



## 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, May 20, 2010 – 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

#### MEETING AGENDA:

**1. Call to Order**

The meeting was called to order at 6:00 pm

**2. Roll Call**

Planning Commission Members present: Linda Bailey (Vice-Chair), Bill Bluhm, Bill Frederickson, Steven MacDonald, Craig Riddell (Chair)

Planning Commission Members absent: Eric Miller

**3. Approval of Minutes**

Minutes of the May 4, 2010 Planning Commission Site Review and May 6, 2010 Regular Meetings

**On a motion by MacDonald, seconded by Bailey, the Planning Commission voted 5-0 to approve both sets of minutes.**

**4. Public Comments**

None.

**5. Written Correspondence**

None.

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 Items to be Continued or Withdrawn**

None.

## 7. Consent Agenda

**On a motion by Bluhm, seconded by Bailey, the Planning Commission voted 5-0 to move Regular Agenda Item 8.A (172 16<sup>th</sup> Street) to the Consent Agenda.**

- |    |                           |  |
|----|---------------------------|--|
| A. | <b>Project Address:</b>   | <b>602 Lighthouse Avenue – Holly’s Lighthouse Cafe</b>   |
|    | Applicant:                | Amy Hanmer, On Behalf Of Holly’s Lighthouse Café   |
|    | Application:              | Use Permit No. 3019-10   |
|    | Project Description:      | Request To Allow Beer And Wine Sales Within A Bona Fide Public Eating Place. Pursuant To Pgmc Section 23.64.290(A), Bona Fide Public Eating Places Are Permitted To Sell Beer And Wine, With A Use Permit. |
|    | Zone District             | C-1  |
|    | Legal Description         | APN 006-166-004  |
|    | General Plan Designation: | Downtown Commercial  |
|    | CEQA Status               | Categorically Exempt, Class 32   |
|    |                           |  |
| B. | <b>Project Address:</b>   | <b>172 16<sup>th</sup> Street</b>  |
|    | Applicant:                | Jennifer Wernsing, Cottage Veterinary Care, Inc  |
|    | Application:              | Use Permit No 3015-10  |
|    | Project Description:      | Request to remove condition restricting third floor residential unit to be occupied by owner or employee.  |
|    | Zone District             | C-1  |
|    | Legal Description         | APN #006-166-003   |
|    | General Plan Designation: | Commercial   |
|    | CEQA Status               | Categorically Exempt, Class 1  |

Chair Riddell recused himself from voting on the 602 Lighthouse Avenue (Holly’s Lighthouse Café) project due to a financial conflict.

**On a motion by MacDonald, seconded by Bailey, the Planning Commission voted 4-0-1 (Riddell abstaining) to approve Item 7.A and voted 5-0 to approve Item 7.B on the Consent Agenda, subject to the staff-recommended findings and conditions.**

## 8. Regular Agenda

None.

## 9. Acceptance of Minutes from Other Bodies

- A. Architectural Review Board
- i. Minutes of the May 11, 2010 Architectural Review Board Site Review Meeting
  - ii. Minutes of the May 11, 2010 Architectural Review Board Regular Meeting
- Recommended Action: Accept minutes as presented

B. May 6, 2010 Administrative Hearing Record of Decision

**On a motion by Bluhm, seconded by Bailey, the Planning Commission voted 5-0 to accept the minutes as presented.**

**10. Reports of PC Subcommittees**

None.

**11. Reports of PC Members**

None.

**12. Reports from Staff**

Chief Planner Lynn Burgess reported on the City Council's recent decision to move the Farmer's Market to the vicinity of Central Avenue and Grand Street and to broaden the vendor market outside of Pacific Grove. The Council requested that the Planning Commission take up the corresponding Use Permit amendment at its June 3<sup>rd</sup> meeting. The Planning Commission requested that a public notice be posted at the new Farmer's Market location regarding the upcoming Planning Commission hearing.

Ms. Burgess also noted that the Council appointed Rick Steres, a local architect, to the ARB. The Council will consider appointing a new member to the City Council and Planning Commission at its June 2<sup>nd</sup> meeting.

**13. Adjournment**

The meeting was adjourned at 6:18 p.m.