



NOTICE OF MEETING

CITY OF PACIFIC GROVE PLANNING COMMISSION SPECIAL MEETING AGENDA

Thursday, June 11, 2020, 2:00 P.M.

THIS MEETING WILL BE HELD VIRTUALLY AND IS COMPLIANT WITH THE GOVERNOR'S EXECUTIVE ORDERS N-29-20, ALLOWING FOR A DEVIATION OF 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:

+669 900 9128

877 853 5247 (Toll Free)

888 788 0099 (Toll Free)

Webinar Meeting ID: 850 1436 8610

Help Line 831-648-3128

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. Approval of the draft minutes of the May 14, 2020, Planning Commission meeting.

Reference: Alyson Hunter, Senior Planner

Recommended Action: Approve the draft May 14, 2020, minutes as presented.

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

6. Approval of draft minutes of the March 12, 2020, Planning Commission as revised at the Commission's May 14, 2020. This item was continued from the May 14, 2020, meeting.

Reference: Alyson Hunter, Senior Planner

Recommended Action: Approve the March 12, 2020, revised draft minutes as submitted.

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

REGULAR AGENDA

7. **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.

8. **DISCUSSION ITEM(S)**

- A. Report on the Findings and Recommendations of the Planning Commission's “Small Lot” Subcommittee.

From: Alyson Hunter, Senior Planner

Description: Report on the findings and recommendations of the Planning Commission's “Small Lot” Subcommittee.

Zone District/General Plan Designation: Residential

Coastal Zone: Partial

Historic Resources Inventory: N/A

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

Recommended Action: Receive report, discuss the subcommittee’s recommendations, and provide guidance to staff regarding the Municipal Code and General Plan amendments discussed as tools to help identify existing lots and ease the requirements for subdivision to allow for the development of additional housing opportunities.

Reference: Alyson Hunter, Senior Planner

- B. Discussion regarding the potential addition of *Hostel* as a lodging use type in the Pacific Grove Municipal Code.

From: Alyson Hunter, Senior Planner

Description: Preliminary discussion regarding the concept of a Pacific Grove Municipal Code (PGMC) amendment to add "Hostel" as an allowed lodging use type in certain zones.

Zone District/General Plan Designation: Commercial and Residential zones

Coastal Zone: Partial

Archaeological Zone: No

Historic Resources Inventory: N/A

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

Recommended Action: Receive information, consider alternatives, and provide direction to staff.

Reference: Alyson Hunter, Senior Planner

- C. Receive the Planning Commission's updated 2020 Work Plan.

Reference: Alyson Hunter, Senior Planner

Recommended Action: Receive the Planning Commission's updated 2020 Work Plan. **CEQA:** Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

Next Meeting – July 9, 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.