



## MEETING MINUTES

# CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR MEETING

6:00 p.m., Thursday, September 21, 2017  
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, arrived at 6:03 p.m.), Jeanne Byrne, Mark Chakwin (Secretary), William Fredrickson (Chair), Steven Lilley, Donald Murphy.

### 3. Approval of Agenda

**On a motion by Commissioner Byrne, seconded by Commissioner Lilley, the Commission voted 6-0-1 (Vice Chair Bluhm absent) to approve the agenda with one change to move Item 6.b to the Regular Agenda. Motion Passed.**

### 4. Approval of Minutes

**On a motion by Commissioner Chakwin seconded by Commissioner Aeschliman the Commission voted 6-0-1 (Vice Chair Bluhm absent) that the minutes from September 7, 2017 be approved. Motion Passed.**

### 5. Public Comments

a. Written Communications  
None

b. Oral Communications  
None

### 6. Consent Agenda

#### a. Acceptance of Architectural Review Board meeting minutes:

i) September 12, 2017

#### b. Permit Application: Administrative Architectural Permit (AAP) and Use Permit (UP) 17-788

**Project Location:** 122 19<sup>th</sup> Street, Pacific Grove (APN 006-151 010)

**Zoning/Land Use:** R-3-PGR/High Density to 29.0 DU/ac

**Project Description:** Administrative Architectural Permit and Use Permit Application No. 17-788 to allow the demolition of the existing carport built in 1989 and to build a 102 square foot workshop with laundry facilities and a new 160 square foot deck.

**CEQA Status:** Categorical Exemption; §15301

**Staff Reference:** Laurel O'Halloran, Associate Planner

**Recommendation:** Approve AAP/UP 17-788 pursuant to PGM 23.70.030(B) and 23.64.180 and subject to the attached Findings and Conditions.

*This item was re-agendized as Item 7.a.*

**c. Permit Application:** Use Permit Amendment (UPA) 17-890

**Location:** Public right-of-way near the north side of Central Avenue, at the intersection of Monterey Avenue (adjacent to 388 Central Avenue).

**Description:** To amend Use Permit (UP) No. 16-086 to revise the location of the underground vault from Central Avenue to approximately 15 feet away along Monterey Avenue, adjacent to 388 Central Avenue. UP No. 16-086 was approved by the Planning Commission on September 22, 2016.

**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, Associate Planner

**Recommended Action:** Hold a public hearing to consider UPA 17-890 and approve, subject to staff-recommended findings and conditions.

*This item was re-agendized as Item 7.b.*

**d. Permit Application:** Use Permit Amendment (UPA) 17-891

**Location:** Public right-of-way near the north side of Central Avenue, at the intersection of 14<sup>th</sup> Street (adjacent to 124 14<sup>th</sup> Street).

**Description:** To amend Use Permit (UP) No. 16-085 to revise the location of the underground vault from Central Avenue to approximately 20 feet away along 14<sup>th</sup> Street, adjacent to 124 14<sup>th</sup> Street. UP No. 16-085 was approved by the Planning Commission on September 22, 2016.

**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, Associate Planner

**Recommended Action:** Hold a public hearing to consider UPA 17-891 and approve, subject to staff-recommended findings and conditions.

*This item was re-agendized as Item 7.b.*

- Commissioner Lilley requested that Item 6.b be moved to the Regular Agenda.
- Betty Aickelin, neighbor, requested that Item 6.c be moved to the Regular Agenda.
- Commissioner Murphy requested that Item 6.d be moved to the Regular Agenda.

**On a motion by Commissioner Byrne seconded by Commissioner Murphy, the Commission voted 7-0 to approve the Consent Agenda with Items 6.b, 6.c, and 6.d re-agendized in the Regular Agenda. Motion Passed.**

## 7. Regular Agenda

- a. **Permit Application:** Administrative Architectural Permit (AAP) and Use Permit (UP) 17-788  
**Project Location:** 122 19<sup>th</sup> Street, Pacific Grove (APN 006-151 010)  
**Zoning/Land Use:** R-3-PGR/High Density to 29.0 DU/ac  
**Project Description:** Administrative Architectural Permit and Use Permit Application No. 17-788 to allow the demolition of the existing carport built in 1989 and to build a 102 square foot workshop with laundry facilities and a new 160 square foot deck.  
**CEQA Status:** Categorical Exemption; §15301  
**Staff Reference:** Laurel O'Halloran, Associate Planner  
**Recommendation:** Approve AAP/UP 17-788 pursuant to PGMC 23.70.030(B) and 23.64.180 and subject to the attached Findings and Conditions.

*This item was re-agendized from Item 6.b to 7.a.*

Associate Planner O'Halloran presented a staff report. *Please refer to audio recordings for more details.*

The Chair opened the floor to public comments. Seeing none, the Chair closed the floor to public comments.

The Commission discussed the project.

**On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Planning Commission voted 7-0 to approve the project with consideration that there is one existing parking space, and to correct the staff report. Motion Passed.**

- b. **Permit Application:** Administrative Architectural Permit (AAP) and Use Permit (UP) 17-788  
**Project Location:** 122 19<sup>th</sup> Street, Pacific Grove (APN 006-151 010)  
**Zoning/Land Use:** R-3-PGR/High Density to 29.0 DU/ac  
**Project Description:** Administrative Architectural Permit and Use Permit Application No. 17-788 to allow the demolition of the existing carport built in 1989 and to build a 102 square foot workshop with laundry facilities and a new 160 square foot deck.  
**CEQA Status:** Categorical Exemption; §15301  
**Staff Reference:** Laurel O'Halloran, Associate Planner  
**Recommendation:** Approve AAP/UP 17-788 pursuant to PGMC 23.70.030(B) and 23.64.180 and subject to the attached Findings and Conditions.

