



NOTICE OF PUBLIC HEARING

CITY OF PACIFIC GROVE

PLANNING COMMISSION

REGULAR MEETING AGENDA

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

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. May 17, 2018

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

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 21st, 2018 after public noticing for alternative design has been conducted.
- 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.
- 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.

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 a 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.