MINUTES

CITY OF PACIFIC GROVE
ARCHITECTURE REVIEW BOARD
SITE REVIEW MEETING

3:00 p.m., Tuesday, October 11, 2016
Location: Project Sites

1. **Called to Order at 3:10 p.m.**

2. **Roll Call**

   ARB Members Present: Larry Doocy, Jeff Edmonds, Michael Gunby, Tom Lane, Rick Steres (Chair), one vacancy.

   ARB Members Absent: Sarah Boyle

3. **New Business**

   a. **102 2nd Street**

   Peter Davis, architect, introduced the project and answered factual questions regarding 102 2nd St.

   Terry Latasa, architect representing owner of 112 2nd St, invited board members and staff to 112 2nd St to see how their views would be affected by the proposed development at 102 2nd St.

   b. **1239 Ocean View Boulevard**

   Chair Steres reconvened the meeting at 1239 Ocean View Blvd at 3:37 p.m.

   Jeff Becom, architect, introduced the project and clarified the height of the proposed building.

4. **Adjourned 3:53 p.m.**

APPROVED BY ARCHITECTURAL REVIEW BOARD

Sarah Boyle

Sarah Boyle, Secretary

11/8/16

Date

MINUTES

CITY OF PACIFIC GROVE
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING

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

Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA 93950

1. **Called to Order at 4:10 p.m.**

2. **Roll Call**

   ARB Members Present: Larry Doocy, Jeff Edmonds, Michael Gunby, Tom Lane, Rick Steres (Chair), one vacancy.

   ARB Members Absent: Sarah Boyle

3. **Approval of Minutes**
   a. Approval of September 13, 2016 Minutes
   Recommended Action: Approve as presented

   On a motion by Chair Steres, seconded by Member Gunby, the Board voted 5-0-1 (Member Boyle absent) to approve the September 13, 2016 ARB Minutes. Motion passed.

4. **Public Comments**
   a. Written Communications
   None.

   b. Oral Communications
   None.

5. **Consent Agenda**
   a. **None**

6. **Items Continued or Withdrawn**
   a. None

7. **Regular Agenda**

   Chair Steres moved item 7b (895 Sinex Ave) to item 7c.

   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

Laurel O'Halloran, Associate Planner, provided a staff report.

The Chair opened the floor to public comments.

Peter Davis, architect, spoke in favor of the project.

Terry Latasa, architect representing owner of 112 2nd St, spoke in opposition of the project.

Gordon and Gayla Armstrong, owners, 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 Chair Steres, the Board voted 5-0-1 (Member Boyle absent) to approve Architectural Permit (AP) 16-573 with the following conditions.

1) **Add sidewalk along 2nd St;**
2) **Lower the proposed garage height to be the same as the ridge height of the master bedroom;**
3) **Add obscure glass to the 3 south-facing windows on the second floor.**

Motion Passed.

b. ***Item moved from 7c on the consent agenda***
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

Laurel O'Halloran, Associate Planner, provided a staff report.

The Chair opened the floor to public comments.

Jeff Becom, architect, spoke in favor of the project.

Thomas Hood, architect, spoke in favor of the project.

Dan Perez, owner, spoke in favor of the project.

Ash Shoukry, neighbor, spoke in opposition of the project.

The Chair closed the floor to public comments.

The Board discussed the project.

On a motion by Gunby, seconded by Chair Steres, the Board voted 5-0-1 (Member Boyle absent) to approve Architectural Permit (AP) 15-797 with the condition of shortening the portico from 7 feet to 4 feet. Motion Passed.

c. ***Item moved from 7b on the consent agenda***
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

Wendy Lao, Assistant Planner, provided a staff report.

The Chair opened the floor to public comments.

Jay Tulley, owner, spoke in favor of the project.

The Chair closed the floor to public comments.

The Board discussed the project.

On a motion by Chair Steres, seconded by Member Edmonds, the Board voted 5-0-1 (Member Boyle absent) to approve Architectural Permit (AP) 16-576. Motion Passed.

8. New Business
   a. None

9. Reports of ARB Members
   None.

10. Reports of Council Liaison, Rudy Fischer
   Coucilmember Fischer informed the Board about the recruitment of the new Code Compliance Officer, Quinton Roland. Councilmember Fischer added that the Council held the second reading of the construction noise time limits ordinance and first reading of the 2016 edition of the California Building Standards Code. Councilmember Fischer also provided an update on early voting and the City's water reserves.

11. Staff Update
   a. Local Coastal Program Update

   Wendy Lao, Assistant Planner, informed the Board that staff are implementing the suggested changes and modifications to the Land Use and Implementation Plans. Ms. Lao added that the two documents will be presented again to the Planning Commission's regularly scheduled meeting on November 3, 2016.

12. Adjourned at 6:03 p.m.

APPROVED BY ARCHITECTURAL REVIEW BOARD

Sarah Boyle

Sarah Boyle, Secretary

11/8/16

Date