



MINUTES

**CITY OF PACIFIC GROVE
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING**

4:00 p.m., September 13, 2016

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

1. Called to Order – 4 p.m.

Meeting adjourned at 4:27 p.m.

Council Liaison, Rudy Fischer, and Philip C. Johnson, architect and presenter of a proposed project at 520 Lighthouse Ave, arrived at the meeting at 4:30 p.m.

Chair Steres re-opened the meeting and called to order the meeting again at 4:38 p.m.

2. Roll Call

Architectural Review Board Members: Sarah Boyle, Larry Doocy, Jeff Edmonds, Michael Gunby, Tom Lane, Rick Steres (Chair), one vacancy.

3. Approval of Minutes

a. Approval of August 9, 2016 Minutes

Recommended Action: Approve as presented

On a motion by Member Gunby, seconded by Member Boyle, the Board voted 6-0-0 to approve the August 9, 2016 ARB Minutes. Motion passed.

4. Public Comments

a. Written Communications

None.

b. Oral Communications

None.

5. Consent Agenda

None.

6. Items Continued or Withdrawn

a. **None.**

7. Regular Agenda

a. **Address:** 915 14th Street

Permit Application: Architectural Permit (AP) 16-637

Description: To allow an existing two-story single-family residence of 772 gross square feet to add a first-floor addition of 48 square feet, a second-story addition of 48 square feet, a second-story balcony of 48 square feet, and a detached carport of 231 square feet, for a total of a two-story single-family residence of 1,039 gross square feet.

Applicant/Owner: James Tullis/Paul Burgess

Zoning/Land Use: R-1/ Medium Density 17.4 DU/ac

CEQA Status: Categorical Exemption, Section 15301(e)(1), Class 1

Staff Reference: Wendy Lao, Assistant Planner

Recommended Action: Final approval

Wendy Lao, Assistant Planner, provided a staff report.

The Chair opened the floor to public comments.

James Tullis, architect, spoke in favor of the project.

Paul Burgess, owner, spoke in favor of the project.

The Chair closed the floor to public comments.

The Board discussed the project.

On a motion by Gunby, seconded by Member Edmonds, the Board voted 6-0-0 to approve Architectural Permit (AP) 16-637. Motion Passed.

b. Address: 100 Country Club Gate Center

Permit Application: Architectural Permit (AP) 15-741

Description: To divide an existing fast food restaurant into two fast food restaurants, and to allow exterior changes including a stained-wood rain screen façade, stucco walls, standing seam metal roof, and additional landscaping.

Applicant/Owner: Ryan Cornelson, WR&D Architects/Ara Chackerian

Zoning/Land Use: C-FH/Commercial

CEQA Status: Categorical Exemption, Section 15301(e)(1), Class 1

Staff Reference: Wendy Lao, Assistant Planner

Recommended Action: Final approval

Wendy Lao, Assistant Planner, provided a staff report.

The Chair opened the floor to public comments.

Ryan Cornelson, architect, spoke in favor of the project.

The Chair closed the floor to public comments.

The Board discussed the project.

On a motion by Member Gunby, seconded by Chair Steres, the Board voted 6-0-0 to approve Architectural Permit (AP) 15-741. Motion Passed.

8. New Business

- a. Project Review for a proposed project at 520 Lighthouse.

Philip C. Johnson, architect, arrived at the meeting at 4:30 p.m.

Chair Steres re-opened the meeting and called to order the meeting again at 4:38 p.m.

Philip C. Johnson, architect, presented the proposed project at 520 Lighthouse Avenue.

9. Reports of ARB Members

None.

10. Reports of Council Liaison, Rudy Fischer

Councilmember Fischer arrived at the meeting at 4:30 p.m.

Chair Steres re-opened the meeting and called to order the meeting again at 4:38 p.m.

Councilmember Fischer informed the Board on Chief Christey swearing-in ceremony, CalAm's Monterey Pipeline project, Coastal Cleanup day, and the forthcoming Urban Greening workshop. Councilmember Fischer added that the City Council held the second reading of the Construction Noise Time Limits ordinance.

11. Staff Update

- a. Urban Greening public workshop on September 16, 2016.

Laurel O'Halloran, Associate Planner, informed the Board of the Public Work's Urban Greening workshop on September 16, 2016, at 10 a.m. Ms. O'Halloran requested the Board for their participation in the workshop.

12. Adjourned 4:27pm and re-adjourned 5:15pm

- a. Next ARB meeting is scheduled for October 11, 2016.

APPROVED BY ARCHITECTURAL REVIEW BOARD

Sarah Boyle, Secretary

Date