



DRAFT MINUTES

CITY OF PACIFIC GROVE

PLANNING COMMISSION

REGULAR MEETING

6:00 p.m., Thursday, February 13th, 2020
Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

CALL TO ORDER

- Commissioners Present (6): Robin Aeschliman, Bill Bluhm, Jeanne Byrne, Mark Chakwin (Secretary), Steven Lilley (Vice-Chair), Donald Murphy (Chair)
- Commissioner Absent (1): William Fredrickson

1. APPROVAL OF AGENDA

On a motion by Commissioner Byrne, seconded by Commissioner Bluhm, the Commission voted 6-0-1 (Commissioner Fredrickson absent) 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 stated that he attended the Boards and Commissions new members orientation on January 6th and that the Pacific Grove Heritage Society Annual Home Awards for commercial and residential development is seeking nominations for this year's awards.
- Commissioner Aeschliman commented on an article in the Commissioner Newsletter regarding the efforts of the Cities of Tucson and Salt Lake City to protect their historic signs and historic heritage.
- Senior Planner Hunter noted that the Union Pacific Railroad fence request was denied by the California Coastal Commission; City has received five ADU applications in 2020; that the Library renewal project continues on track for a summer completion; and that Monterey County Office of Emergency Services staff will present on the Joint Jurisdiction Hazard Mitigation Plan update at the Council meeting on February 19th.

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
(Please refer to the Video Recording for details)
- Anthony Tersol, representing the local chapter of Surfrider Foundation, provided comments on the Union Pacific Railroad's fence and advised continued citizen vigilance on issues for the city.
- The Chair closed the meeting to public comment

CONSENT AGENDA

5. A. Approval of Minutes of the January 9, 2020, 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

B. Use Permit for 1305 Funston Ave. (UP 19-0546) - Continued from 1-9-20 Meeting

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: Class 3, Section 15303(e) CEQA exemption for Accessory Structures

On a motion by Commissioner Bryne, seconded by Commissioner Aeschliman, the Commission voted 6-0-1 (Commissioner Fredrickson absent) to approve the Consent Agenda. Motion Passed.

REGULAR AGENDA

6. PUBLIC HEARINGS

A. Election of Officers

Recommendation: Hold an election for Chair, Vice Chair, and Secretary

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)

On a motion by Commissioner Bryne, the Commission voted 6-0-1 (Commissioner Fredrickson absent) to approve the nomination of the current slate of Planning Commissioner Officers (Chair Murphy, Vice Chair Lilley and Secretary Chakwin) as a slate of the officers for 2020. Motion Passed.

B. Proposed Zoning Code Amendment to 23.80 - Accessory Dwelling Units

(Continued from 1-9-20 Meeting)

Recommendation: Review proposed amendments and provide a recommendation to City Council

Reference: Alyson Hunter, Senior Planner

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

(Please refer to the Video Recording for details)

- Director Aziz provided a staff report, and answered questions.

- The Chair opened the meeting to public comment

- Joy Colangelo complimented the Staff’s work on the proposed revision and then provided four suggestions to modify or improve that Zoning Code Amendment,

- Anthony Tersol, recommended that the Commission consider pre-approving tiny house and ADU designs to expedite the approval and implantation process.

- The Chair closed the meeting to public comment

- The Commission discussed the issue.

On a motion by Commissioner Bryne, seconded by Commissioner Aeschliman, the Commission voted 6-0-1 (Commissioner Fredrickson absent) to approve the proposed Zoning Code Amendment to 23.80 with the following recommendations: retain the term “shall incorporate” in the architectural requirements on page 9; limit the size of ADUs to 1,000 square feet (pg 1); keep the requirement for ADUs greater than ½ mile walking distance from transit to provide parking; also to delete the term “whereas” (pg 3) of the revision; eliminate the word “vital” from the first “Whereas” in the draft ordinance, and apply other language corrections as mentioned. Motion Passed.

C. Draft 2020 Planning Commission Work Plan and Training Calendar

Recommendation: Review the draft work plan / training calendar, modify as needed

Reference: Alyson Hunter, Senior Planner

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

- Senior Planner Hunter provided a staff report, and 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
- The Commission discussed the issue. Made suggestions and thanked Senior Planner Hunter for an extraordinary effort to craft a viable Planning Commission Annual Work Plan for 2020.

D. Discussion of Capital Improvement Program (CIP) Items

Recommendation: Consider ideas for CIP projects that the Planning Commission, as a group, would like to see.

Reference: Don Murphy, Planning Commission Chair

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

- Senior Planner Hunter provided a staff report, and answered questions.
(Please refer to the Video Recording for details)
- The Chair opened the meeting to public comment
- Lisa Ciani spoke in favor of this initiative and proposed the Point Pinos trail project might be a good target for these funds.
- The Chair closed the meeting to public comment
- The Commission discussed the program.

On a motion by Commissioner Chakwin, seconded by Vice Chair Lilley, the Commission voted 6-0-1 (Commissioner Fredrickson absent) to continue this item until next meeting where Commissioners will present their proposed CIP recommendations. The Commission will select one of the proposed projects as the Commission’s recommendation for the CIP program. Motion Passed.

7. REPORTS, DISCUSSION ITEM(S), AND PRESENTATIONS

A. Coastal Development Permit (CDP) Tutorial

Recommendation: Receive training on CDP procedures, process

Reference: Alyson Hunter, Senior Planner

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

Senior Planner Hunter provided a presentation introducing the Coastal Development Permit (CDP) process that the City will use, and answered questions.

(Please refer to the Video Recording for details)

- The Chair opened the meeting to public comment
- Kathryn Poling commented about Planning Commissioner CDP training, and noted how the community also is looking forward to learning from these training opportunities as well.
- Lisa Ciani recommended adding past case studies to the Commissioners training, and commented on the City’s past actions and past approaches toward CDP applications.
- The Chair closed the meeting to public comment
- The Commission discussed the program.

ADJOURNMENT

- The Chair adjourned the meeting at 8:06 p.m.
- The next meeting is scheduled for March 12, 2020

APPROVED BY THE PLANNING COMMISSION

Mark Brice Chakwin, Secretary

Date