



## NOTICE OF MEETING

# CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD MEETING AGENDA

4:00 p.m., March 8, 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 – 4pm**

**2. Roll Call**

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

**3. Approval of Minutes**

a. [Approval of February 9, 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. Items to be Continued or Withdrawn**

a. **CONTINUE TO THE APRIL 12, 2016 ARB HEARING**

**Address:** [1124 Shell Avenue](#)

**Permit Application:** Architectural Permit (AP) 15-667

**Description:** To allow a first floor addition of 240 sf and a second story addition of 668 sf including the addition of a 120 sf second story deck in the rear to an existing one story 1,358 sf for a total of a 2,266 sf two story residence.

**Applicant/Owner:** Steve DiMaggio/ Jerry Chyo

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

**APN:** 006-023-009

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

**Staff Reference:** Laurel O'Halloran, Associate Planner

**Recommended Action:** Final approval

**b. Address:** 1152 Forest Ave

**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

**APN:** 007-651-022

**CEQA Status:** Categorical Exemption, Section 15301

**Staff Reference:** Wendy Lao, Assistant Planner

**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: 555 Gibson Ave](#)**

**Permit Application:** Architectural Permit (AP) No. 15-810

**Description:** To construct an addition of a 184 square feet solarium in the courtyard, located at the rear of the main lobby.

**Applicant/Owner:**

**Zoning/Land Use:** R-4

**APN:** 006-546-001

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

**Staff Reference:** Wendy Lao, Assistant Planner

**Recommended Action:** Final approval

**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: 506 Walnut Street](#)**

**Permit Application:** Architectural Permit (AP) 16-013

**Description:** To allow a vacant lot the construction of a two-story, single-family residence of 1,980 gross square feet, including an underground water cistern of 1,700 gallons to encroach 7 feet into the front yard setback and 3.75 feet into the side yard setback, and to be on the water waitlist.

**Applicant/Owner:** Hannah Miller and Kirstie Wilde

**Zoning/Land Use:** R-1

**APN:** 006-446-014

**CEQA Status:** Categorical Exemption, Section 15303(a), Class 3

**Staff Reference:** Wendy Lao, Assistant Planner

**Recommended Action:** Final approval

b. [Address: 1269 Surf Ave](#)

**Permit Application:** Architectural Permit & Tree Permit with Development 16-020

**Description:** To demolish an existing single-story single-family residence of 1,375 sf and to create a new two-story single-family residence of 2,753 gross sf, including the removal of one *Metrosideros Tomentosa* tree.

**Applicant/Owner:** Jeanne C. Byrne/Alan & Debra Roche

**Zoning/Land Use:** R-1-H

**APN:** 006-014-002

**CEQA Status:** Categorical Exemption, Section 15301, Class 1

**Staff Reference:** Wendy Lao, Assistant Planner

**Recommended Action:** Final Approval subject to the attached conditions, including the removal of one tree branch, minimal crown reduction, and tree trimming.

c. [Address: 414 Gibson Avenue](#)

**Permit Application:** Architectural Permit (AP) 16-124

**Description:** To allow a first floor addition of 200 sf to create a portion of a new 2 car garage and allow access to the second story addition of 482 sf including the addition of a 130 sf second story deck over the garage, in the rear, to an existing one story 2,036 sf residence for a total of a 2,718 sf two story residence.

**Applicant/Owner:** James Sullivan/ Elizabeth Francisco

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

**APN:** 006-532-017

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

**Staff Reference:** Laurel O'Halloran, Associate Planner

**Recommended Action:** Final approval

d. [Address: 301 Grand Avenue](#)

**Permit Application:** Architectural Permit (AP) 16-121

**Description:** To allow the addition of 1,929 sf to create five 1 bedroom apartments to the second floor of a 6,179 sf existing commercial building with three apartments and retail on the first floor for a total building size of 8,108sf

**Applicant/Owner:** Daryl Hawkins/Sorenson Trust

**Zoning/Land Use:** C-D/Commercial

**APN:** 006-287-012 & 006

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

**Staff Reference:** Laurel O'Halloran, Associate Planner

**Recommended Action:** Final approval

e. [Address: 1365 Pico Avenue](#)

**Permit Application:** Architectural Permit (AP) 15-459

**Description:** To adopt an Initial Study and Mitigated Negative Declaration and to approve an Architectural Permit to allow a new 3,600 square foot single family residence. the project includes the demolition of the existing 1,643 square foot

residence, detached garage, and guest house to construct a new two-story house with an underground basement and attached three-car garage. The site is located in the Asilomar Dunes Environmentally Sensitive Habitat Area and in the archaeological overlay zone. The proposed home will consist of 3,348 square feet of site coverage including a 3,052 square foot building footprint, 296 square feet of non-building footprint (walls, exterior fireplace, porches, trash enclosure, light wells, stepping stones), 363 square feet of permeable driveway pavers, and a 706 square foot unpaved courtyard for a total site coverage of 15%.

**Applicant/Owner:** Eric Miller/St. Dennis Family Trust

**Zoning/Land Use:** R-1-B-4

**APN:** 007-072-009

**CEQA Status:** Mitigated Negative Declaration

**Staff Reference:** Anastazia Aziz, Senior Planner

**Recommended Action:** Final approval

**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**

- a. Next ARB meeting is scheduled for April 12, 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.