



MINUTES

CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR AGENDA

6:00 p.m., Thursday, September 22, 2016

Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

1. Call to Order - 6:00 p.m.

2. Roll Call

Commissioners Present: Robin Aeschliman, Bill Bluhm (Vice-Chair), Jeanne Byrne, Mark Chakwin (Secretary), Bill Fredrickson (Chair), Don Murphy

Commissioners Absent: Nicholas Smith

3. Approval of Agenda

On a motion by Commissioner Byrne, seconded by Commissioner Bluhm, the Commission voted 6-0-1 (Commissioner Smith absent) to accept the agenda as presented. Motion passed.

4. Approval of Minutes

a. August 25, 2016

Recommended Action: Approve minutes as presented.

On a motion by Commissioner Murphy, seconded by Commissioner Aeschliman, the Commission voted 6-0-1 (Commissioner Smith absent) to accept the minutes with corrections. Motion passed.

5. Public Comments

a. Written Communications

- On August 21, 2016, Ms. Inge Lorentzen Daumer, resident, submitted a letter to staff with corrections to the August 25, 2016 Planning Commission draft meeting minutes, Item 7a.

b. Oral Communications

- Ms. Inge Lorentzen Daumer, resident, spoke about the importance of protecting scenic views from the ocean, such as from a mariner's perspective on the replica of Cabrillo's 16th century tall ship.

6. Items to be Continued or Withdrawn

None.

7. Consent Agenda

- a. Acceptance of Historic Resources Committee meeting minutes:
 - i) August 24, 2016
- b. Acceptance of Architectural Review Board meeting minutes:
 - i) September 13, 2016

On a motion by Commissioner Byrne, seconded by Commissioner Murphy, the Commission voted 7-0-0 to accept the consent agenda. Motion passed.

8. Presentations

a. Highway 68 Corridor Study

Description: Presentation of TAMC funded study to date by Arianna Green, TAMC and Niko Letunic of Eisen & Letunic

Staff Reference: Mark Brodeur, CEDD Director

Recommended Action: Accept presentation as information and provide comments.

Councilmember Huitt explained that the presentation has been cancelled due to scheduling conflicts, and the report is available on the City's website. The item is scheduled for the October 5th City Council meeting.

9. Regular Agenda

a. Location: 501 Beaumont Ave.

Permit Application: Use Permit (UP) 16-714

Description: To permit an existing unpermitted detached structure with a bedroom and bathroom attached to a 12' x 20' garage.

Applicant/Owner: Christopher Smith

Zoning/Land Use: R-1

CEQA Status: Exempt

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Hold a public hearing to consider UP 16-714 and approve, subject to staff-recommended findings and conditions.

Laurel O'Halloran, Associate Planner, presented a staff report.

Several Commissioners requested site visits for future projects, as appropriate.

The Chair opened the floor to public comments. The following members of the public spoke:

- Mr. Christopher Smith, property owner, spoke in support of approving UP 16-714.

The Chair closed the floor to public comments.

The Commission discussed the project in detail.

On a motion by Commissioner Chakwin, seconded by Commissioner Byrne, the

Commission voted 6-0-1 (Commissioner Smith absent) to approve Use Permit 16-714, subject to staff-recommended findings and conditions, with an additional condition to have the deed restriction stating that the structure shall not be converted to a vacation rental. Motion passed.

- b. **Location:** North side of the public right-of-way of the 500 block of Central Ave., adjacent to 124 14th St.

Permit Application: Use Permit (UP) 16-085

Description: To install wireless communication equipment including an antenna to an existing PG&E pole, and to allow an underground vault.

Applicant: Mark Hansen, Government Relations Specialist, Crown Castle

Owner: City of Pacific Grove

Zoning/Land Use: n/a; public right-of-way

CEQA Status: Categorical Exemption, Section 15301, Existing Facilities

Staff Reference: Wendy Lao, Assistant Planner

Recommended Action: Hold a public hearing to consider UP 16-085 and approve, subject to staff-recommended findings and conditions.

Wendy Lao, Assistant Planner, presented a combined staff report for Items 7b, 7c, and 7d for Use Permits 16-085, 16-086, and 16-087.

The Chair opened the floor to public comments. The following members of the public spoke. *Please refer to audio recording for more details.*

- Mr. Mark Hansen, Government Relations Specialist of Crown Castle, spoke about the importance of approving wireless communication equipment under UP 16-085, 16-086, and 16-087.
- Mr. Morgan Hunt, Radiofrequency (RF) Engineer for Crown Castle, spoke and answered questions regarding radiofrequency emission levels for the proposed projects.
- Ms. Angel McDonalds, resident, expressed concerns about health impacts and inquired about construction impacts.
- Mr. Ray Hamilton, resident, expressed concerns about radiofrequency emission levels.
- Ms. Inge Lorentzen Daumer, resident, expressed concerns about height of the new poles and communication methods.

The Chair closed the floor to public comments.

The Commission discussed the project in detail.

On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted 6-0-1 (Commissioner Smith absent) to approve UP 16-085, UP 16-086, and UP 16-087, subject to staff-recommended findings and conditions. Motion passed.

