



CITY OF PACIFIC GROVE

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
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NOTICE OF SITE REVIEW MEETING

PLANNING COMMISSION

DATE & TIME: TUESDAY, MAY 5, 2009 – 4:00 P.M.
LOCATION: CITY HALL, COMMUNITY DEVELOPMENT DEPARTMENT
CONFERENCE ROOM (UPSTAIRS) – 300 FOREST AVENUE

The limited purposes of this session are (1) to visit the site of project(s) listed on the REGULAR MEETING AGENDA and (2) to allow staff to respond to Commissioner inquiries regarding factual aspects of the applications. THE PLAN AND SITE REVIEW IS AN OPEN MEETING. MEMBERS OF THE PUBLIC MAY ATTEND. Transportation for members of the public will not be provided to the location(s) of the site visit(s).

MEETING AGENDA

1. Call to Order
2. Staff presentation of projects to be considered at the May 7, 2009 regular meeting:
 - A. **PROJECT ADDRESS:** 1199 Forest Avenue
APPLICANT: Cortel LLC, on behalf of AT&T Mobility LLC
APPLICATION: Use Permit Application No. 2981-08
PROJECT DESCRIPTION: A public hearing on Use Permit Application No. 2981-08 to allow installation of wireless telecommunications equipment atop an existing commercial building; a total of nine (9) antennas and related equipment are proposed. Municipal Code Section 23.64.060 allows public utility uses in any zone district (except the open space district) subject to obtaining a use permit.
LEGAL DESCRIPTION: Assessors' Parcel Number 006-726-008
ZONE DISTRICT: C-Commercial
GENERAL PLAN DESIGNATION: Forest Hill Commercial
CEQA STATUS: Class 1 Categorical Exemption
 - B. Continued from the April 16, 2009 Regular Meeting of the Planning Commission:

A public hearing to consider:

CODE INTERPRETATION: **Municipal Code Section 23.73.042(a), R-1 Architectural Review Exemption**

DESCRIPTION: Request for a zoning code interpretation of Municipal Code Section 23.73.042(a) to clarify what is eligible for an exemption from approval by the Architectural Review Board. This interpretation will guide staff in permit processing for projects subject to this zoning code regulation.

CEQA STATUS: Not a project under CEQA

NOTE: Please bring the April 16, 2009 staff report to the May 7, 2009 meeting. The Staff Report for this item can be found online at: <http://www.ci.pg.ca.us/boards/PC/minutes/2009/A-PC20090416.htm>

C. Continued from the April 16, 2009 Regular Meeting of the Planning Commission:

A public hearing to consider:

CODE INTERPRETATION: **Municipal Code Section 23.68.050(c), Demolition and Reconstruction of Non-Conforming Structures**

DESCRIPTION: Request for a zoning code interpretation of Municipal Code Section 23.68.050(c) to clarify the percent of demolition permitted and whether the footprint can change. This interpretation will guide staff in permit processing for projects subject to this zoning code regulation.

CEQA STATUS: Not a project under CEQA

D. Continued from the April 16, 2009 Regular Meeting of the Planning Commission:

A public hearing to consider:

CODE AMENDMENT: **Historic Preservation Ordinance and Architectural Review Board Procedures**

DESCRIPTION: To recommend that the City Council amend existing Chapters 23.73 and 23.76 of the Municipal Code to combine the Architectural Review Board and Historic Resources Committee and their duties, and to clarify and strengthen the protection of historic resources in the Historic Preservation Ordinance. This also includes a recommendation to allow administrative architectural approvals within the Coastal Zone for emergency repair work and minor exterior modifications to structures.

CEQA STATUS: Categorical Exemption Section 15308, Class 8.

NOTE: Please bring the April 16, 2009 staff report to the May 7, 2009 meeting. The Staff Report for this item can be found online at: <http://www.ci.pg.ca.us/boards/PC/minutes/2009/A-PC20090416.htm>

Recommended Action: Discuss projects

3. Conduct site visit at project address 1199 Forest Avenue
4. Adjournment

This meeting is open to the public and all interested persons are welcome to attend. The City of Pacific Grove does not discriminate against individuals with disabilities and meetings are held in accessible facilities.