



CITY OF PACIFIC GROVE

300 FOREST AVENUE
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SITE REVIEW AND REGULAR AGENDA MEETING

ARCHITECTURE REVIEW BOARD

Date & Time: October 11, 2016 3:00 pm **Site Review Meeting**

Location: Project sites

Date & Time: October 11, 2016 4:00 pm **Regular Meeting**

Location: City Hall, Council Chambers – 300 Forest Avenue

The limited purposes of this session are (1) to allow staff to provide an overview and to respond to Architecture Review Board members' inquiries regarding factual aspects of any item on the upcoming regular meeting agenda, and (2) to visit the site of project(s) listed on the agenda. The site review meeting is an open meeting. Members of the public may attend. Transportation for members of the public will not be provided to the location of the site visit.

SITE REVIEW MEETING AGENDA 3 PM:

1. Call to Order at Project Site

- a. 102 2nd Street
- b. 1239 Ocean View Boulevard

Recommended Action: Review item and ask questions for clarification.

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.



NOTICE OF MEETING

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD MEETING AGENDA

4:00 p.m., October 11, 2016

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 – 4pm

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 September 13, 2016 Minutes](#)

Recommended Action: Approve as presented

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.

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.

5. Consent Agenda

a. None

6. Items Continued or Withdrawn

a. None

7. Regular Agenda

Members of the public are welcome to offer 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: 102 2nd Street](#)

Permit Application: Architectural Permit (AP) 16-753

Description: To allow the removal of 146 sf of the existing residence, a first floor addition of 278 sf and a second story addition of 320 sf to an existing one story 2,487 sf residence for a total of a 2,936 sf two story residence; to also enlarge the existing basement by 240 sf, and install all new doors, windows and wood siding.

Applicant/Owner: Peter Davis/Gordon & Gayla Armstrong

Zoning/Land Use: R-3-PGR/ High Density 29 du/ac

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

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Final approval

b. [Address: 895 Sinex Avenue](#)

Permit Application: Architectural Permit No. 16-576

Description: To allow the removal of an existing carport of 254 square feet, and to allow a single-story addition of 416 square feet including a garage, and a two-story addition of 784 gross square feet, for a total of a two-story residence of 2,946 gross square feet.

Applicant/Owner: Jay and Amy Tulley

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

CEQA Status: Categorical Exemption, Section 15301

Staff Reference: Wendy Lao, Assistant Planner

Recommended Action: Final approval

c. [Address: 1239 Ocean View Boulevard](#)

Permit Application: Architectural Permit (AP) 15-797

Description: To allow the demolition of a 2,552 square foot, two-story single family residence and the new construction of a 3,638 sf two story residence.

Applicant/Owner: Jeff Becom/Dan and Josie Perez

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

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

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Final approval

8. New Business

a. None

9. Reports of ARB Members

10. Reports of Council Liaison, Rudy Fischer

11. Staff Update

a. Local Coastal Program Update

12. Adjournment

a. Next ARB meeting is scheduled for November 8, 2016.

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.