



MEETING MINUTES

CITY OF PACIFIC GROVE PLANNING COMMISSION SPECIAL MEETING

6:00 p.m., Thursday, July 26, 2018
Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

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

2. Roll Call

Commissioners present: Bill Bluhm (Vice-Chair), Jeanne Byrne, Mark Chakwin (Secretary) (arrived 6:03 p.m.), William Fredrickson (Chair), Steven Lilley, Donald Murphy.

Commissioners absent: Robin Aeschliman.

3. Approval of Agenda

On a motion by Commissioner Byrne, seconded by Commissioner Lilley, the Commission voted 5-0-2 (Commissioners Aeschliman and Chakwin absent) to approve the agenda. Motion passed.

4. Approval of Minutes

On a motion by Commissioner Lilley, seconded by Commissioner Byrne, the Commission voted 5-0-2 (Commissioners Aeschliman and Chakwin absent) to approve the minutes of the June 21st Planning Commission meeting. Motion passed.

5. Public Comments

a. Written Communications

None

b. Oral Communications

None

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 of 600 block of Sunset Drive or public right-of-way of 700 block of Forest Lodge Road, Pacific Grove, CA 93950

Description: To determine a location, and to add a small-cell antenna and associated

wireless telecommunications facility equipment to an existing utility pole, or to add a new pole of approximately 29 feet and 6 inches height with a small-cell antenna and associated wireless telecommunications facility equipment. A meter pedestal up to approximately 4 feet and 6 inches height and a transformer of up to approximately 2 feet height may also be located along the public right-of-way.

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 Application No. 17-1111, consider three location options and multiple design options, and approve Option 3, subject to recommended findings and conditions, including to underground utility equipment where feasible.

(Please refer to the audio recording for more details.)

Wendy Lao, AICP, Associate Planner, provided a staff report.

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

- Steven Lucas spoke against the use permit.
- Gary Bailey spoke against the use permit.
- Katie Ryan spoke against the Use Permit
- Nico Hubbard spoke against the Use Permit
- Toulia Hubbard spoke against the Use Permit
- Dana Jones spoke against the Use Permit
- Karen Locke spoke against the Use Permit
- Brian Swanson spoke against the Use Permit
- Mark Owner spoke against the Use Permit
- Summer Coe spoke against the Use Permit
- David Lemon spoke against the Use Permit
- Nina Beety spoke against the Use Permit
- Debbie Krاندall spoke against the Use Permit
- Carol Kuzdenyi spoke against the Use Permit
- Tony Keppelman spoke against the Use Permit

The Chair closed the floor to public comments.

The commission discussed the Use Permit.

William Hammet of Hammet & Edison, Inc., Consulting Engineers, answered questions.

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

Commission voted 6-0-1 (Commissioner Aeschliman absent) to determine the project to be exempt from CEQA and find that the exceptions under Section 15300.2 do not apply, and to approve Use Permit Application #17-1111 Option 3 to allow a new pole of approximately 29'-6" height with a small-cell antenna and associated wireless telecommunications facility equipment, including the installation of a meter pedestal and a transformer, along the public right-of-way on Forest Lodge Road, with the following modifications to the draft permit: (change reflected in underline and strikeout)

- 1) Finding 2.C – “The establishment, maintenance, and operation of the use will not, under the circumstances of the particular case, and under the current standards, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, and;”
- 2) Condition of Approval #1 – “Permit Expiration: This permit is valid for 10 years from the date of issuance. This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.”
- 3) Condition of Approval #10 – ~~“Monterey County Health Department. Health, Safety and Noise.~~
 - a) Approval from the Monterey County Health Department, Environmental Health Bureau is required prior to the issuance of building permits.
 - b) Safety. The equipment shall be installed, maintained and operated in compliance with all applicable public health and safety regulations, which includes without limitation all building codes, electrical codes, pole installation regulations, and regulations for exposure to Electromagnetic Fields / Radio Frequency under the standards for permissible human exposure to EMF as established by the California Public Utility Commission (CPUC) General Order 159, the Federal Communications Act of 1996, and/or including any other standards adopted by the FCC that may come henceforth. The wireless facility will not be operated if it cannot operate in compliance with these safety conditions.
- 4) Condition of Approval #17 – “Federal Communications Commission (FCC): The facility shall be operated in full compliance at all times with all applicable Federal Communications Commission guidelines and regulations. Warning signs shall be posted in compliance with FCC guidelines and requirements and to notice about potential exposure to RF emissions.”
- 5) Condition of Approval #18 – “Signage: No logos, signs or other forms of advertising are permitted to be installed on antennas or related equipment; with the exception of warning signs as noted above, and signage that accurately identifies the facility owner and provides the facility owner’s unique site number, and also provides a local or toll-free telephone number to contact the facility owner’s operations center.”
- 6) Condition of Approval #19 – “Reports.

- a) **The permittee shall submit to the Community Development Department an annual monitoring report prepared by a licensed electrical/mechanical engineer, expert in the field of EMF/RF emissions, or a licensed Radio Frequency Engineer, and prepared pursuant to FCC OET 65, for the purpose of demonstrating confirming that the facility is in full compliance with guidelines and regulations established by the Federal Communications Commission regarding for permissible human exposure to EMF/RF, as established by the California Public Utility Commission (CPUC) General Order 159, the Federal Communications Act of 1996, and/or including any other standards adopted by the FCC regarding radio frequency emissions. This report will be paid for by the permittee, and will be written in plain language understandable to the non-expert layperson.**
 - b) **The report shall be due one year from final approval of the building permit required for installation of the equipment, and any other additional reports may be required. The City of Pacific Grove may require the permittee to prepare additional reports, or increase the frequency of reports, based on the report's results, or if changes are made to site by the permittee.**
- 7) **Resolution #3 - "This permit shall become effective upon the expiration of the 10-day appeal period and extends for a period of 10 years."**

Motion passed.

9. Items to be Continued

a. 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.

Item continued to a following meeting.

10. Reports of PC Subcommittees

None

11. Reports of PC Members

(Please refer to the audio recording for more details.)

Commissioner Murphy offered a question for consideration about whether the Report of the Council Liaison should be heard during the beginning of the meeting or remain at

the end of the meeting.

Commissioner Chakwin requested that the Planning Commission consider appointing a subcommittee to guide the drafting of a Wireless Telecom Ordinance.

12. Reports of Council Liaison

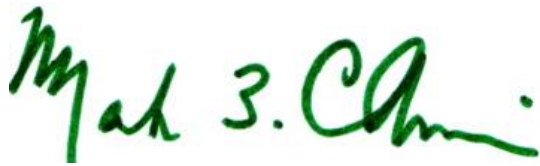
City Councilmember and Mayor Pro Tempore, Dr. Robert Huitt provided an update on City Council items.

13. Staff Announcements

Staff provided an update on possible upcoming meeting dates.

14. Adjournment at 8:50 p.m.

APPROVED BY PLANNING COMMISSION:



Mark Chakwin, Secretary

August 30, 2018

Date