



CITY OF PACIFIC GROVE

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

MINUTES OF REGULAR MEETING

PLANNING COMMISSION

DATE & TIME: THURSDAY, December 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 MINUTES:

1. The meeting was called to order at 6pm.
2. Roll Call --

Planning Commission Members present:

- Linda Bailey (Vice-Chair)
- Bob Davis
- Craig Riddell (Chair)
- Sally Smith

Planning Commission Members absent:

- Steven MacDonald
- Gary Sprader
- Eric Miller

3. Approval of Minutes
 - A. Minutes of the November 18, 2008 Site Review Meeting
 - B. Minutes of the November 20, 2008 Regular Meeting

On a motion by Commissioner Bailey, seconded by Smith, the minutes were approved 4-0 as presented.

4. Oral Communications

None

5. Items to be Continued or Withdrawn:

- Staff requests a continuance to the December 18, 2008 regularly scheduled Planning Commission meeting for the consideration of the Historic Preservation Ordinance and Architectural Review Board Procedures, An Ordinance Of The City Council Of The City Of Pacific Grove Amending Chapters 23.73 And 23.76 Of The Pacific Grove Municipal Code To Reconfigure The Historic Resources Committee And Architectural Review Board And Their Duties, And To Clarify And Strengthen The Protection Of Historic Resources In The Historic Preservation Ordinance. This item has been continued from the August 7, 2008 and August 21, 2008, September 4, 2008, September 18, 2008, October 23, 2008, and November 6, 2008 hearings.
- Staff added a request for a continuance to the January 22, 2009 meeting for the Planning Commission’s call-up of Architectural Approval No. 3819-08, project address 1017 Forest Avenue, in order for the applicant to complete a structural engineering evaluation.

On a motion by Commissioner Bailey, seconded by Smith, the Planning Commission voted 4-0 to continue consideration of the Historic Preservation Ordinance and Architectural Review Procedures to December 18, 2008, and to continue 1017 Forest Avenue (AA No. 3819-08) to January 22, 2009.

CONSENT AGENDA:

6. None

REGULAR AGENDA:

7A. A public hearing to consider: **Use Permit Application No. 2986-08**

PROJECT ADDRESS:	118 CALEDONIA AVENUE
APPLICANT:	Dana Annereau, on behalf of Don and Jenn Wilkerson
APPLICATION:	Use Permit Application No. 2986-08
PROJECT DESCRIPTION:	A public hearing on Use Permit Application No. 2986-08 to allow a bathroom and laundry room to be moved from the main house and into an accessory structure on the site. The dwelling is listed on the City’s Historic Resources Inventory. A use permit is required pursuant to Municipal Code Section 23.64.180 for Accessory Structures.
LEGAL DESCRIPTION:	Lot 9, Block 58, Pacific Grove Retreat, Assessors’ Parcel Number 006-145-019
ZONE DISTRICT:	R-3-PGR
GENERAL PLAN DESIGNATION:	High Density Residential 19.8 du/acre
ENVIRONMENTAL STATUS:	Categorically Exempt, Class 31

Senior Planner Karen Vaughn presented the project and staff’s recommendation to approve the project.

Commissioner Bailey requested to see the site plan and asked questions about the historic status of the accessory structure and its existing six inch setback from the property line.

Commissioner Smith inquired about the amount of water credits available on the property. Planner Vaughn explained the history of the property as a multiple dwelling group.

Public comment:

Dana Annereau presented the project on behalf of the Wilkerson’s, property owners, and responded to questions from the Planning Commission.

Richard Lorenzo, project contractor, spoke in favor of the project.

Public comment was closed.

Commissioner Bailey stated she was uncomfortable with the use of the building given the non-conforming setback, but that given the recommended conditions of approval they would prevent the accessory building from becoming a second dwelling unit.

Commissioner Smith agreed with Commissioner Bailey.

