CALL TO ORDER

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

- Commissioner Absent (1): William Fredrickson

1. APPROVAL OF AGENDA

On a motion by Commissioner Aeschliman, seconded by Vice Chair Lilley, the Commission voted 6-0-1 (Commissioner Fredrickson Absent) to approve the Agenda. Motion Passed.

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

-- Planning Commissioners: none (Please refer to the Audio Recording for details)

-- Senior Planner Alyson Hunter updated the Commission on the status of the EIR for the proposed project at the American Tin Cannery Hotel & Commercial project. She noted that the City Manager’s Story Pole Advisory Group will meet on October 29. The advisory group will consist of Mark Travaille (HRC), Steve Lilley (PC), Michael Gumby (ARB), and Terrence Coen (ARB). The Downton commercial guidelines are hold while other projects are addressed. Page and Turnbull will submit the final report in a week or so. Draft Wireless Ordinance and Guidelines and the Zoning Map “cleanup” are planned for the Commission’s next meeting.

- Terri Schaeffer, Senior Program Manager, noted that the City will soon issue an RFQ to study local housing needs and options. She provided an update on Staff duties and responsibilities as well as vendor integration. Previously, the City’s building division duties were supported by City of Monterey, but going forward building division will be direct-contracted and work directly for Pacific Grove City staff. This ensures that all PG data will now be centralized inside the city.

3. COUNCIL LIAISON ANNOUNCEMENTS (Please refer to the Audio Recording for details)

- City Council Mayor Pro-Tem, Dr. Robert Huitt, provided an update. He noted that three Council members are attending the California League of City’s Annual Conference in Long Beach, and that the City’s LCP will be reviewed by the California Coastal Commission on November 13th, at Half Moon Bay. He concluded with other highlights and issues that the Council is considering.
4. GENERAL PUBLIC COMMENT

(Please refer to the Audio Recording for details)

- Dana Annaru requested that the Commission consider requiring security fencing during construction.

CONSENT AGENDA

5. A. Approval of Minutes of the September 19, 2019, PC Regular Meeting

Recommended Action: Approve minutes.

Reference: Alex Othon, Assistant Planner

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

On a motion by Commissioner Byrne, seconded by Vice Chair Lilley, the Commission voted 6-0-1 (Commissioner Fredrickson absent) to approve the consent agenda and approve the minutes from the Planning Commission’s September 19th, 2019 meeting. Motion Passed.

REGULAR AGENDA

6. PUBLIC HEARINGS

A. 270 Crocker Avenue | AP 19-0479 | APN 006-392-004

Description: An appeal of the Architectural Review Board’s (ARB) September 10, 2019, approval of an Architectural Permit to allow the construction of an 805 sq. ft second story addition to a previously approved 2,335 sq. ft. one-story, single-family home.

Zone District/General Plan Designation: R-1-B-3/ Low Density Residential (5.4du/ac)

Coastal Zone: No

Archaeological Zone: No

Historic Resources Inventory: No

Area of Special Biological Significance: No

CEQA Status: Exempt per Section 15301(e) – Existing Development

Applicant/Owner: Cassandra August (Applicant) on behalf of Dave Rawson (Owner)

Recommendation: Approve the project as proposed based on findings, conditions of approval and a Class 1 CEQA exemption.

Staff Reference: Alex Othon, Assistant Planner | aothon@cityofpacificgrove.org

(Please refer to the Audio Recording for details)

- Alex Othon, Assistant Planner, provided a staff report and answered questions.

The Chair opened the floor to public comment

(Please refer to the Audio Recording for details)

- Cassandra August, project designer, spoke for the project and answered questions.
- Brian Mullen, project contractor, spoke for the project.
- Alex Lorca, Attorney representing the appellant, spoke against the project and answered questions.
- Roland Rose, neighbor, spoke against the project.
- Robert Castanis, neighbor, spoke in support of the project.

The Chair Closed the floor to public comment

(Please refer to the Audio Recording for details)

- The Commission discussed the item.
On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted 5-1-1 (Commissioner Aeschliman opposed, Commissioner Fredrickson absent) to deny the appeal and to approve the project subject to findings, conditions of approval and a Class 1 CEQA exemption. Motion Passed.

DISCUSSION ITEMS

7. A. Consider Amendments to Chapter 23.80 Accessory Dwelling Units (ADU)  
Recommended Action: Discussion  
Reference: Terri Schaeffer, Senior Program Manager  
CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378.  

(Please refer to the Audio Recording for details)  
- Terri Schaeffer, Senior Program Manager, provided a staff report on accessory dwelling units (ADU/ or “granny units”) as related to pending and proposed State legislation on housing. She also noted how these potential changes might affect our City’s ability to meet our Regional Housing Needs Allocation (RHNA) quota. She also answered questions.

The Chair opened the floor to public comment  
(Please refer to the Audio Recording for details)  
- Lauren Link, Community Impact Associate, United Way for Monterey County, endorsed Terri Schaeffer’s presentation and spoke about the importance of cities working to comply with the new State initiatives for housing.  
- Larry Kellis, resident, asked when this new State legislation would allow him to apply for an ADU under new conditions.

The Chair Closed the floor to public comment  
(Please refer to the Audio Recording for details)  
- The Commission discussed the item, offered recommendations for consideration, and thanked Terri Schaeffer for her detailed report and work on the issue.

ADJOURNMENT

The Chair adjourned the meeting at 7:51 p.m.

The next meeting is scheduled for November 7th, 2019

APPROVED BY THE PLANNING COMMISSION

Mark Brice Chakwin, Secretary

November 7, 2019