (January 15th) meeting and that the Monterey County Multi-Jurisdictional Hazard Management Plan update cycle starts this year. County Emergency Services Staff will do a presentation to City Council on February 5th.

3. COUNCIL LIAISON ANNOUNCEMENTS

- City Council Mayor Pro-Tem, Dr. Robert Huitt, provided an update on City Council activities and noted other highlights and issues that the Council is considering.

4. GENERAL PUBLIC COMMENT

- The Chair opened the meeting to public comment

NONE

- The Chair closed the meeting to public comment

(Please refer to the Video Recording for details)

- The Chair inquired on any written public comment.

Director Aziz noted one written public comment provided by Tony Ciani about training Planning Commissioners to perform duties in accordance with the newly approved Local Coastal Program.

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 Bluhm, seconded by Commissioner Aeschliman, the Commission voted 7-0 to approve the Consent Agenda. Motion Passed.

REGULAR AGENDA

6. PUBLIC HEARINGS

A. Use Permit for 1305 Funston Ave. (UP 19-0546)

Recommendation: Discuss and approve the Use Permit subject to findings, conditions of approval and a Class 3, Section 15303(e) CEQA exemption

Reference: Alex Othon, Assistant Planner

CEQA Status: Exempt per CEQA Guidelines per Section 15303(e) – Conversion of Small Structures.

(Please refer to the Video Recording for details)

- Commissioner Chakwin made a disclosure statement and noted that he owns a property on Funston avenue, but it is almost 2000 feet away from the subject property. He stated that he has no interests that could benefit by this hearing and that he will not recuse himself.

- Assistant Planner Othon noted that noticing was not complete for this item and requested that the Commission continue the item until the next meeting.

On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted (7-0) to continue this item until the next meeting (February 13th 2020). Motion Passed.

B. Amendments to 23.80 - Accessory Dwelling Units

Recommendation: Discuss and provide a recommendation to City Council

Reference: Alyson Hunter, Senior Planner

CEQA Status: Statutorily exempt per Section 15282(h) of the CEQA Guidelines

- Director Aziz provided a Staff Report

(Please refer to the Video Recording for details)

- The Chair opened the meeting to public comment

NONE

- The Chair closed the meeting to public comment

(Please refer to the Video Recording for details)

- The Planning Commission reviewed the draft and discussed the issue.

On a substitute motion by Commissioner Byrne, seconded by Commissioner Fredrickson, the Commission voted 4-3 (Chair Murphy, Commissioners Bluhm and Chakwin dissenting) to approve the revised ordinance with Planning Commission

recommended changes, and including staff report recommendations, but then return the updated ordinance to the Planning Commission for review. Motion Passed

- The Chair called a 10-minute recess at 7:33 p.m.
- The Chair called the meeting back to order at 7:41 p.m.

C. Preliminary Discussion on Zoning Code Amendment to Reduce Multi-Family Development Permit Requirements

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

Reference: Alex Othon, Assistant Planner

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

- Assistant Planner Othon provided a Staff Report. He and Director Aziz also answered questions.

(Please refer to the Video Recording for details)

- The Chair opened the meeting to public comment

NONE

- The Chair closed the meeting to public comment

(Please refer to the Video Recording for details)

- The Planning Commission discussed the issue and raised several concerns about the proposed Zoning Code amendment as introduced.

On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted 7-0 to recommend not eliminating use permits or reduce the development permit requirements for 8 units or above. Motion Passed

D. Formation of a Planning Commission Advisory Group to Discuss and Provide Recommendation on Reducing Minimum Lot Sizes as a Way to Increase Housing Opportunities

Recommendation: Assign a 3-member Advisory Group, specify the goal(s) of the group, and designate the timeframe to report back to the Commission with recommendations.

Reference: Alyson Hunter, Senior Planner

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

(Please refer to the Video Recording for details)

- The Chair summarized the task as a) to decide if the Commission wants this advisory group (subcommittee), b) what the Commission wants the group to do, and c) to set a firm timeline for committee work.

(Please refer to the Video Recording for details)

- The Planning Commission discussed the issue and considered a four-month horizon for the subcommittee’s activities.

On a motion by Commissioner Chakwin, seconded by Commissioner Byrne, the Commission voted 7-0 to establish a subcommittee composed of Commissioners Byrne, Bluhm, and Fredrickson to discuss and provide recommendations on reducing minimum lot size to promote housing opportunities, and that the subcommittee should provide recommendations to the Planning Commission to support their goals within four months. Motion Passed

DISCUSSION ITEMS

7A. Planning Commission's Annual Report for 2019

- Chair Murphy submitted a report that he prepared about the Planning Commission's activities during 2019.

(Please refer to the Video Recording for details)

- The Commission briefly discussed the item.

ADJOURNMENT

- The Chair adjourned the meeting at 8:25 p.m.
- The next meeting is scheduled for February 13th, 2020

APPROVED BY THE PLANNING COMMISSION

Mark Brice Chakwin, Secretary

Date