



## MINUTES

# CITY OF PACIFIC GROVE PLANNING COMMISSION REGULAR MEETING

6:00 p.m., Thursday, May 2, 2019

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

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

#### b. Roll Call

Commissioners Present (5): Robin Aeschliman, William Fredrickson, Steven Lilley (Vice-Chair), Jeanne Byrne, Mark Chakwin (Secretary)

Commissioner Absent (2): Bill Bluhm, Donald Murphy (Chair).

### 2. Approval of Agenda.

**On a motion by Commissioner Byrne, seconded by Commissioner Aeschliman, the Commission voted 5-0-2 (Commissioner Bluhm and Chair Murphy absent) to approve the Agenda. Motion passed.**

### 3. Public Comments

#### a. Written Communications

*None*

#### b. Oral Communications

The Chair opened the floor to public comment.

*(Please refer to the Audio Recording for details)*

- Nina Beety requested that all present put their mobile telephones in “airplane mode” to reduce her exposure to electromagnetic frequency energy/waves.

The Chair closed the floor to public comment

### Consent Agenda

*(Consent Agenda Item 4.a. below (n.b. corrected request to reflect 4.a. vice 4.b) was pulled by request of Commissioner Chakwin. Item is re-ordered as Item 5.a. in the Regular Agenda)*

### 4. a. Approval of Minutes of the March 21, 2019, PC Regular Meeting

Reference: Alex Othon, Staff liaison

Recommended Action: Approve minutes.

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

**b. Approval of Minutes of the April 4th, 2019, PC Regular Meeting**

Reference: Alex Othon, Staff liaison

Recommended Action: Approve minutes.

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

**c. Receive Approved Minutes of the March 27, 2019, HRC Regular Meeting**

Reference: Alex Othon, Staff liaison

Recommended Action: Receive minutes (no action needed)

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

*(Please refer to the Audio Recording for details)*

**On a motion by Commissioner Byrne seconded by Commissioner Aeschliman, the Commission voted 5-0-2 (Commissioner Bluhm and Chair Murphy absent) to approve the Consent Agenda with items 4.b. and 4.c.**

**Regular Agenda**

*(Pulled Consent Agenda Item 4.a. (below) is re-ordered below as Item 5.a.)*

**5. Public Hearings**

**a. Approval of Minutes of the April 4th, 2019, PC Regular Meeting**

Reference: Alex Othon, Staff liaison

Recommended Action: Approve minutes.

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

*(Please refer to the Audio Recording for details)*

**On a motion by Commissioner Byrne seconded by Commissioner Fredrickson, the Commission voted 5-0-2 (Commissioner Bluhm and Chair Murphy absent) to accept the Planning Commission minutes for April 4<sup>th</sup> 2019 with correction. Motion Passed**

*(The following Regular Agenda items are re-ordered due to the addition of the preceding item)*

**b. 207 16<sup>th</sup> Street | UP 18-0975 | APN 006-281-009**

**This item was continued from the March 21, 2019 Planning Commission Meeting**

**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.

**Zoning / General Plan:** Downtown Commercial (C-D) / Commercial

**Applicant / Owner:** Sequoia Deployment Services for Verizon Wireless / Peony 1031 LLC;  
Limonium 1031 LLC

**Coastal Zone:** No **Archaeological Zone:** No **Historic Resources Inventory:** No

**Area of Special Biological Significance:** No

**Reference:** Alyson Hunter, Associate Planner

**CEQA:** Exempt per Section 15303 (New Construction or Conversion of Small Structures)

**Recommended Action:** Approve the project through the adoption of the recommended findings, conditions of approval, and Class 3 CEQA exemption.

*(Please refer to the Audio Recording for details)*

- Alyson Hunter, Associate Planner, presented a staff report and answered Commissioner questions.
- Ben Hackstedde, Sequoia Deployment Services Inc. on behalf of Verizon, provided a briefing and answered questions.

The Chair opened the floor to public comment

*(Please refer to the Audio Recording for details)*

- Carol Kuzdenyi spoke against the project.
- Nina Beety spoke against the project.
- Lisa Ciani stated a preference for Alternative 4; asked how many telecommunications facilities are planned for the Pacific Grove downtown; and recommended the City protect itself from all liability on this project.
- Inge Lorentzen Daumer spoke against the project.

The Chair closed the floor to public comment

The Planning Commission discussed the issue, and requested that the current Verizon delegation letter be corrected to identify “Sequoia Deployment Services” (Correct) as the Verizon agent vice “Sequoia Development Services” (Incorrect) as was listed in the application.

*(Please refer to the Audio Recording for details)*

**On a motion by Commissioner Chakwin, seconded by Commissioner Fredrickson, the Commission voted 4-1-2 (Commissioner Aeschliman voted no, Chair Murphy and Commissioner Bluhm absent) to approve the use permit in accordance with Alternative 4 (pp. 23-28). Motion Passed.**

**On a motion by Commissioner Byrne, seconded by Commissioner Fredrickson, the Commission voted 4-1-2 (Commissioner Aeschliman voted no, Chair Murphy and Commissioner Bluhm absent) to accept the CEQA Class III exemption for the project, to accept the staff findings for this item, and to modify the Conditions of Approval with five changes provided separately. Motion Passed.**

## **6. Full Presentations**

### **a. Housing Department Updates and Overview of Chapter 23.79 Density Bonus Regulations**

**Reference:** Terri Schaeffer, Senior Program Manager

**Recommended Action:** Receive information

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

- Terri Schaeffer, Senior Program Manager, presented a briefing and answered Commissioner questions.

*(Please refer to the Audio Recording for details)*

The Chair opened the floor to public comment.

*None*

The Planning Commission thanked Senior Program Manager Shaeffer for an excellent, helpful presentation.

*(Please refer to the Audio Recording for details)*

**7. Reports of Council Liaison**

- 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)*

**8. Commissioner and Staff Announcements**

*(Please refer to the Audio Recording for details)*

- Commissioner Aeschliman expressed concern about the process used by the city to add light to the Pacific Grove Library Project. The Commissioner also questioned whether the standards for architectural review applied to the city's project were as strict as those applied to citizen projects. Finally, Commissioner Aeschliman also asked if the city paid an appeal fee to appeal the project.

- Commissioner Byrne echoed the preceding comment; and also noted that while the City has taken a step forward on water issues, the State Water Resources Board still has many strings attached to all developments.

- Commissioner Chakwin asked for a Staff update on the new Agenda and Minutes style being introduced to Planning Commission.

- Vice Chair Lilley commented that the Planning Commission Subcommittee on City Water Policies has not yet met, but will do so soon.

Staff:

- Anastazia Aziz, AICP, Director, announced that Ms. Laurel O'Halloran has rejoined staff as an Associate Planner in Community Development Department. The Director also noted that the City Council, in upcoming meeting(s), will be considering a waiver of fees for projects that are on the Water Wait List.

**9. Adjournment – 8:02 p.m.** Next regular meeting is scheduled for Thursday May 16, 2019.

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**APPROVED BY THE PLANNING COMMISSION**

*Mark Brice Chakwin*

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Mark Brice Chakwin, Secretary

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Date