



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 16, 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 4:10 p.m.
2. Roll Call
Planning Commission Members present: Eric Miller, Craig Riddell (Chair), Linda Bailey (Vice-Chair), Steven MacDonald
3. Staff presentation of projects to be considered at the September 18, 2008 regular meeting:
 - A. Continued from the August 7, 2008, August 21, 2008 and September 4, 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 4:35 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 18, 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 Bailey (Vice-Chair)
 - Bob Davis
 - Steven MacDonald
 - Eric Miller
 - Craig Riddell (Chair)
 - Sally Smith
 - Gary Sprader
3. Approval of Minutes
 - A. Minutes of the September 2, 2008 Site Review Meeting
 - B. Minutes of the September 4, 2008 Regular Meeting

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

4. Oral Communications

None.

5. Items to be Continued or Withdrawn

In response to a written request from Mark Travaille, applicant, Commissioner Smith moved and Commissioner Bailey seconded a motion to continue Use Permit Application No. 2975-08, 560 Grove Acre Avenue, to the October 2, 2008 meeting.

6. **CONSENT AGENDA:**

None.

REGULAR AGENDA:

7B. Continued from the August 7, 2008, August 21, 2008 and September 4, 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.

Lynn Burgess, Chief Planner, summarized the status of the Ordinance review, handed out comments from Marie Nelson (State Office of Historic Preservation) and Kathryn Gualtieri (City's Historic Preservation Consultant) regarding how the current draft of the ordinance measures up against the Certified Local Government (CLG) requirements, and Ms. Burgess read into the record Heidi Quinn's comments on Ms. Nelson's review. Ms. Gualtieri walked the Commissioners through her written comments.

Chair Riddell opened the public hearing and the following citizen testified:

- Maryanne Spradling

The Planning Commission discussed at length three outstanding issues from the last meeting: 1) composition of HRC & ARB, 2) demolitions, dismantling and engulfment, and 3) enforcement and penalties.

The Commission unanimously approved a straw vote to establish two design review committees that would have five overlapping members and a combined agenda, with seven members reviewing non-historic projects and five members reviewing projects involving structures 50 years of age or older.

Commissioner Bailey handed out revised language for demolitions, dismantlings and relocations and, with the exception of the phrase pertaining to engulfment, the Planning Commission unanimously supported this proposal.

Regarding enforcement and penalties, the Planning Commission unanimously agreed with the draft ordinance, except that the penalty level in Section 23.76.130(c) should go back to that which is in the existing ordinance (replacement value of the structure).

The Planning Commission unanimously agreed with Ms. Quinn's suggested amendments on Page 3 of the Agenda Report, with the following exceptions:

- No action was taken on #2;
- In #3, the citation for the evaluation criteria was corrected;
- In #8, the last phrase of the suggested language was revised to read: "...*including but not limited to...*"

The Planning Commission reviewed Ms. Gualtieri's written comments. Regarding the membership

on the historic design review committee, the Commission unanimously agreed to have Commissioner Bailey work with staff to develop a proposal that meets the CLG requirements and reflects the city's small population. The Commission unanimously agreed with Ms. Gualtieri's suggested changes to Sections 23.73.020, 23.76.010, 23.76.020, 23.76.025 and 23.76.030. The Commission unanimously agreed not to expand historic review to include the interior of buildings, to pursue a Mills Act incentive program, nor to require recordation of a deed restriction for all properties on the local historic register.

Commissioner Smith moved, Commissioner Bailey seconded, to request that staff prepare an updated draft City Council Ordinance, incorporating all of the Planning Commission's preliminary decisions to date, and to continue the item to a special meeting on October 23, 2008. The motion was approved by a 7-0 vote.

8. City Council Actions – None.
9. Architectural Review Board Actions
 - A. Site Review – September 9, 2008
 - B. Regular Meeting – September 9, 2008

On a motion and second by Commissioners Bailey and Sprader, 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 some sample Phase 1 Historic Assessments in response to a previous request from Commissioner Bailey. Ms. Burgess also announced that Monterey's Green Building Ordinance was presented to the City Council on September 17, 2008 and that it will be considered by Pacific Grove as well. It will likely be an addition to the City's Zoning Code. The Planning Commission will see this topic on its agenda in the next couple of months.

15. Adjournment: The meeting was adjourned at 10:05 p.m.