



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD MINUTES

4:00 p.m., December 8, 2015

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

Copies of the agenda packet, and materials related to an item on the agenda submitted after distribution of the agenda packet, are available for review at the Pacific Grove Library located at 550 Central Avenue and the CEDD counter in City Hall at 300 Forest Avenue, Pacific Grove from 8 a.m. – 12 p.m. and 1 p.m. – 5 p.m., Monday through Thursday; and on the internet at www.cityofpacificgrove.org/arb

1. Call to Order – 4:02pm

2. Roll Call

Architectural Review Board Members: Sarah Boyle, Larry Doocy, Rick Steres (Chair), Michael Gunby, Jeff Edmonds, two vacancies.

Absent: None

3. Approval of Minutes

a. Approval of November 10, 2015

Recommended Action: Approve as presented

On a motion by Member Gunby, seconded by Member Edmonds, the board voted 5-0-0 to recommend approval of November 10, 2015 ARB Minutes as presented. Motion Passed.

4. Public Comments

a. Written Communications

Communications relevant to ARB jurisdiction, but not related to a matter on this agenda, are attached under this agenda item.

None

b. Oral Communications

Comments from the audience will not receive ARB action. Comments must deal with matters subject to the jurisdiction of the ARB and will be limited to three minutes. Comments regarding agenda items shall be heard at the time such items are called. Whenever possible, letters should be submitted to the ARB in advance of the meeting.

None

5. Items to be Continued or Withdrawn

None

6. Consent Agenda

Items placed on the Consent Agenda are considered to be routine and are acted upon by the Commission in one motion. There is no discussion of these items prior to the Commission action unless a member of the Commission, staff, or public requests specific items be discussed and removed from the Consent Agenda. It is understood that the staff recommends approval of all consent items. Each item on the Consent Agenda approved by the Commission shall be deemed to have been considered in full and approved as presented.

- a. **Address:** 1152 Forest Ave (APN: 007-651-022)

Permit Application: Sign Permit No. 15-759

Project Description: To allow an illuminated can sign of 36.8 square feet (8 feet 10 inches width by 4 feet 2 inches height) for the “Extra Mile” franchise logo.

Applicant/Owner: Mahesh Konduru

Zone District: C-FH

General Plan Designation: Commercial

CEQA Status: Categorical Exemption, Section 15301

Staff Reference: Wendy Lao, Assistant Planner

Recommended Action: Final Approval

Item 6a was pulled from the Consent Agenda and re-agendized as Item 7a.

7. Regular Agenda

Members of the public are welcome to off their comments on any of the following items after being recognized by the Chair. Presentations will be limited to three minutes, or as otherwise established by the Commission Chair. Persons are not required to give their name or address, but it is helpful for speakers to state their name in order that they are identified in the minutes.

- a. **Address:** 1152 Forest Ave (APN: 007-651-022)

Permit Application: Sign Permit No. 15-759

This item was pulled from the Consent Agenda and re-agendized as Item 7a.

Wendy Lao, Assistant Planner, presented the item.

The public comment period was opened and the following members of the public spoke:

Mr. Mahesh Konduru, applicant and owner, presented the item. Mr. Konduru discussed how “ExtraMile” is a franchise and is the name of the Chevron Corporation convenience stores.

Robin Aeschliman, Planning Commissioner, spoke about the Planning Commission’s approval of the Use Permit and signage from September 2014. Commissioner Aeschliman spoke about how the proposed sign is a different color scheme and different size. Commissioner Aeschliman inquired about preserving the historic character of the Forest Hill Gas Station, as well as the character of a small coastal town. Commissioner Aeschliman inquired about the details for the “Price

Sign”.

The public comment period was closed.

The Board discussed the item.

Chairman Steres described how a sign with plastic shell internally lit by fluorescent tubes would not be fitting for the City of Pacific Grove. Chairman Steres requested construction details for the sign.

Member Edmonds requested additional details regarding the display.

Member Doocy inquired about the size limit for signage.

Mr. Konduru agreed to bring in samples of the proposed material, or note local examples. Mr. Konduru will also provide additional information, such as photographs of existing stores, wattage of bulbs, and more detailed drawings.

On a motion by Member Gunby, seconded by Member Doocy, the board voted 5-0-0 to continue Item 7a to the January 12, 2016 ARB Meeting. Motion passed.

8. New Business

a. 301 Grand Avenue proposal

Laurel O’Halloran, Associate Planner, presented the item.

Daryl Hawkins, JHW Architects, provided a PowerPoint presentation. The proposal includes 3 apartments with 1 accessible unit on the ground floor for a total of 7 apartments. The second floor apartments are set back to help with noise and privacy concerns, and allows a deck. The proposal also includes 6 retail spaces.

Seth Bergstein, historian from PAST Consultants, noted that there are not many character defining features on the building. Mr. Bergstein described how the shingle sidings are not lapped well, and the proposal will reveal the original 1 foot x 8 feet wood panels underneath. The historic windows from 1926 on Laurel Street are indicated by the wavy texture, and there will be new energy efficient windows. The proposal includes re-using most of the framing.

Chairman Steres commended the project, and stated the importance of re-purposing the historic windows to another location in the building.

Member Gunby commended the project for using tongue-and-groove wood replacement. Member Gunby would prefer divided light windows instead of sliders/casement windows on the Grand Avenue side of the building, in order to unify the appearance.

Member Doocy inquired about variety of styles of the overhang. Mr. Hawkins said that may be to differentiate between the different units.

Member Edmonds commented that the triangular windows on the gabled roof may appear more modern instead of historic.

9. Reports of ARB Members

- a. **Historic Preservation Ordinance Ad Hoc Committee** – Member Gunby described the committee's discussion topics, including criteria for determining which structures would be on the City's Historic Resources Inventory. Ideas included matching the Department of Interior historic standards, and having 2 tiers.

10. Reports of Council Liaison

None

11. Staff Update

12. Adjournment: 5:09

- a. Next ARB meeting is scheduled for January 12, 2015.

The City of Pacific Grove does not discriminate against persons with disabilities. City Hall is an accessible facility. A limited number of devices are available to assist those who are deaf or hard of hearing.

GENERAL NOTICE

- Please note that Section 65009(b)(2) of the California Government Code provides that legal challenges to the City's action on a project may be limited to only those issues raised in testimony during the public hearing process.

NOTICE TO APPLICANTS

- **Appearance by Applicant/Representative:** Applicants or their representatives must be present at the meeting for which their item, including those items on the Consent Agenda, is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. The item may be denied if continuance is not requested.
- **Appeals and Appeal Period:** Decisions rendered may be appealed using a form available at the CDD. The appeal form, plus an appeal fee, must be filed with the CDD within 10 days of the action.
- **Judicial Time Limits:** This serves as written notice that Pacific Grove Municipal Code (PGMC) §1.20.010 incorporates §1094.6 of the Code of Civil Procedure of the State of California and provides a ninety-day limitation for judicial review of any final administrative decision by the council, or any board, commissioner, or officer of the city.