



NOTICE OF MEETING

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD MEETING AGENDA

4:00 p.m., April 12, 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, Rick Steres (Chair), Michael Gunby, Jeff Edmonds, Tom Lane one vacancy.

3. Approval of Minutes

a. [Approval of March 8, 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 Items to be Continued or Withdrawn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. **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

Item to be continued to May 10, 2016 meeting.

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: 1101 Lighthouse Avenue \(APN 006-371001\)](#)

Permit Application: Sign Permit (AP) 16-219

Description: To allow for a 74” high and 96” wide, double sided sandblasted cedar sign with a carved whale and custom paint.

Applicant/Owner: Phil Vanderkraats/Greg Zimmerman

Zoning/Land Use: R-3-M/ VA/MDR.4 DU/ac

CEQA Status: Categorical Exemption, Section 15301, Class 1

Staff Reference: Laurel O’Halloran, Associate Planner

Recommended Action: Final approval

b. [Address: 120 Ocean View Boulevard \(APN 006-741-006\)](#)

Permit Application: Architectural Permit (AP) 16-180

Description: For a building located at the Stanford University’s Hopkins Marine Station to allow the addition of two (2) building-mounted access ladders (15 feet height x 2 feet width) with safety cage and to replace the rooftop air handling unit with an in-kind unit and associated items (9 feet 7.5 inches length x 5 feet 3.5 inches width x 4 feet 9.5 inches height)

Applicant/Owner: Heather Marquadt, Paul Davis Partnership, LLP / Jon Florez, Stanford University

Zoning/Land Use: Unclassified/OSI

CEQA Status: Categorical Exemption, Section 15301, Class 1

Staff Reference: Wendy Lao, Assistant Planner

Recommended Action: Final approval

c. [Address: 1031 Short Street \(APN 006-401-015\)](#)

Permit Application: Architectural Permit (AP) 15-270

Description: To allow the second-story addition of 12 square feet at the rear of the property, a front porch gable roof of 80 square feet to a height of 11 feet and 9 inches, an increase in the height of 410 square feet of the roof at the rear by an additional 16 inches, to legalize an accessory structure (greenhouse) of 12 feet length by 11 feet width by 8 feet height, and to allow an accessory structure (chicken pen with coop pen) of 124 square feet at the front of the property

Applicant/Owner: Malick Diallo, Owner

Zoning/Land Use: R-1-B-3 / Low Density 5.4 DU/ac

CEQA Status: Categorical Exemption, Section 15301, 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: 1124 Shell Avenue \(APN 006-023-009\)](#)

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

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

Staff Reference: Laurel O'Halloran, Associate Planner

b. [Address: 1239 Ocean View Boulevard \(APN 006-012-003\)](#)

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 3,499 sf two story residence.

Applicant/Owner: Jeffrey Becom/Dan & Josie Perez

Zoning/Land Use: R-1-H

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. [Pacific Grove Hotel Proposal](#)

9. Reports of ARB Members

10. Reports of Council Liaison, Rudy Fischer

11. Staff Update

12. Adjournment

- a. Next ARB meeting is scheduled for May 10, 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.