



NOTICE OF PUBLIC HEARING

CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR MEETING AGENDA

6:00 p.m., Thursday, October 19, 2017

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

Copies of the agenda packet, and materials related to an item on the agenda submitted after distribution of the agenda packet, are available for review at the Pacific Grove Library located at 550 Central Avenue; the CDD counter in City Hall at 300 Forest Avenue, Pacific Grove from 8 a.m. – 12 p.m. and 1 p.m. – 5 p.m., Monday through Thursday; and on the internet at www.cityofpacificgrove.org/pc. Recordings of the meetings are available upon request. Materials can also be requested of staff during the PC hearing. Structures listed on the City's Historic Resources Inventory are denoted on the agenda with a "(HRI)" next to their project address.

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

2. Roll Call

Commissioners: Robin Aeschliman, Bill Bluhm (Vice-Chair), Jeanne Byrne, Mark Chakwin (Secretary), William Fredrickson (Chair), Steven Lilley, Donald Murphy.

3. Approval of Agenda

4. Approval of Minutes

a. [September 21, 2017](#)

Recommended Action: Approve minutes as presented

b. [October 5, 2017](#)

Recommended Action: Approve minutes as presented

5. Public Comments

a. Written Communications

Communications relevant to PC jurisdiction, but not related to a matter on this agenda, are attached under this agenda item.

b. Oral Communications

Comments from the audience will not receive PC action. Comments must deal with matters subject to the jurisdiction of the PC and will be limited to three minutes. Comments regarding agenda items shall be heard at the time such items are called. Whenever possible, letters should be submitted to the PC in advance of the meeting.

6. Consent Agenda

a. Acceptance of Historic Resources Committee meeting minutes:

i) [September 27, 2017](#)

7. Regular Agenda

a. **Application No:** [Use Permit Amendment: No. 17-889](#)

Project Description: Consideration of approval to amend Use Permit No. 16-087 to allow a redesign of the wireless communication equipment and antenna on an existing PG&E pole, including reducing the antenna from 12.1 inches wide to 8 inches wide, to keep the existing PG&E pole at 39 feet height instead of increase by an additional 4 feet, and to locate the underground vault approximately 50 feet away along 2nd Street instead of Central Avenue. Use Permit No. 16.087 was approved by the Planning Commission on September 22, 2016.

Location: Public right-of-way (PROW) near the north side of Central Avenue, by the intersection of 2nd Street (adjacent to 222 Central Ave)

Date of Application: Sept. 18, 2017

Applicant/Owner: Mark Hansen, Crown Castle, Government Relations Specialist/City of Pacific Grove

Coastal Zone: Yes

CEQA Status: Categorical Exemption, Section 15301

Staff Reference: Wendy Lao, Associate Planner

Recommendation: Hold a public hearing to consider Use Permit Amendment (UPA) No. 17-889 and approve, subject to recommended findings and conditions.

b. **Application No:** [Use Permit Amendment: No. 17-891](#)

Project Description: Consideration of approval to amend Use Permit No. 16-085 to locate the underground vault for wireless communication equipment and antenna approximately 20 feet away along 14th Street instead of Central Avenue. Use Permit No. 16-085 was approved by the Planning Commission on September 22, 2016.

Location: Public right-of-way (PROW) near the north side of Central Avenue, by the intersection of 14th Street (adjacent to 124 14th Street)

Date of Application: Sept. 18, 2017

Applicant/Owner: Mark Hansen, Crown Castle, Government Relations Specialist/City of Pacific Grove

Coastal Zone: Yes

CEQA Status: Categorical Exemption, Section 15301

Staff Reference: Wendy Lao, Associate Planner

Recommendation: Hold a public hearing to consider Use Permit Amendment (UPA) No. 17-891 and approve, subject to recommended findings and conditions.

c. [Proposed Title 23 Zoning Code changes to create an Architectural and Historical Review Board, revise the historic resources evaluation criteria and other minor amendments.](#)

CEQA Status: Does not constitute a Project under CEQA Guidelines

Staff Reference: Anastazia Aziz, AICP, Principal Planner

Recommendation: Discuss and recommend approval to Council.

8. Presentations

None.

9. Reports of PC Subcommittees

Subcommittees of the PC will provide a summary report of their recent activities.

10. Reports of PC Members

PC members may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, a majority of PC members may provide a referral to staff for factual information, request staff

to report back to the body at a subsequent meeting concerning an PC-related matter, or direct staff to place a matter of business on a future agenda (G.C. 54954.2(a)(2)).

11. Reports of Council Liaison

12. Staff Announcements

13. 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 Planning Commission, written communications pertaining to agenda items should be submitted to the Community and Economic Development Department by **9 A.M. the day prior to the meeting**. Materials submitted subsequent to that time, or directly to the Planning Commission at the meeting, may, at the Commission's discretion; result in a continuance of the item.
- **Appeals and Appeal Period:** Decisions rendered by the Planning Commission may be appealed to the City Council using a form available at the Community and Economic Development Department. The appeal form, plus an appeal fee, must be filed within 10 days of the action being appealed. The aforementioned appeal period notwithstanding, the City Council reserves the right to call up for review Planning Commission decisions until its next regularly scheduled meeting. No building permit pertaining to a Planning Commission action may be issued until the appeal period has passed.
- **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.