



## MEETING MINUTES

# CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR MEETING

6:00 p.m., Thursday, June 7, 2018

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), Steven Lilley, Donald Murphy.

Commissioner Absent: William Fredrickson (Chair)

### 3. Approval of Agenda

Item 8.c. was continued to July 19<sup>th</sup> meeting.

**On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted 6-0-1 (Chair Fredrickson absent) to approve the agenda with a change to continue the original item 8.c. to the July 19<sup>th</sup> meeting. Motion passed.**

### 4. Approval of Minutes

**On a motion by Commissioner Lilley, seconded by Commissioner Byrne, the Commission voted 6-0-1 (Chair Fredrickson absent) to continue the approval of the Planning Commission meeting minutes for May 17, 2018 to the following Planning Commission meeting. Motion passed.**

### 5. Public Comments

#### a. Written Communications

None

#### b. Oral Communication

*(Please refer to the audio record for details.)*

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

- Lisa Ciani spoke about story poles for commercial projects.

The Chair close the floor to public comments.

### 6. Consent Agenda

None.

### 7. Presentations and Trainings

None.

## 8. Regular Agenda

### a. **Application No.:** Use Permit (UP) No. 17-1111

**Location:** Public right-of-way on existing utility pole, approximately between two single-family homes located at 612 and 618 Sunset Drive. Additional equipment is to be located across the street in an existing parkway, near Pacific Grove High School.

**Description:** The project seeks to add an antenna and associated wireless telecommunications facility equipment onto an existing utility pole. The meter pedestal will be located across the street in an existing parkway, near Pacific Grove High School.

**Zone District/General Plan Designation:** None, public right-of-way

**Applicant:** Ben Hackstedde of Sequoia Deployment Services, on behalf of Verizon Wireless

**CEQA Status:** Exempt per CEQA Guidelines, Section 15303, Class 3, New Construction or Conversion of Small Structures

**Staff Reference:** Wendy Lao, AICP, Associate Planner

**Recommended Action:** Hold a public hearing to discuss Use Permit No. 17-111, consider alternative design, and continue to June 21<sup>st</sup>, 2018 after public noticing for alternative design has been conducted.

**Staff Report:** Wendy Lao, AICP, Associate Planner, presented a staff report.  
*(Please refer to the audio record for details.)*

- Ben Hackstedde of Sequoia Deployment Services, on behalf of Verizon Wireless, described the project and answered questions.
- Stefano Yakella, RF Engineer for Verizon the project answered questions.
- Pete Chubin, of Sequoia Deployment Services on behalf of Verizon Wireless, answered questions.
- Rajat Mathur, P.E, of Hammett & Edison Inc, on behalf of Verizon Wireless, answered questions.

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

- Tula Hubbard expressed concerns about the project.
- Nina Beety expressed concerns about the project.
- Amy Balevenap expressed concerns about the project.
- Sol Almamber expressed concerns about the project.
- Lisa Ciani expressed concerns about the project.
- Carol Kuzdenyi expressed concerns about the project.
- Steven Watts expressed concerns about the project.
- Chrissy Andante, resident in an adjacent property, expressed concerns about the project.
- Tony Ciani expressed concerns about the project.
- Vince Andante, resident in an adjacent property, expressed concerns about the project.
- Tony Keppelman expressed concerns about the project.
- Garth Borman expressed concerns about the project.

The Chair Closed the floor to public comments.

