



## CITY OF PACIFIC GROVE

300 FOREST AVENUE  
PACIFIC GROVE, CALIFORNIA 93950  
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### FINAL MINUTES OF SPECIAL MEETING

#### PLANNING COMMISSION

DATE & TIME: Thursday, December 15, 2011 – 6:00 p.m.

LOCATION: City Hall, Council Chambers – 300 Forest Avenue, Pacific Grove

**1. Call to Order**

Vice-Chair Bluhm called the meeting to order at 6:00 p.m.

**2. Roll Call**

Planning Commission Members present: Robin Aeschliman, Bill Bluhm (Vice-Chair), Jeanne Byrne, Bill Fredrickson (Secretary), Andrew Passell, Mark Travaille

Planning Commission Members absent: Linda Bailey (Chair)

**3. Approval of Minutes**

None

**4. Public Comments**

**a. Written Communications**

Email correspondence from Karin Locke, dated 12/10/11, regarding code compliance case on Adobe Lane.

**b. Oral Communications**

None

**5. Items to be Continued or Withdrawn**

None

**6. Consent Agenda**

None

## 7. Regular Agenda

### a. Public Hearing: Changes and Clean-ups to Pacific Grove Zoning Code to Clarify Fencing Regulations

Project Description: Proposed amendments to Zoning Code Chapters 23.08, 23.64, and 23.70 to clarify and clean-up existing language, to clarify procedures, to add related definitions, and to add language on exceptions pertaining to deer fencing, fences on retaining walls, and other features. (Continued from November 17, 2011 meeting.)

CEQA Status: Class 3 Categorical Exemption

Staff Reference: Ashley Hefner, Acting Senior Planner

**Recommended Action: Receive report from Subcommittee, hold public hearing, and forward to the City Council with a recommendation of approval.**

Ashley Hefner handed out two items: 1) Chair Bailey's comments on the latest draft ordinance, and 2) email correspondence from Commissioner Byrne asking clarification for several items in the draft ordinance. The Planning Commission asked staff to confirm the need for the administrative use permit finding related to NPDES permits, and to confirm the need for an administrative architectural permit for deer fencing.

The Planning Commission discussed the information in the handout material and draft ordinance, and agreed to make the following two changes to the draft ordinance:

- Revise Section 23.64.130(a) to read: *“Fences, hedges, screen plantings, or other visual obstructions (other than allowed Garden Structures) are hereafter limited to four feet in height forward of the front yard setback line, six feet in height on the front yard setback line, and six feet in height to the rear of the front yard setback along the property lines and within required setback areas.”*
- Move the last sentence of Section 23.64.135(b) to the end of 23.64.135(a), which states: *“While not prohibited, chain link fences are discouraged for aesthetic reasons.”*

**On a motion by Byrne, seconded by Travaille, the Planning Commission voted 6-0 to forward the draft fencing ordinance to the City Council with a recommendation of approval, with the two changes noted above.**

## 8. Acceptance of Minutes from Other Bodies

None

## 9. Reports of Planning Commission Subcommittees

Commissioner Travaille reported out on the PC Subcommittee meeting regarding the Building Height definition. The Subcommittee decided that no substantive changes were needed to the current definition, only some clarification. The Subcommittee decided to continue to use “line” in the definition, rather than changing it to “plane.”

**10. Reports of Planning Commission Members**

None

**11. Reports from Council Liaison**

Mayor Pro Tem Kampe passed along holiday greetings to the Commissioners.

Vice-Chair Bluhm invited Karin Locke from the audience to comment if she would like. Ms. Locke asked for clarification on a couple of items in the draft fencing ordinance, which were responded to by the Planning Commission and staff.

**12. Reports from Staff**

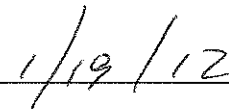
None

**13. Adjournment**

The meeting was adjourned at 6:48 p.m.

APPROVED BY PLANNING COMMISSION:

  
\_\_\_\_\_  
Bill Fredrickson, Secretary

  
\_\_\_\_\_  
Date

