CALL TO ORDER

- Commissioners Present (7): Robin Aeschliman, Bill Bluhm, Jeanne Byrne, Mark Chakwin (Secretary), William Fredrickson, Steven Lilley (Vice-Chair), Donald Murphy (Chair)

1. APPROVAL OF AGENDA

On a motion by Commissioner Chakwin, seconded by Commissioner Byrne, the Commission voted 7-0-0 to approve the Agenda. Motion Passed.

2. COMMISSION AND STAFF ANNOUNCEMENTS (City-Related Items Only)

(Please refer to the Audio Recording for details)

- Vice Chair Lilley provided updates on the recent meeting of City Manager’s Advisory Group on Story Poles and the downtown community business walk on November 5th.

- Chair Murphy announced that he would be absent from the next meeting and Vice Chair Lilley would preside.

- City Senior Planner Alyson Hunter updated the Commission on: the rescheduling of the LCP hearing to Friday (11/15/2019) in Half Moon Bay. If approved, the amended Coastal Commission approved LCP might be back for City Council final approval in January; the Holman Building’s asbestos abatement issue which has been closed; the Verizon monopole telecommunications tower located near the County Club Gate Center and High School; water purchases and status updates on affordable allocations, the Hotel Durell project, and the Goodies (518 Lighthouse) project; and the City Council’s upcoming consideration of pre-zoning 801 Sunset Drive (Mission Laundry).

3. COUNCIL LIAISON ANNOUNCEMENTS

None

4. GENERAL PUBLIC COMMENT

(Please refer to the Audio Recording for details)

- Garry Mello noted that, in the CEQA process, exemptions should include economic impacts. Secondly, he informed the Commission that, through a Public Records Act request, he was informed that the 1985 City of Pacific Grove Zoning Map is not available.
CONSENT AGENDA

5. Approval of Minutes of the October 17, 2019, PC Regular Meeting
   Recommended Action: Approve minutes.
   Reference: Alex Othon, Assistant Planner
   CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378.

   On a motion by Commissioner Aeschliman, seconded by Vice Chair Lilley, the Commission voted 6-0-1 (Commissioner Byrne abstained) to approve the consent agenda including the minutes from the Planning Commission’s October 17th, 2019 meeting. Motion Passed.

REGULAR AGENDA

6. PUBLIC HEARINGS

   A. Draft Amendment to Title 23 of the Pacific Grove Municipal Code Pertaining to Wireless Telecommunications Facilities
      Recommendation: Accept the proposed amendments to Title 23 of the Pacific Grove Municipal Code (PGMC) pertaining to Wireless Telecommunications Facilities as modified by the Commission at its September 19, 2019, meeting and review the accompanying draft Design Manual. The Planning Commission will provide a recommendation to the City Council on both documents.
      CEQA Status: Does not constitute a “Project” under California Environmental Quality Act (CEQA) per § 15378 of the CEQA Guidelines.

      (Please refer to the Audio Recording for details)

      - Alyson Hunter, Senior Planner, provided a staff report and answered questions.
      - Gail Karish, Partner in Best Best & Kreiger Law and consultant on this project, provided details on the drafts and answered questions.

      The Chair opened the floor to public comment

      (Please refer to the Audio Recording for details)

      - Lisa Ciani asked how the design manual would address the challenge of concealing Wireless Telecommunications Facilities on a building, and recommends that it is not similar to what was done on the Holman Building.

      The Chair closed the floor to public comment

      (Please refer to the Audio Recording for details)

      - The Commission discussed the item.

      On a motion by Commissioner Chakwin, seconded by Commissioner Byrne, the Commission voted 7-0-0 to accept the proposed Design Manual Guidelines, and to accept the updates to Title 23, including the Commission’s comments for both items; in addition, the Commission recommended both documents to the City Council for approval as amended. Motion Passed.
B. Draft Zoning Map Amendment to Correct Administrative Mapping Errors

**Recommendation:** Staff recommends that the Planning Commission review the proposed zoning map amendments to correct administrative errors and provide a recommendation of approval to the City Council.

**CEQA Status:** Does Not Constitute a “Project” per § 15378 California Environmental Quality Act (CEQA) Guidelines

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

- Alyson Hunter, Senior Planner, provided a staff report and answered questions.

The Chair opened the floor to public comment

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

- Gary Mellow, President of Monarch Pines HOA, testified against the Open Space zoning district through the Mobilehome park.
- Patricia Grave, Vice President of Monarch Pines HOA, testified against the Open Space zoning district through the Mobilehome park.
- Judith Cole, Monarch Pines resident testified against the Open Space zoning district through the Mobilehome park.
- Luke Coletti raised concerns about the accuracy of existing and proposed mapping.
- Randy Sienna, resident of Sea Palm Ave., mentioned that an Open Space trail was not disclosed to him when he purchased his house and that the risk of errant golf balls is a danger.

The Chair closed the floor to public comment

- The Commission discussed the item.

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

On a substitute motion by Commissioner Byrne, seconded by Vice Chair Lilley, the Commission voted 3-4-0 (Chair Murphy, and Commissioners Aeschliman, Chakwin, Lilley dissenting) to continue the entire item until the “O” designation for the area inside Monarch Pines MHP could be investigated with clear, legal research. Motion failed.

On a motion by Commissioner Chakwin, seconded by Vice Chair Lilley, the Commission voted 4-3-0 (Commissioners Byrne, Fredrickson, and Bluhm dissenting) to accept the Draft Zoning Map proposed corrections for designated Areas “A” and “B,” and to forward the corrections to the City Council for approval and to continue the separate issue of the “O” designation inside the Monarch Pines MHP for legal review. Motion passed.

7. DISCUSSION ITEMS

None

**ADJOURNMENT** By order of the Chair, the meeting was adjourned at 8:31 p.m.

The next meeting is scheduled for November 21st, 2019

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**APPROVED BY THE PLANNING COMMISSION**

Mark Brice Chakwin, Secretary

November 21st, 2019