



MINUTES

CITY OF PACIFIC GROVE

PLANNING COMMISSION REGULAR MEETING

6:00 p.m., Thursday, May 14th, 2020

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

**Online Meeting
Conducted Via ZOOM with Public Call-in**

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 Aeschliman, seconded by Vice Chair Lilley, the Commission voted 7-0 to approve the agenda with changes to continue item 10A to a future meeting. Motion Passed.

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

(Please refer to the Video Recording for details)

- Chair Murphy stated that the Planning Commission recommended Public Works project was not approved by the City Council in the list of Capital Improvement projects for the 20/21 FY. He noted that 24 projects were approved and 32 were not.
- Senior Planner Hunter commented that the contractor for the affordable housing action had been selected and the new housing advisory group formation is underway. She also noted that the Shoreline Management Plan deadline for comments was 15 May (tomorrow). Finally, she stated that the Goodies mixed use project is in plan-check, and the Hotel Durell project, under new management, will shortly submit building plans.
- Director Aziz stated that selected construction activities have resumed under the guidance of the County's COVID-19 health order and rules. The City is monitoring all changes and issues concerning this important situation.
- Commissioner Byrne asked why visitors to constructions sites now need to be signed in, while visitors to stores that are open do not. Director Aziz replied that this is in accordance with County rules.

3. COUNCIL LIAISON ANNOUNCEMENTS

(Please refer to the Video Recording for details)

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

4. GENERAL PUBLIC COMMENT

- The Chair opened the meeting to public comment which was done via telephone call-in
(Please refer to the Video Recording for details)
- X2259. Lisa Ciani commented that it was nice to have the Planning Commission meeting again, even if virtually.

- The Chair closed the meeting to public comment

CONSENT 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 CEQA Guidelines Section 15378
// Item pulled from the consent agenda by public (X2259) and Commissioner Lilley. Item moved to Item 9.c //

- 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 CEQA Guidelines Section 15378

- 7. **Receive the draft minutes of the March 10, 2020, Architectural Review Board meeting**
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 CEQA Guidelines Section 15378

- 8. **Receive the Annual Progress Reports on Housing Element/General Plan Implementation**
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 CEQA Guidelines Section 15378
// Item pulled from the consent agenda by Commissioner Byrne. Item moved to Item 9.d //

On a motion by Commissioner Chakwin, seconded by Commissioner Byrne, the Commission voted 7-0 to approve the consent agenda, as amended. Motion Passed.

REGULAR AGENDA

9. PUBLIC HEARINGS

- 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

- Milas Smith, Deputy Director PW, and Senior Planner Alyson Hunter presented staff reports and answered commissioners' question.

(Please refer to the Video Recording for details)

- The Chair opened the item to public comment which was done via telephone call-in

(Please refer to the Video Recording for details)

- X2259. Lisa Ciani expressed concern about the protection of archaeological resources, tree roots, and conformance to the Local Coastal Program requirements.

- User-1. Inge Lorentzen Daumer expressed concern about being sure that the applicable regulations are being followed and corrected a previous statement about the Council's unrelated action.

- The Chair closed the item to public comment

- The Commission discussed the item

(Please refer to the Video Recording for details)

On a motion by Commissioner Fredrickson, seconded by Commissioner Bryne, the Commission voted 7-0 to approve the project with the CEQA Exemption as listed and with all findings and conditions with the following change: Conditions 4 and 5 shall be consolidated and modified to read: *The proposed project includes three separately identified components to replace about 2,714 feet of sewer main line and manhole covers. Those three components are listed as CIP #3, #4, and #8, on drawings submitted by the Pacific Grove Public Works Department to the Community Development Department on March 19, 2020. Further, components #3 and #4 are located within the Asilomar Blvd ROW between Del Monte Avenue and roughly half-way between Jewell and Arena Avenues. Component #8 is located within the Carmel Ave ROW between Central Ave and Ocean View Blvd.* Motion Passed.

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-Existing 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

- Senior Planner Hunter provided a Staff Report
(Please refer to the Video Recording for details)
- The Chair opened the item to public comment. There was none.
- The Chair closed the item to public comment

The commission discussed the proposal

On a motion by Commissioner Bryne, seconded by Commissioner Chakwin, the Commission voted 7-0 to recommend approval of the annexation. The PC also noted that the staff report for this item should be corrected to show the correct date of the building and to include the architect's name. Motion Passed

C. 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.

// This item was pulled from the consent agenda Item 5 //

- The Chair introduced the item, Vice Chair explained the rationale for pulling this item, and the Secretary provided context for the subject minutes.
(Please refer to the Video Recording for details)
- The Chair opened the item to public comment
(Please refer to the Video Recording for details)
- x2259. Lisa Ciani requested that the minutes list names of public speakers and a summary of their points.
- User-1. Inge Lorentzen Daumer echoed the previous speaker's sentiment.
- The Chair closed the item to public comment

The Commission discussed the issue and agreed to keep to its practice to indicate speakers' names and a summary of points. Moreover, the Commission would present a revised set of these minutes next month.

(Please refer to the Video Recording for details)

D. Receive Annual Progress Reports on Housing Element/General Plan Implementation.

Reference: Alyson Hunter, Senior Planner

Recommended Action: Receive the Annual Progress Reports for Housing Element

CEQA: Does not constitute a "Project" per CEQA Guidelines Section 15378

// Item pulled from the consent agenda by Commissioner Byrnes.//

- Commissioner Byrne asked staff a question references to the Mobilehome Park in the report. Ms. Terri Shaeffer provided answers and explanations.

(Please refer to the Video Recording for details)

- The Chair opened the item to public comment

None

- The Chair closed the item to public comment

- The Commission discussed the program.

On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted 7-0 to accept this report. Motion Passed.

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 CEQA Guidelines Section 15378

/// this item was continued to a future meeting ///

ADJOURNMENT (& Closing Comments)

(Please refer to the Video Recording for details)

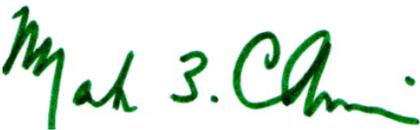
- Commissioner Byrne announced that the Water Management District is considering options to allow outdoor restaurant service.

- Commissioner Aeschliman opined that commissioners should not have to provide identification for picking up their meeting packets at the Police Station, and noted that this was never done before.

- The Chair adjourned the meeting at 7:39 p.m.

- The next meeting is scheduled for June 11, 2020

APPROVED BY THE PLANNING COMMISSION



Mark Brice Chakwin, Secretary

June 11, 2020

Date