



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING

4:00 p.m., March 8, 2016

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

1. Call to Order – 4pm

2. Roll Call

Architectural Review Board Members Present: Sarah Boyle, Larry Doocy, Jeff Edmonds, Michael Gunby, Tom Lane

Members Absent: Rick Steres (Chair)

3. Approval of Minutes

- a. Approval of February 9, 2016 Minutes

Recommended Action: Approve as presented

On a motion by Member Boyle, seconded by Member Gunby, the board voted 5-0-1 (Chair Steres absent) to approve February 9, 2016 ARB Minutes. Motion passed.

4. Public Comments

- a. Written Communications

None.

- b. Oral Communications

None.

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 Items to be Continued or Withdrawn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

Continued to next ARB Meeting due to story pole and netting requirements not being met.

- 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

Continued to next ARB Meeting at applicant’s request.

6. Consent Agenda

- 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

On a motion by Member Edmonds, seconded by Member Gunby, the board voted 5-0-1 (Chair Steres absent) to approve the Consent Agenda. Motion passed.

7. Regular Agenda

- 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

Member Lane recused himself due to a conflict of interest.

Wendy Lao, Assistant Planner, provided a staff report.

The public comment period was opened and the following members of the public spoke: Shaun Faber, architect, Hannah Miller, owner, and John Ramsey, owner of AquaSoleil rainwater harvesting company.

The public comment period was closed.

The Board discussed the item.

On a motion by Member Gunby, seconded by Member Doocy, the board voted 4-0-1-1 (Chair Steres absent and Member Lane abstained) to approve Architectural Permit (AP) 16-013, with the condition that the windows meet the Architecture Review Guidelines and the water cistern to be located under the driveway and encroach a maximum of 7 feet into the front yard setback. Motion Passed.

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.

Wendy Lao, Assistant Planner, provided a staff report.

The public comment period was opened and the following members of the public spoke: Jeanne Byrne, FAIA, architect.

The public comment period was closed.

The Board discussed the item.

On a motion by Member Gunby, seconded by Member Doocy, the board voted 5-0-1 (Chair Steres absent) to approve Architectural Permit (AP) 16-020, including the removal of the *Metrosideros* tree and the replant of a 15 gallon Cypress or native tree in the rear yard. Motion Passed.

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

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

The public comment period was opened and the following members of the public spoke: Jim Sullivan, architect, Roy Mezel, neighbor, and Barbara Menzel, neighbor.

The public comment period was closed.

The Board discussed the item.

On a motion by Member Doocy, seconded by Gunby, the board voted 5-0-1 (Chair Steres absent) to approve Architectural Permit (AP) 16-124, with a condition to have the second story window on the east elevation be a frosted glass. Motion Passed.

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 8,108 sf

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

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

The public comment period was opened and the following members of the public spoke: Darryl Hawkins, architect, Seth Bergstein, principal of Past Consultants, Paul Marko, neighbor, and Heather Gregg, neighbors.

The public comment period was closed.

The Board discussed the item.

On a motion by Member Edmonds, seconded by Boyle, the board voted 5-0-1 (Member Steres absent) to approve Architectural Permit (AP) 16-121, including the condition that construction hours for exterior changes hours be restricted to Mondays through Fridays from 8:30 A.M. to 5:00 P.M., and for windows to be shut during interior construction, and for contractors to park in the city lot. Motion passed.

Sarah Boyle left at 5:35pm.

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, AICP, Senior Planner

Recommended Action: Final approval

Laurel O'Halloran, Associate Planner, provided a staff report for project planner Anastazia Aziz.

The public comment period was opened and the following members of the public spoke: Luyen Vu, architect, Tom Moss, consultant biologist, Tom St. Dennis, Gadi Maier, and Marlene Maier.

Anastazia Aziz, Senior Planner arrived at 5:46 P.M. and provided a staff report.

The public comment period was closed.

The Board discussed the item.

On a motion by Member Gunby, seconded by Edmonds, the board voted 4-0-2 (Chair Steres and Member Boyle absent) to approve and adopt the Initial Study, Mitigated Negative Declaration, and Architectural Permit 16-459 with the submitted revisions, including the conditions that construction hours be restricted to Mondays through Fridays from 8:30 A.M. to 5:00 P.M., and that construction parking shall not impact neighbors or adjacent dunes area. Motion passed.

8. New Business

- a. None

9. Reports of ARB Members

- a. Member Gunby provided the ARB with an update regarding the Historic Preservation Ordinance sub-committee.
- b. Member Edmonds welcomed Member Tom Lane to the Architecture Review Board.

10. Reports of Council Liaison

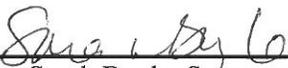
11. Staff Update

- a. Anastazia Aziz, Senior Planner, provided an update regarding the Local Coastal Program.

12. Adjournment

- a. Next ARB meeting is scheduled for April 12, 2016.

APPROVED BY ARCHITECTURAL REVIEW BOARD



Sarah Boyle, Secretary



Date