- c. **Location:** North side of Public right-of-way along Central Ave., adjacent to 388 Central Ave.
Permit Application: Use Permit (UP) 16-086
Description: To allow an existing PG&E pole of 39 feet height to be replaced with a PG&E pole of 43 feet height, and to install wireless communication equipment including an antenna and an underground vault.
Applicant: Mark Hansen, Government Relations Specialist, Crown Castle
Owner: City of Pacific Grove
Zoning/Land Use: n/a; public right-of-way
CEQA Status: Categorical Exemption, Section 15301, Existing Facilities
Staff Reference: Wendy Lao, Assistant Planner
Recommended Action: Hold a public hearing to consider UP 16-086 and approve, subject to staff-recommended findings and conditions.

Please refer to Item 9a above.

- d. **Location:** North side of Public right-of-way along Central Ave., adjacent to 230 Central Ave.
Permit Application: Use Permit (UP) 16-087
Description: To allow an existing PG&E pole of 39 feet height to be replaced with a PG&E pole of 43 feet height, and to install wireless communication equipment including an antenna and an underground vault.
Applicant: Mark Hansen, Government Relations Specialist, Crown Castle
Owner: City of Pacific Grove
Zoning/Land Use: n/a; public right-of-way
CEQA Status: Categorical Exemption, Section 15301, Existing Facilities
Staff Reference: Wendy Lao, Assistant Planner
Recommended Action: Hold a public hearing to consider UP 16-087 and approve, subject to staff-recommended findings and conditions.

Please refer to item 9a above.

10. New Business

- a. **Lot Consolidation and Big Houses**
Description: Merits of implementing changes to the Zoning Code that would limit the ultimate size of homes when two (or more) lots are combined for the purpose of increasing the floor are of the existing or proposed home
Staff Reference: Mark Brodeur, CEDD Director
CEQA: Categorical Exemption, Section 15306, Information Collection
Recommended Action: Discuss

Mark Brodeur, CEDD Director, presented a staff report.

The Commission discussed the item in detail.

No action was taken.

11. Reports of PC Subcommittees

On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted 6-0-1 (Commissioner Smith absent) to approve reconstituting the Garage and Parking Development Standards Subcommittee , comprised of Chair Fredrickson and Commissioners Bluhm and Byrne, to be completed by the end of January 2017.

12. Reports of PC Members

None.

13. Reports of Council Liaison

Councilmember Huitt updated the Planning Commission on recent City Council items.

14. Reports of Staff

None.

15. Adjournment

The City of Pacific Grove does not discriminate against persons with disabilities. City Hall is an accessible facility. A limited number of devices are available to assist those who are deaf or hard of hearing.

GENERAL NOTICE

- Please note that Section 65009(b)(2) of the California Government Code provides that legal challenges to the City's action on a project may be limited to only those issues raised in testimony during the public hearing process. PC will not consider any new items after 9:00 p.m. Any items remaining on the agenda will be continued either to the next regular meeting or to a special meeting at the discretion of PC. This meeting is open to the public and all interested persons are welcome to attend.

NOTICE TO APPLICANTS

- **Appearance by Applicant/Representative:** Applicants or their representatives must be present at the meeting for which their item, including those items on the Consent Agenda, is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. The item may be denied if continuance is not requested.
- **Submittal of Written Communications:** In order to receive due consideration by the PC, written communications pertaining to agenda items should be submitted to CDD by 12:00 noon on the Tuesday prior to the meeting. Materials submitted subsequent to that time, or directly to the PC at the meeting, may, at the Commission's discretion; result in a continuance of the item.
- **Site Review:** If the project, at the time of the site review, is not visible without entering a structure or yard area, the applicant must be present or arrange to show the project area.
- **Subcommittee Items:** Items to be reviewed by subcommittee at the action of the PC must be submitted for review within 30 days of PC decision. Details submitted after 30 days will be subject to review by the full PC.
- **Appeals and Appeal Period:** Decisions rendered by the PC may be appealed to the City Council using a form available at the CDD. The appeal form, plus an appeal fee, must be filed with the CDD within 10 days of the action being appealed. The aforementioned appeal period notwithstanding, the City Council reserves the right to call up for review PC decisions until its next regularly scheduled meeting. No building permit pertaining to a PC action may be issued until the appeal period has passed.
- **Effective Date of Entitlement:** Please note that your use permit/variance does not become effect and therefore neither a building permit nor occupancy certificate may be issued until the resolution granting the use permit/variance has been signed by the applicant and property owner. This resolution will be mailed to the applicant following the PC action.

- **Judicial Time Limits:** This serves as written notice that Pacific Grove Municipal Code (PGMC) §1.20.010 incorporates §1094.6 of the Code of Civil Procedure of the State of California and provides a ninety-day limitation for judicial review of any final administrative decision by the council, or any board, commissioner, or officer of the city.
- **Building Permit:** PC approval of an application does not constitute an approval to do any construction without a building permit. Please contact the Building Division at 648-3183 for information about building permits. No building permit pertaining to a PC action may be issued until the 10-day appeal period and the City Council's call up period has passed.
- **Notice of Exemption (NOE) under the California Environmental Quality Act (CEQA):** All projects are subject to CEQA and disclosure. CEQA status is noted on the agenda for each project. Applicants with approved projects that have been deemed statutorily or categorically exempt under CEQA may file a NOE directly with the Monterey County Clerk to reduce the CEQA challenge period from 180 days to 35 days (CEQA Guidelines Section 15062). Applicants wishing to file the NOE should contact their planner for instructions on how to file the notice with the County. Please note the Monterey County Clerk has a \$50 filing fee for a NOE. Filing of a NOE by the City of Pacific Grove is not required. CEQA determinations are included in the public hearing notices for all projects.