*This item was re-agendized from Item 6.c to 7.b.*

Wendy Lao, Associate Planner, presented a staff report.

Heidi Quinn, Assistant City Attorney, reminded the Commission that consistent with federal regulations, the City is prohibited from denying a permit to install wireless communication equipment based on health concerns over radio frequency emissions, provided the emissions from the facility comply with the Federal Communications Commission (FCC) standards.

The Chair opened the floor to public comments. *Please refer to audio recordings for more details.*

- Mark Hansen, Government Relations Specialist of Crown Castle, provided a presentation, and explained that the construction was halted due to conflicts with an existing PG&E gas line.
- Betty Aickelin, neighbor, expressed concerns about the public noticing requirements for this use permit amendment, and inquired about a gas line's impact on vault relocation.
- Sally Aberg, neighbor, inquired about the project's antenna usage, and expressed concerns about the public noticing requirements for this Use Permit Amendment.

The Chair closed the floor to public comments.

The Commission discussed the item.

**On a Motion by Commissioner Chakwin, seconded by Commissioner Lilley, the Planning Commission voted 7-0 to approve the project. Motion passed.**

**c. Permit Application:** Use Permit Amendment (UPA) 17-890

**Location:** Public right-of-way near the north side of Central Avenue, at the intersection of Monterey Avenue (adjacent to 388 Central Avenue).

**Description:** To amend Use Permit (UP) No. 16-086 to revise the location of the underground vault from Central Avenue to approximately 15 feet away along Monterey Avenue, adjacent to 388 Central Avenue. UP No. 16-086 was approved by the Planning Commission on September 22, 2016.

**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, Associate Planner

**Recommended Action:** Hold a public hearing to consider UPA 17-890 and approve, subject to staff-recommended findings and conditions.

*This item was re-agendized from Item 6.d to 7.c.*

Wendy Lao, Associate Planner, presented a staff report.

The Chair opened the floor to public comments. *Please refer to audio recordings for more details.*

- Mark Hansen, Government Relations Specialist of Crown Castle, provided a presentation.
- Sam Parsons, engineer of Crown Castle, discussed the construction timeline.
- Betty Aickelin, neighbor, expressed concerns about public noticing requirements for this use permit amendment, and clarifying knowledge of the project location.

- Sally Aberg, neighbor, expressed concerns about the proposed relocation, concerns of public noticing requirements for this use permit amendment, and requested documentation confirming that the new location is satisfactory.

The Chair closed the floor to public comments.

The Commission discussed the item.

In response to a clarifying question from the Planning Commission, Assistant City Attorney Heidi Quinn stated that the public noticing procedures for a use permit amendment is not clearly written in the Pacific Grove Municipal Code.

**On a motion by Commissioner Aeschliman, seconded by Commissioner Chakwin, the Planning Commission voted 6-1 (Chair Fredrickson dissent) to continue the item to the October 19<sup>th</sup> Planning Commission meeting, and any building permit that might expire because of this motion shall be extended to accommodate this delay. Motion passed.**

**d. Permit Application:** Use Permit Amendment (UPA) 17-891

**Location:** Public right-of-way near the north side of Central Avenue, at the intersection of 2<sup>nd</sup> Street (adjacent to 222 Central Avenue).

**Description:** To amend Use Permit (UP) No. 16-087 to allow a redesign of the wireless communication equipment and antenna on an existing PG&E pole, including reducing the antenna size from a total of 2.38 cubic feet to 0.72 cubic feet, and to locate the underground vault approximately 50 feet away along 2<sup>nd</sup> Street instead of Central Avenue. The PG&E pole height would no longer need to be increased by an additional 4 feet. UP 16-087 was approved by the Planning Commission on September 22, 2016.

**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 Presentation:** Wendy Lao, Associate Planner

**Recommended Action:** Hold a public hearing to consider UPA 17-891 and approve, subject to staff-recommended findings and conditions.

*This item was re-agendized from Item 7.a to 7.d.*

Wendy Lao, Associate Planner, presented a staff report.

The Chair opened the floor to public comments. *Please refer to audio recordings for more details.*

- Mark Hansen, Government Relations Specialist of Crown Castle, provided a presentation. He described the redesign of the antenna and relocation of the underground vault due to conflicts with an existing PG&E gas line and inability to increase the height of the existing PG&E pole.
- Betty Aickelin, neighbor, expressed concerns about public noticing requirements for this use permit amendment.

- Sally Aberg, neighbor, expressed concerns about the permitting path for use permit amendments as opposed to use permits.

The Chair closed the floor to public comments.

Wendy Lao, Associate Planner, noted that a previous site visit indicated that trenches were opened due to construction. Mr. Hansen stated that currently the trenches are temporarily patched.

The Commission discussed the item.

**On a motion by Commissioner Aeschliman, seconded by Commissioner Chakwin, the Planning Commission voted 7-0 to continue the item to the October 19<sup>th</sup> Planning Commission meeting, and to apply public noticing requirements for a use permit to this project, and that any building permit that might expire because of this motion shall be extended to accommodate this delay. Motion passed.**

**8. Presentations**

None.

**9. Reports of PC Subcommittees**

None.

**10. Reports of PC Members**

Commissioner Aeschliman, brought the Commission's attention on a new loan program in Washington that would provide new home loans if the recipient would use the house as a short-term vacation rental.

**11. Reports of Council Liaison**

None.

**12. Staff Announcements**

None.

**13. Adjournment at 7:45 p.m.**

**APPROVED BY THE PLANNING COMMISSION:**

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Mark Chakwin, Secretary

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Date