



REVISED MINUTES

CITY OF PACIFIC GROVE

PLANNING COMMISSION REGULAR MEETING

6:00 p.m., Thursday,
March 12th, 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 Bluhm, seconded by Commissioner Byrne, the Commission voted 7-0 to approve the agenda. Motion Passed.

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

(Please refer to the Audio Recording for details)

- Vice Chair Lilley informed the Commission of his participation on the Housing Consultant interview panel the prior week.
- Chair Murphy reminded the Commissioners that their Form 700s are due and mentioned the City's notices and website about the Corona Virus.
- Senior Planner Hunter announced that the Coastal Commission certified the City's Local Coastal Plan (LCP) the day before, and copies will be provided to commissioners at a later date. She also provided updates on items previously passed by the Commission including the ADU ordinance and the pre-zoning action for the Mission Linen island in the city. CD has had more than 975 citizen queries (mostly zoning, but also building-related issues) in January in the Community Development department.

3. COUNCIL LIAISON ANNOUNCEMENTS

- None

4. GENERAL PUBLIC COMMENT

- The Chair opened the meeting to public comment
None
- The Chair closed the meeting to public comment

CONSENT AGENDA

5. A. Approval of Minutes of the February 13, 2020, PC Regular Meeting

Recommendation: Approve minutes.

Reference: Alyson Hunter, Senior 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 pass the Consent Agenda including the Planning Commission Minutes for the February 13, 2020 meeting. Motion Passed

REGULAR AGENDA

6. PUBLIC HEARINGS

A. Pacific Grove Municipal Code Title 23 Map Amendment for the Asilomar State Park & Conference Grounds

Recommendation: Receive the staff report and draft ordinance, and adopt PC Resolution 20-01 recommending approval of the proposed amendments to the City Council.

Reference: Alyson Hunter, Senior Planner

CEQA Status: Categorically exempt per Section 15061(b)(3) of the CEQA Guidelines

- Senior Planner Hunter provided a staff briefing and answered questions.

(Please refer to the Audio Recording for details)

- The Chair opened the item to public comment

- Luke Coletti provided background on Measure D (1986) on re-zoning limitations of “O” zoned areas.

- Lisa Ciani recommended that the whole Asilomar Park be included in the recommended change, as this would better comport with the LCP.

- The Chair closed the item to public comment

The Commission discussed the item.

On a motion by Commissioner Chakwin, seconded Commissioner Bluhm, the Commission voted (6-1) (Commissioner Fredrickson dissenting) to adopt Resolution 20-01 with the findings and the CEQA status as presented in the report . Motion Passed.

B. Pacific Grove Municipal Code Title 23 Text Amendment for the Deletion of §23.16.090 (R-1-B-2)

Recommendation: Receive the staff report and draft ordinance, and adopt PC Resolution 20-02 recommending approval of the proposed amendment to the City Council.

Reference: Alyson Hunter, Senior Planner

CEQA Status: Categorically exempt per Section 15061(b)(3) of the CEQA Guidelines

- Senior Planner Hunter provided a staff briefing and answered questions.

(Please refer to the Audio Recording for details)

- The Chair opened the item to public comment *None*

- The Chair closed the item to public comment

The Commission discussed the item.

On a motion by Commissioner Byrne, second by Commissioner Chakwin, the Commission voted (7-0) to recommend deletion of §23.16.090 (R-1-B-2), and to include staff findings and CEQA status as presented in the staff report. Motion Passed

C. Proposed Zoning Code Amendment to Remove the Use Permit Requirement for Multi-Family Developments from PGMC Sections 23.24.020 (R-3), 23.28.020 (R-4), and 23.57.020 (R-3-PGB)

Recommendation: Receive the staff report and draft ordinance, and recommend approval of the proposed amendments to the City Council.

Reference: Alyson Hunter, Senior Planner

CEQA Status: Categorically exempt per Section 15061(b)(3) of the CEQA Guidelines

- Senior Planner Hunter provided a staff briefing and answered questions.

(Please refer to the Audio Recording for details)

- The Chair opened the item to public comment

- Inge Lorentzen Daumer noted the public would lose both a Planning Commission and a public review if this were passed. The public would have to pay to get a voice in appeal.

- Lisa Ciani agreed with Ms. Lorentzen Daumer, and does not think supporting affordable housing means giving up public review.

- The Chair closed the item to public comment.

The Commission discussed the item.

On a motion by Commissioner Chakwin, second by Commissioner Byrne, the Commission voted (6-1) (Chair Murphy dissenting) to recommend disapproval of the recommended change to the Zoning Code Amendment that would remove the Use Permit Requirement for Multi-Family Developments from PGMC Sections 23.24.020 (R-3), 23.28.020 (R-4), and 23.57.020 (R-3-PGB) and 23.57.020 (R-3-PGB). Motion Passed

D. Discussion of Capital Improvement Program (CIP) Items

Recommendation: Vote on the CIP project ideas submitted by Commissioners and direct the Chair to complete the requisite form for submittal to the Public Works Department.

Reference: Don Murphy, Planning Commission Chair

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

Senior Planner Hunter introduced the item

(Please refer to the Audio Recording for details)

- The Chair opened the item to public comment

- Inge Lorentzen Daumer commented on a proposal for removing street medians.

- The Chair closed the item to public comment

The Commission discussed the item.

Without a motion, the Commission unanimously agreed to submit the project recommended by Chair Murphy that proposed restoring the Recreation Trail mural at an estimated cost of \$40,000.00. The Chair would submit the online form to the Public Works Dept. immediately following the meeting.

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

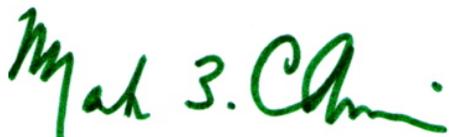
None

ADJOURNMENT

- The Chair adjourned the meeting at 7:03 p.m.

- The next meeting is scheduled for April 9, 2020

APPROVED BY THE PLANNING COMMISSION



Mark Brice Chakwin, Secretary

May 14, 2020

Date