



MINUTES

CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR MEETING

6:00 p.m., Thursday, March 21, 2019

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

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

2. Roll Call

Commissioners Present (7): Robin Aeschliman (arrived 6:02 p.m.), Bill Bluhm, Jeanne Byrne, Mark B. Chakwin (Secretary), William Fredrickson, Steven Lilley (Vice-Chair), Donald Murphy (Chair).

3. Approval of Agenda

On a motion by Commissioner Byrne, seconded by Commissioner Lilley, the Commission voted 6-0-1 (Commissioner Aeschliman absent for this vote) to approve the Agenda. Motion passed.

4. Public Comments

a. Written Communications

None

b. Oral Communications

None

5. Consent Agenda

a. Receive Approved January 23, 2019, Historic Resources Committee Minutes

Description: Receive minutes (no action needed)

CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378

b. Receive Approved February 12th , 2019, Architectural Review Board Minutes

Description: Receive minutes (no action needed)

CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378

On a motion by Vice Chair Lilley, seconded by Commissioner Chakwin, the Commission voted 6-0-1 (Commissioner Aeschliman absent for this vote) to approve the Consent Agenda. Motion passed.

6. Regular Agenda

a. Address: 550 Central Ave., Pacific Grove, CA 93950 (APN 006-171-098)

Application #: Architectural Permit (AP) 19-0020

Description: Consider an appeal of the HRC's February 27, 2019, denial of an Architectural Permit for the installation of two (2) clerestory skylights on the south-facing ridge of the ± 24' tall existing 1977 public library addition. The new total height at these two locations will be approximately 27'4.5". The library is on the City's Historic Resources Inventory (HRI). No other exterior alterations are proposed at this time.

Zone District/General Plan Designation: Unclassified (U) / Public

Coastal Zone: Yes

Archaeological Sensitivity: Yes

Historic Resources Inventory: Yes

CEQA Status: This project has been determined to be CEQA Exempt under CEQA Guidelines, Class 31, Section 15331, Historic Resources Restoration/Rehabilitation.

Applicant/Owner: Daniel Gho, Public Works

Director Staff Reference: Alyson Hunter, Associate Planner | ahunter@cityofpacificgrove.org b.

Associate Planner Hunter provided a Staff Report

(Please refer to the Audio Recording for details)

The Chair opened the floor to public comment

(Please refer to the Audio Recording for details)

- Pacific Grove Library Director Scott Bauer provided a presentation and answered questions.
- Rick Steres, HRC, spoke against the appeal.
- Mary Ann Whitten, President of the PG Library Foundation, spoke for the appeal.
- Lisa Ciani spoke against the appeal.
- Tony Ciani spoke against the appeal.
- Claudia Sawyer, HRC, spoke against the appeal.
- Inge Lorentzen Daumer spoke against the appeal.
- Sally Moore spoke against the appeal and recommended using the LED Lights.

The Chair closed the floor to public comment

The Planning Commission discussed the issue.

(Please refer to the Audio Recording for details)

On a motion by Commissioner Byrne, seconded by Vice Chair Lilley, the Commission voted 7-0 to deny the appeal; and to direct that a redesign of the project be brought back to the Planning Commission for review; and that it should be based on the shed dormer images presented in public comment by Tony Ciani with the divided lights design similar to those that already have been added around the current addition; and that the top of the new shed can be up to, but shall not exceed, the top of the roof ridge; and that the area of the new windows shall be the same as that of the currently-proposed clerestory skylights by extending the window length; and that the materials used in the project shall match, or be compatible with, the materials currently being used on the building. Motion passed.

b. Address: 207 16th Street (APN 006-281-009)

Application #: Use Permit (UP) 18-0975

Description: A Use Permit is required for a proposed Verizon wireless facility to be developed on the roof of an existing 3-story building which is currently being remodeled. The building is located in the Downtown Commercial zoning district which has a height limit of 40'. The top of the proposed screening enclosure will be 51'2" in height. A separate equipment cabinet and antenna rack will also be located on the roof nearby, but at a lower elevation. Per Section 23.64.120 of the Pacific Grove Municipal Code, a UP is required for both the proposed use and an exception to the height limit of the zoning district.

Zone District/General Plan

Designation: Downtown Commercial (C-D) / Commercial

Coastal Zone: No Historic

Resources Inventory: No

Area of Special Biological Significance: Yes

CEQA Status: Exempt per CEQA Guidelines, Section 15303 (New Construction or Conversion of Small Structures)

Applicant/Owner: Sequoia Deployment Services for Verizon Wireless / Peony 1031 LLC;
Limonium 1031 LLC Staff Reference: Alyson Hunter, Associate Planner |

Associate Planner Hunter provided a Staff Report

(Please refer to the Audio Recording for details)

The Chair opened the floor to public comment

(Please refer to the Audio Recording for details)

- Pete Shubin, Sequoia Deployment Services and representing the applicant, Verizon, presented the applicant's project summary, and answered questions.
- Dewayne Bonham, RF Engineer for Verizon, answered questions about the project.
- Rajat Mathur, P.E. from Hammett & Edison, answered questions about the project.
- Nina Beety spoke against the project.
- Carol Kuzdenyi, Tony Keppelman EMF Services, spoke against the project.
- Lisa Ciani spoke against the project.
- Tony Ciani spoke against the project.
- Inge Lorentzen Daumer spoke against the project.

The Chair closed the floor to public comment

The Planning Commission discussed the issue.

(Please refer to the Audio Recording for details)

On a motion by Commissioner Byrne, seconded by Commissioner Chakwin, the Commission voted 7-0 to continue the item until the May 2nd Planning Commission meeting, and to direct the applicant to show additional alternatives at that time. Motion passed.

7. Presentations

None

8. Council Liaison Announcements

- City Council Mayor Pro-Tem, Dr. Robert Huitt, provided an update from the latest City Council meeting, and issues that the Council is working on now and in the near future.
(Please refer to the Audio Recording for details)

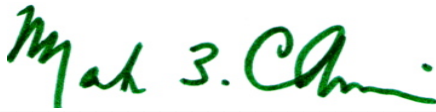
9. Commissioner and Staff Announcements

(Please refer to the Audio Recording for details)

- Commissioner Fredrickson asked the Chair and Staff to put the issue of Water Wait List on the agenda.
- Commissioner Byrne reported on the significant donations to City charities and projects made by the Pacific Grove Rotatory after it hosted the local Car Show.
- Chair Murphy noted that Vice Chair Lilley and he would meet with the Staff, Mayor and City Attorney representative next week to discuss the best way ahead for Planning Commission in the upcoming year.
- Director Anastazia Aziz, AICP, provided an update on the Draft Historic Resources Report by Page & Turnbull; and noted that comment date for this project has been extended until April 12th.

10. Adjournment – 7:40 p.m. Next regular meeting is scheduled for Thursday April 4th, 2019.

APPROVED BY THE PLANNING COMMISSION



Mark Brice Chakwin, Secretary

May 2nd, 2019
Date