



MINUTES
CITY OF PACIFIC GROVE
PLANNING COMMISSION
REGULAR MEETING

2:00 p.m., Thursday, June 11, 2020
Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA
Online Meeting
Conducted Via ZOOM with Public Call-in
(<https://us02web.zoom.us/j/85014368610>)

CALL TO ORDER

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

1. APPROVAL OF AGENDA

On a motion by Commissioner Byrne, seconded by Commissioner Bluhm, the Commission voted 6-0-1 (Commissioner Aeschliman absent) to approve the agenda. Motion Passed.

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

(Please refer to the Meeting Recording for details)

- Planning Commissioners: *None*
- Senior Planner Hunter stated that the housing consultant was working hard with staff and will be scheduling joint study sessions of the Planning Commission and City Council soon. These will include opportunities for public participation.
- Director Aziz stated that a housing advisory group will be formed on the housing issue. She also noted that the Draft Environmental Impact Report (DEIR) for the American Tin Cannery project was moving forward and likely will be released for public review and comment in early July.

3. COUNCIL LIAISON ANNOUNCEMENTS

(Please refer to the Meeting 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 Meeting Recording for details)
- Inge Lorentzen Daumer noted that the City was no longer providing advance email copies or notices to the public on upcoming meetings. She requested that this practice be resumed. She added that this practice helped ensure that the public would not be left out from what is going on.
- The Chair closed the meeting to public comment

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CONSENT 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

On a motion by Commissioner Byrne, seconded by Vice Chair Lilley, the Commission voted 6-0-1 (Commissioner Aeschliman absent) to approve the consent agenda, including approving the Planning Commission minutes from meetings of March 12th and May 14th 2020. Motion Passed.

REGULAR AGENDA**7. PUBLIC HEARINGS**

None

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.

CEQA: Does not constitute a “Project” per CEQA 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

- Commissioner Byrne provided a summary report of the Subcommittee’s work. Commissioner Bluhm and Senior Planner Hunter also provided comment and answered questions.

(Please refer to the Meeting Recording for details)

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

None

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

- The Commission discussed the subcommittee report and recommendations.

(Please refer to the Meeting Recording for details)

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On a motion by Commissioner Byrne, seconded by Vice Chair Lilley, the Commission voted 6-0-1 (Commissioner Aeschliman absent) to accept the recommendations of the subcommittee, and have staff prepare changes to zoning and sub-division ordinances as required to implement the changes recommended by the subcommittee (noting that the subcommittee recommended that the R-1-B-3 zoning section not to be changed). The revised code will be brought forward to the Commission in a future meeting. Motion Passed.

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.

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

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

Reference: Alyson Hunter, Senior Planner

- Senior Planner Hunter provided a Staff Report.

(Please refer to the Meeting Recording for details)

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

(Please refer to the Meeting Recording for details)

- Luke Coletti noted boarding houses in R-4 zones are not defined as transient lodging, hostels require dormitory housing which could conflict with Measures "M" and "C", and that hostels conflict with the City Charter and General Plan. He noted that hostels might be located in the Coastal zone near the Lighthouse or NOAA building.

- Inge Lorentzen Daumer agreed with Luke Coletti, and added that the city needs more housing so the R-4 (multi-family) zoning areas should not be used for hostels -use them for more housing. She also asked if this proposal is linked to the ATC project's need for affordable lodging accommodations needed by the ATC.

- The Chair closed public comment period.

The Commission discussed the item and provided direction to staff that hostels should not be considered further at this time. They could be considered, however, in the future if a specific need or case arises.

(Please refer to the Meeting Recording for details)

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 CEQA Guidelines Section 15378.

From: Alyson Hunter, Senior Planner

- Senior Planner Hunter and Chair Murphy provided initial comments.

(Please refer to the Meeting Recording for details)

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

None

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

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- The Commission discussed the workplan and thanked Senior Planner Hunter for assistance in providing the update to the Commission.

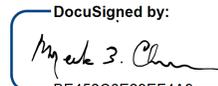
(Please refer to the Meeting Recording for details)

ADJOURNMENT

- The Chair adjourned the meeting at 3:11 p.m.
- The next meeting is scheduled for July 11, 2020

APPROVED BY THE PLANNING COMMISSION

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Mark Brice Chakwin, Secretary

8/13/2020

Date