



## NOTICE OF MEETING

# CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR MEETING AGENDA

Thursday, May 14, 2020, 6:00 P.M.

Council Chamber – City Hall – 300 Forest Avenue, Pacific Grove, CA

**THIS MEETING WILL BE HELD VIRTUALLY AND IS COMPLIANT WITH THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-30, ALLOWING FOR A DEVIATION OF THE TELECONFERENCE RULES REQUIRED BY THE BROWN ACT.**

**Join the Zoom Meeting to participate live at:**

**<https://us02web.zoom.us/j/85014368610>**

**To participate telephonically, call any number below:**

**+1 669 900 9128**

**877 853 5247 (Toll Free)**

**888 788 0099 (Toll Free)**

**Webinar Meeting ID: 850 1436 8610**

**Help Line 831-648-3128**

**The public may also view the meeting on the Peninsula Channel 25**

## AGENDA

### CALL TO ORDER

1. **APPROVAL OF AGENDA**
2. **COMMISSION AND STAFF ANNOUNCEMENTS (City-Related Items Only)**
3. **COUNCIL LIAISON ANNOUNCEMENTS**
4. **GENERAL PUBLIC COMMENT**

*General Public Comment must deal with matters subject to the jurisdiction of the City and the Planning Commission that are not on the Regular Agenda. This is the appropriate place to comment as to items on the Consent Agenda, only if you do not wish to have the item pulled for individual consideration by the Planning Commission. Comments from the public will be limited to three minutes and will not receive Planning Commission action. Comments regarding items on the Regular Agenda shall be heard prior to Planning Commission's consideration of such items at the time such items are called. Whenever possible, written correspondence should be submitted to the Planning Commission in advance of the meeting, to provide*

adequate time for its consideration.

## CONSENT AGENDA

*The Consent Agenda deals with routine and non-controversial matters, and may include action on resolutions, ordinances, or other public hearings for which testimony is not anticipated. The vote on the Consent Agenda shall apply to each item that has not been removed. Any member of the Planning Commission, staff, or the public may remove an item from the Consent Agenda for individual consideration. When items are pulled for discussion, they will be automatically placed at the end of their respective section within the Regular Agenda. One motion shall be made to adopt all non-removed items on the Consent Agenda. Items pulled from this section will be placed under The Consent Agenda deals with routine and non-controversial matters, and may include action on resolutions, ordinances, or other public hearings for which testimony is not anticipated. The vote on the Consent Agenda shall apply to each item that has not been removed. Any member of the Planning Commission, staff, or the public may remove an item from the Consent Agenda for individual consideration. When items are pulled for discussion, they will be automatically placed at the end of their respective section within the Regular Agenda. One motion shall be made to adopt all non-removed items on the Consent Agenda. Items pulled from this section will be placed under 6. Regular Agenda*

5. Adoption of the draft minutes of the Planning Commission's March 12, 2020, meeting.  
**Reference:** Alyson Hunter, Senior Planner  
**Recommended Action:** Adopt the March 12, 2020, meeting minutes as presented.  
**CEQA:** Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378
6. Receive Historic Resources Committee Meeting Minutes of February 26, 2020.  
**Reference:** Alyson Hunter, Senior Planner  
**Recommended Action:** Receive the draft minutes of the February 26, 2020, Historic Resources Committee meeting as information only.  
**CEQA:** Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378
7. Receive the draft minutes of the March 10, 2020, Architectural Review Board meeting as information only.  
**Reference:** Alyson Hunter, Senior Planner  
**Recommended Action:** Receive the draft minutes of the March 10, 2020, Architectural Review Board meeting as information only.  
**CEQA:** Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378
8. Annual Progress Reports on Housing Element and General Plan implementation. This item is informational only and no action is required.  
**Reference:** Alyson Hunter, Senior Planner  
**Recommended Action:** Receive the Annual Progress Reports for Housing Element Implementation and General Plan Implement as information only.  
**CEQA:** Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

## REGULAR AGENDA

9.

