



CITY OF PACIFIC GROVE

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3190 • FAX (831) 648-3184

MINUTES OF SITE REVIEW MEETING

PLANNING COMMISSION

DATE & TIME: TUESDAY, SEPTEMBER 2, 2008 – 4:00 P.M.
LOCATION: CITY HALL, COMMUNITY DEVELOPMENT DEPARTMENT
CONFERENCE ROOM (UPSTAIRS) – 300 FOREST AVENUE

The limited purposes of this session are (1) to visit the site of project(s) listed on the REGULAR MEETING AGENDA and (2) to allow staff to respond to Commissioner inquiries regarding factual aspects of the applications. THE PLAN AND SITE REVIEW IS AN OPEN MEETING. MEMBERS OF THE PUBLIC MAY ATTEND. Transportation for members of the public will not be provided to the location(s) of the site visit(s).

MEETING AGENDA

- 1. Call to Order: The meeting was called to order at 4:05 p.m.
- 2. Roll Call

Planning Commission Members present: Eric Miller, Craig Riddell (Chair), Sally Smith, Gary Sprader

- 3. Staff presentation of projects to be considered at the September 4, 2008 regular meeting:

A. Continued from the August 7, 2008 and August 21, 2008 hearings:

A public hearing to consider:

CODE AMENDMENT: **Historic Preservation Ordinance and Architectural Review Board Procedures**

DESCRIPTION: To recommend that the City Council amend existing Chapters 23.73 and 23.76 of the Municipal Code to combine the Architectural Review Board and Historic Resources Committee and their duties, and to clarify and strengthen the protection of historic resources in the Historic Preservation Ordinance.

CEQA STATUS: Categorical Exemption Section 15308, Class 8.

- 4. No site visits required.
- 5. Adjournment: The meeting adjourned at 4:15 p.m.

This meeting is open to the public and all interested persons are welcome to attend. The City of Pacific Grove does not discriminate against individuals with disabilities and meetings are held in accessible facilities.



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MINUTES OF REGULAR MEETING

PLANNING COMMISSION

DATE & TIME: THURSDAY, SEPTEMBER 4, 2008 – 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE, PACIFIC GROVE

Copies of the agenda packet are available for review at the Pacific Grove Library located at 550 Central Avenue; the Community Development Department, upstairs in City Hall at 300 Forest Avenue, Pacific Grove; and on the internet at: <http://www.ci.pg.ca.us/boards/pla.htm>.

MEETING AGENDA:

1. Call to Order: The meeting was called to order at 6:00 p.m.
2. Roll Call

Planning Commission Members present:

- Linda Smith Bailey (Vice-Chair)
- Bob Davis
- Steven MacDonald
- Eric Miller
- Craig Riddell (Chair)
- Sally Smith
- Gary Sprader

3. Approval of Minutes
 - A. Minutes of the August 19, 2008 Site Review Meeting
 - B. Minutes of the August 21, 2008 Regular Meeting

On a motion by Commissioner Sprader, seconded by Commissioner Smith, both sets of minutes were unanimously approved, with Commissioner Bailey abstaining.

4. Oral Communications

Staff entered a letter into the record from Thomas Winant, dated September 3, 2008, regarding the cost to replace a roof on a home over 50 years of age. There were no oral public comments.

5. Items to be Continued or Withdrawn

None.

6. **CONSENT AGENDA:**

None.

REGULAR AGENDA:

7A. Continued from the August 7, 2008 and August 21, 2008 hearings:

A public hearing to consider
CODE AMENDMENT:

Historic Preservation Ordinance and Architectural Review Board Procedures

DESCRIPTION: To recommend that the City Council amend existing Chapters 23.73 and 23.76 of the Municipal Code to combine the Architectural Review Board and Historic Resources Committee and their duties, and to clarify and strengthen the protection of historic resources in the Historic Preservation Ordinance.

CEQA STATUS: Categorical Exemption Section 15308, Class 8.

Darlene Billstrom, the HRC/PC Subcommittee Chair, continued to walk through the Subcommittee's recommended changes to Chapter 23.76, beginning with Section 23.76.021. The Planning Commission asked questions of Ms. Billstrom, Kathryn Gualtieri (City's Historic Preservation Consultant) and staff.

The following members of the public testified:

- Kent Seavey
- Jeff Becom
- Rebecca Riddell

Written correspondence was received from:

- Michael Groshong
- Christine Kemp

The Planning Commission made preliminary decisions to support the Subcommittee's recommendations for some sections and further amended other sections. The Planning Commission took a straw vote on the proposal to combine the HRC and ARB into a single design review committee, with the outcome being four inclined to oppose the idea and three in favor.

Commissioner Davis moved, Commissioner MacDonald seconded, to continue the item to the September 18, 2008 meeting to complete the discussion of several outstanding issues (e.g., composition of the design review committee(s), demolition requirements, and enforcement penalties). The motion was approved by a 6-1 vote, with Commissioner Bailey dissenting.

Commissioner MacDonald moved, Commissioner Smith seconded, to recommend to the City Council that they immediately direct staff to seek application for Certified Local Government (CLG) status with the State Office of Historic Preservation and to prepare an Historic Context Statement. The motion failed by a 3-4 vote, with Commissioners Bailey, Riddell, Sprader and Miller dissenting.

8. City Council Actions – None.

9. Architectural Review Board Actions

- A. Site Review – August 26, 2008
- B. Regular Meeting – August 26, 2008

On a motion and second by Commissioners Sprader and MacDonald, respectively, the Planning Commission accepted the ARB minutes.

- 10. Historic Resource Committee Actions – None.
- 11. Correspondence – None.
- 12. Committee Reports – None.
- 13. Reports of Commissioners – None.
- 14. Reports of the Community Development Department’s Chief Planner

Lynn Burgess, Chief Planner, handed out two memorandums from Tricia Wotan, in response to the Planning Commission’s request for information on 1) the ARB’s review of 401 Eardley, and 2) a chronology of the discretionary approvals for 419 Congress.

- 15. Adjournment: The meeting was adjourned at 10:15 p.m.