



**MINUTES**

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

4:00 p.m., February 9, 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](http://www.cityofpacificgrove.org/arb)*

**1. Call to Order – 4:04pm**

**2. Roll Call**

Architectural Review Board Members Present: Sarah Boyle, Larry Doocy, Rick Steres (Chair), Michael Gunby

Members Absent: Jeff Edmonds

**3. Approval of Minutes**

a. Approval of January 12, 2015 Minutes

**Recommended Action:** Approve as presented

**On a motion by Member Gunby, seconded by Chair Steres, the board voted 4-0-1 (Member Edmonds absent) to approve January 8, 2015 ARB Minutes, with correction to Jerry Case’s name. Motion passed.**

**4. Public Comments**

a. Written Communications

**None.**

b. Oral Communications

**None.**

**5. Items to be Continued or Withdrawn**

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

**Continued to next ARB Meeting at applicant's request.**

## 6. Consent Agenda

- a. Address:** 505 Central Ave, Pacific Grove, 93950  
**Permit Application:** Architectural Permit (AP) 16-18  
**Description:** To allow an upgrade of all windows to fiberglass bark colored casement windows with true simulated grids, keeping with existing dimensions to match existing windows.  
**Applicant/Owner:** Nelson Vega/Sandra Pepe  
**Zoning/Land Use:** C-D/Commercial  
**CEQA Status:** Class 1 Categorical Exemption  
**Staff Reference:** Laurel O'Halloran, Associate Planner  
**Recommended Action:** Final Approval

Anastazia Aziz, AICP, Senior Planner, provided a staff report.

The Board discussed the item.

**On a motion by Member Gunby, seconded by Member Jeff Doocy, the board voted 4-0-1 (Member Edmonds absent) to approve Architectural Permit (AP) 16-18 with the correction that the windows are simulated grids. Motion Passed.**

## 7. Regular Agenda

- a. Address:** 1209 Surf Avenue (APN 006-013-008)  
**Permit Application:** Architectural and Use Permit (AP/UP) 16-056  
**Description:** To allow the addition of a second story balcony of 101 square feet at the front of the existing two-story residence, and a 38 square feet accessory structure (inground hot tub) with plumbing at the rear of the property.  
**Applicant/Owner:** Aaron Tollefson/Matt Clark  
**Zoning/Land Use:** R-1-H 17.4 DU/ac  
**CEQA Status:** Categorical Exemption, Section 15301(e)(1), Class 1  
**Staff Reference:** Wendy Lao, Assistant Planner  
**Recommended Action:** Recommend approval to Planning Commission

Wendy Lao, Assistant Planner, provided a staff report.

The public comment period was opened and the following members of the public spoke: Aaron Tollefson, architect, Caroline Shenk and Carol Kokela.

The public comment period was closed.

The Board discussed the item.

**On a motion by Member Gunby, seconded by Chair Steres, the board voted 4-0-1 (Member Edmonds absent) to approve Architectural Permit (AP) 16-056 with the condition that there be a noise reduction barrier for the hot tub's pump and to ensure that structure will not be located over sewer lines or utility easements. Motion Passed.**

**8. New Business**

- a. None

**9. Reports of ARB Members**

**10. Reports of Council Liaison**

**11. Staff Update**

- a. **Local Coastal Program Update – Community Workshop:** Draft Implementation Plan Community Workshop on Wednesday, February 10, 2016 from 6:00 – 8:30pm at the Pacific Grove Community Center (515 Junipero Ave. )

**12. Adjournment at 4:36pm.**

- a. Next ARB meeting is scheduled for March 8, 2016.

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