## **PUBLIC HEARINGS**

*For public hearings involving a quasi-judicial determination by the Planning Commission, the proponent of an item may be given 10 minutes to speak and others in support of the proponent's position may be given three minutes each. A designated spokesperson for opposition to the item may be given 10 minutes to speak and all others in opposition may be given three minutes each. Very brief rebuttal and surrebuttal may be allowed in the sole discretion of the Planning Commission. In public hearings not involving a quasi-judicial determination by the Planning Commission, all persons may be given three minutes to speak on the matter. Public hearings on non-controversial matters or for which testimony is not anticipated may be placed on the Consent Agenda, but shall be removed if any person requests a staff presentation or wishes to be heard on the matter.*

- A. Coastal Development Permit for Sewer Line Replacement in Portions of the Asilomar Blvd/Carmel Ave. Rights-of-Way

**Description:** The proposed work is part of the Council-approved Capital Improvement Program (CIP) 3, 4, 8 Project and entails the replacement of approximately 2,741.5 feet of sewer line and several manhole covers.

**Zone District/General Plan Designation:** n/a

**Coastal Zone:** Yes

**Archaeological Zone:** Yes

**Historic Resources Inventory:** No

**Area of Special Biological Significance:** Yes

**CEQA:** Categorical Exemption, CEQA Guidelines Section 15301, Class I, Existing Facilities

**Recommended Action:** Approve CDP 20-0149 for the replacement of sewer line within portions of the Asilomar Blvd. and Carmel Ave. public rights-of-way subject to the conditions of approval and Class 1 CEQA exemption provided herein.

**Reference:** Alyson Hunter, Senior Planner

- B. Annexation of the Mission Linen property located at 801 Sunset Drive.

**Description:** The City of Pacific Grove (City) is undertaking the annexation of the Mission Linen Supply property located at 801 Sunset Drive (APN 007-101-036). The 2.99 acre property is located at the intersection of Sunset Drive and Congress Avenue, is surrounded on all sides by City limits, and is the only property within the City's Sphere of Influence identified in the 1994 General Plan for future annexation. No changes to the property are proposed at this time. The property was rezoned Light Commercial (C-1) on March 4, 2020, by the City Council through the adoption of Ordinance 19-028 and this is the zoning district that will become effective upon annexation.

**Zone District/General Plan Designation:** Monterey County Zone and General Plan of Resource Conservation (RC) with a 10-acre minimum parcel size.

**Coastal Zone:** No

**Archaeological Zone:** No

**Historic Resources Inventory:** No

**Area of Special Biological Significance:** No

**CEQA:** Categorical Exemption, CEQA Guidelines Section 15319(a) Class 19, Annexations to City or Special Districts or Areas-Exist Public or Private Structure

**Recommended Action:** Receive the staff report and provide a recommendation of approval of the proposed annexation to the City Council.

**Reference:** Alyson Hunter, Senior Planner

10. **DISCUSSION ITEM(S)**

- A. Brief oral presentation by the Deputy Public Works Director, Joyce Halabi, on the City's Capital Improvement Program (CIP).

**Reference:** Joyce Halabi, Deputy Public Works Director

**Recommended Action:** Receive report as information only.

**CEQA:** Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

**Next Meeting – June 11, 2020**

**ADJOURNMENT**

NOTICE OF ADA COMPLIANCE: Pursuant to Title II of the Americans with Disabilities Act (Codified At 42 United States Code Section 12101 and 28 Code of Federal Regulations Part 35), and Section 504 of the Rehabilitation Act of 1973, the City of Pacific Grove does not discriminate on the basis of race, color, religion, national origin, ancestry, sex, disability, age or sexual orientation in the provision of any services, programs, or activities. The City of Pacific Grove does not discriminate against persons with disabilities. City Hall is an accessible facility. A limited number of assisted listening devices will be available at this meeting. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format.
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