The Planning Commission discussed the Use Permit application  
*(Please refer to the audio record for details.)*

**On a motion by Commissioner Byrne, seconded by Commissioner Lilley, the Planning Commission voted (6-0-1) (Chair Fredrickson absent) to continue the item to next meeting on June 21<sup>st</sup> 2018; and that the applicant should consider an alternative location across the street. Motion passed.**

- b. Application No.:** Architectural Permit (AP) and Use Permit (UP) No. 18-364  
**Location:** 522 (520) Lighthouse Avenue (APN 006-178-009)  
**Description:** To allow the demolition of the existing 3,472 square feet building, and to build a new 37,056 square foot mixed-use three-story structure consisting of ten (10) residential units on the upper floors, restaurants/retail on the first floor, and an underground parking structure.  
**Zone District/General Plan Designation:** Commercial Downtown/Commercial  
**Applicant:** Phil Johnson, Architect, on behalf of Gerald Leigh, owner  
**CEQA Status:** Exempt per CEQA Guidelines, Section 15332, Class 32, In-Fill Development Projects  
**Staff Reference:** Wendy Lao, AICP, Associate Planner  
**Recommended Action:** Approve the project subject to the recommended findings and conditions, including suggested design modifications.

**Staff Report:** Wendy Lao, AICP, Associate Planner, presented a staff report.  
*(Please refer to the audio record for details.)*

- Phil Johnson, Architect for project summarized the development of the project and the project's current application for Architectural and Use Permits; and answered questions.

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

*(Please refer to the audio record for details.)*

- Michael Gumby, member of ARB, expressed concerns about the project.
- Esther Malkin, representing Renters United and other groups, expressed concerns about the project.
- Rick Steers formerly of ARB, expressed concerns about the project.
- Thomas McMann Owner, General Manager of Monterey Bay Laundry and Chair of Downtown Business Improvement District, expressed concerns about the project.
- Lisa Ciani expressed concerns about the project.
- Matt Bosworth, member of Downtown Business Improvement District, expressed support of the project.
- Bill Harber expressed support of the project.
- Tyler Williamson expressed concerns about the project.
- Tony Ciani expressed support of the project.
- Claudia Sawyer, Chair of the HRC, expressed concerns about the project.
- Inge Lorentzen Daumer expressed concerns about the project.
- Jeffrey Becom expressed concerns about the project.

- Peter Mounteer, PG Chamber of Commerce Marketing Manager, expressed support of the project on behalf of the Chamber of Commerce.
- Moe Ammar, President, PG Chamber of Commerce, expressed support of the project on behalf of the Chamber of Commerce.

The Chair closed the floor to public comment.

The Planning Commission discussed the Use Permit application.

*(Please refer to the audio record for details.)*

**On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Planning Commission voted (4-2-1) (Commissioners Aeschliman and Murphy dissent; Chair Fredrickson absent) that the Commission finds that the CEQA exemptions apply, and that there are no applicable exceptions to render the CEQA exemption ineligible; and to approve the project’s architectural and use permit; and to delete condition 13, which represented the staff’s recommended architecture and design change considerations; and to approve the project as presented. Motion passed.**

**c. Zoning Modifications to Off-Street Parking Requirements in Residential Districts**

**Location:** R-1 and R-2 residential zoning districts

**CEQA Status:** Exempt per CEQA Guidelines, Section 15305, Class 5, Minor Alterations in land Use Limitations

**Staff Reference:** Mark Brodeur, Director of Community & Economic Development Department

**Recommended Action:** Forward a recommendation to the City Council to modify the Zoning Code under Chapters 23.16.070 and 23.20.080 to modify the off-street parking regulations in the referenced residential zoning districts.

*This item, originally 8.c., was continued to the following Planning Commission meeting.*

**9. Reports of PC Subcommittees**

None

**10. Reports of PC Members**

- Commissioner Lilley requested that the Planning Commission conduct its annual workplan, which should be done by March of each year, during the next meeting. Issues like cell towers ordinance, the broken appeals process, and other issues need to be discussed and scheduled for future meetings.
- Commissioner Chakwin requested that the Planning Commission consider a cell-tower ordinance at the earliest possible meeting in the future.

**11. Reports of Council Liaison**

City Council Mayor Pro Tem., Dr. Robert Huitt, provided an update on the City Council’s most recent meeting actions.

**12. Staff Announcements**

None

**13. Adjournment at 10:38 p.m.**