Commissioner Davis also stated that the major concern is that the accessory building could become a second unit, but that the conditions of approval were strict and should be enforced to prevent it from become an illegal dwelling.

Chair Riddell stated that he didn't see the project as changing the existing use of the structure.

On a motion by Bailey, seconded by Smith, the Planning Commission approved the Use Permit with the staff's recommended findings and conditions.

7B. A public hearing to consider: **Architectural Approval Application 3809-08**

PROJECT ADDRESS:	957 SYIDA DRIVE
APPELLANT:	Alan Young, owner
APPLICANT:	Alan Young, owner
APPLICATION:	Architectural Review Board Approval Application No. 3809-08
PROJECT DESCRIPTION:	An <u>appeal</u> of the Architectural Review Board's October 14, 2008, denial of Architectural Approval Application 3809-08 for window design changes to an approved demolition and reconstruction of an existing single family dwelling (AA 3405-04).
LEGAL DESCRIPTION:	Lot 8, Block 4, Grove Highlands Tract No. 214, Assessor's Parcel No. 007-621-008
ZONE DISTRICT:	R-1
GENERAL PLAN DESIGNATION:	Medium Density Residential 9.7 du/acre
CEQA STATUS:	Class 3 Categorical Exemption

Senior Planner Sarah Hardgrave presented the project and provided the Planning Commission with additional information from the Architectural Review Board's deliberations on the project, based on her review of the ARB hearing tapes.

Public comment:

Applicant and owner Alan Young presented his appeal of the Architectural Review Board's denial of his proposed design change to use vinyl windows, provided a window sample with exterior muntins, and responded to questions from the Planning Commission.

Public comment was closed.

Commissioner Bailey stated that the primary difference between vinyl and fiberglass windows is the

color choice, and that she noted that other houses in the neighborhood had white vinyl windows. She stated that a different type of divided lights might be better, but that having no muntins was not appropriate for the design and style of the house.

Commissioner Smith asked a question about muntins on a double hung window on the second floor.

Commissioner Davis stated that he believes the quality of vinyl windows was better than in the past, and that the use of vinyl with exterior muntins would not be a problem so long as the quality was the same as the sample window provided.

Chair Riddell stated he thought it might be appropriate to have windows without muntins. The Commission deliberated this approach.

On a motion by Smith, seconded by Bailey, the Planning Commission voted 4-0 to approved the project with the staff's recommended findings and conditions, with an additional statement in the first finding to state:

- 1. The architecture and general appearance of the building(s) will be in keeping with the neighborhood and the completed project will not be detrimental to the orderly and harmonious development of the City nor impair the desirability of investment or occupation in the neighborhood *because the majority of houses in the immediate neighborhood have vinyl windows.***

8. City Council Actions

Chief Planner Lynn Burgess, AICP, informed the Planning Commission that the City Council had approved the first reading of the Bath House lease agreement, and that the Architectural Review Board had approved the final design with several subcommittee items, and that staff intended to bring those items back to the full ARB at their December 23, 2008 meeting.

Chief Planner Burgess also responded to questions about the sale of the Holman Building downtown.

9. Architectural Review Board Actions

- Special Site Review – November 13, 2008
- Special Meeting – November 13, 2008

On a motion by Bailey, seconded by Smith, the Planning Commission voted 4-0 to accept the ARB minutes as submitted.

10. Historic Resource Committee Actions

None.

11. Correspondence

Staff requested that, due to the holiday schedule and limited staffing, the Planning Commission cancel their regularly scheduled meeting on January 6, 2009.

12. Committee Reports

None.

13. Reports of Commissioners

None.

14. Reports of the Community Development Department's Chief Planner

Lynn Burgess recommended that the January 8, 2009 Planning Commission meeting be cancelled due to staff vacation schedules during the holidays and the lack of items at that time.

On a motion by Bailey, seconded by Davis, the Planning Commission voted 4-0 to cancel the January 8, 2009 meeting.

15. The meeting was adjourned at 7:28 p.m.