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 Byrne, seconded by Commissioner Aeschliman, the Commission voted 7-0-0 to approve the Agenda. Motion Passed.

2. COMMISSION AND STAFF ANNOUNCEMENTS (City-Related Items Only)
(Please refer to the Audio Recording for details)
- Chair Murphy met with City Manager’s Wireless Group and a Wireless Telecommunications draft ordinance will soon be ready for consideration.

- Senior Planner Hunter confirmed the Chair’s comment, and also noted that the City Council has already passed the Subdivision Map ordinance that the Commission recently considered. She added that the Historical Resources Inventory update would be completed by November; and that at the next meeting of the Coastal Commission on September 11th, the City would seek an extension until the November meeting. Finally, Staff is preparing a Zoning Map “clean-up” item for an October Planning Commission meeting.

3. COUNCIL LIAISON ANNOUNCEMENTS
(Please refer to the Audio Recording for details)
- City Council Mayor Pro-Tem, Dr. Robert Huitt, provided an update from the latest City Council meeting, and highlighted the issues that the Council is working on now and in the near future.

4. GENERAL PUBLIC COMMENT
(Please refer to the Audio Recording for details)
- An unidentified speaker asked about a notional cell tower appeal that might be considered today. She asked if Planning Commission were doing that now, or in near future? She also mentioned her concerns about cell towers near schools.

5. CONSENT AGENDA
A. Approval of Minutes of the August 8, 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.
B. Receive Approved July 9, 2019 Architectural Review Board Minutes
   Description: Receive minutes.
   Staff Reference: Anastazia Aziz, Director
   CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378

C. Receive Approved July 24, 2019 Historic Resources Committee Minutes
   Description: Receive minutes.
   Staff Reference: Anastazia Aziz, Director
   CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378

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

6. REGULAR AGENDA

PUBLIC HEARINGS

A. 301 Grand Avenue | AP/UP 19-0173 | APNs 006-278-006, -012
   Description: An Architectural Permit to develop three (3) second-story residential units on APN -006 over the five (5) space parking area approved for the adjacent mixed-use development. The Use Permit is required for eight (8) or more residential units. This project received a recommendation of conditional approval by the Architectural Review Board on July 13, 2019. The Planning Commission is the final review authority on both permits.

   Zone District/General Plan Designation: C-D / Commercial
   Coastal Zone: No
   Archaeological Zone: No
   Historic Resources Inventory: No
   Area of Special Biological Significance: Yes
   CEQA Status: Exempt per Section 15332 – In-fill Development
   Applicant/Owner: Safwat Malek for Manal Mansour and Ayman Adeeb, owner(s)
   Recommendation: Approve the project as proposed based on findings, conditions of approval and a Class 32, §15332 CEQA exemption.
   Staff Reference: Alyson Hunter, Senior Planner | ahunter@cityofpacificgrove.org

   (Please refer to the Audio Recording for details)

   - Alyson Hunter, Senior Planner, provided a staff report and answered questions

   The Chair opened the floor to public comment

   - Safwat Malek, project architect, spoke for the project and answered questions.
   - Paul Marko and Heather Gregg spoke against the project.
   - Carolyn Hill and Eric Kawashima spoke against the project.
   - Jenna (last name not given) spoke in favor of the project and low-income housing.
   - Jeff Edmonds, local contractor, asserted the need for a retaining wall against the fence between 308 Fountain Avenue and the project.
   - Lisa Ciani spoke against the project.
   - Hector Chavez spoke about the parking, and asked questions about affordable housing, and the water rights.
   - Terry Latasa, architect spoke against the project.
   - Dr. Manal Mansour, owner of the project, in an afterward, spoke in favor of the project and promised to appeal.

   The Chair Closed the floor to public comment

   - The Commission discussed the item.
On a substitute-motion by Chair Murphy, seconded by Vice Chair Lilley, the Commission voted (2-5) (Commissioners Aeschliman, Blume, Byrne, Chakwin, Fredrickson against) to approve the project, with the condition to eliminate the third unit (unit 11) from the project; and to accept the staff report’s findings, and to approve the proposed CEQA exemption; and to add conditions to ensure the project restores neighboring properties to their original state. Motion Failed.

On a motion by Commissioner Byrnes, seconded by Commissioner Chakwin, the Commission voted (6-1) (Chair Murphy against) to note that the Planning Commission could not approve all required findings for the project, and to deny the project. Motion Passed.

7. DISCUSSION ITEMS
A. Description: Boards, Committees and Commissions Handbook Overview
   Staff Reference: Heidi Quinn, Assistant City Attorney
   CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378

   Heidi Quinn, Assistant City Attorney, provided a staff report and overview of the new handbook, and answered questions. (Please refer to the Audio Recording for details)

   The Chair opened the floor to public comment
      None
   The Chair Closed the floor to public comment

ADJOURNMENT
The Chair adjourned the meeting at 8:18 p.m.

The next meeting is scheduled for September 19, 2019

APPROVED BY THE PLANNING COMMISSION

Mark Brice Chakwin, Secretary

_________________________     _September 19th, 2019
Mark Brice Chakwin, Secretary      Date