



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING

4:00 p.m., April 12 2016

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

1. Call to Order – 4pm

2. Roll Call

Architectural Review Board Members Present: Rick Steres (Chair), Sarah Boyle (Secretary), Larry Doocy, Jeff Edmonds, Michael Gunby, Tom Lane and one vacancy.

3. Approval of Minutes

a. Approval of March 8, 2016 Minutes

Recommended Action: Approve as presented

On a motion by Member Edmonds, seconded by Member Gunby, the Board voted 5-0-1 (Member Steres abstained) to approve March 8, 2016 ARB Minutes. Motion passed.

4. Public Comments

a. Written Communications

None.

b. Oral Communications

Peter Tansill, owner of 359 Grove Acre Avenue, expressed intent to comment on item 6c (i.e. 1031 Short Street) of the consent agenda. Item 6c was pulled from the consent agenda. Item 6c was moved to 7a on the regular agenda.

5. Items to be Continued or Withdrawn

a. CONTINUE TO THE MAY 10, 2016 ARB HEARING

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
No action was taken. Item continued to May 10, 2016 ARB meeting.

6. Consent Agenda

- 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

On a motion by Member Doocy, seconded by Member Gunby, the Board voted 6-0-0 to move item 6c to the regular agenda. Motion passed.

On a motion by Member Gunby, seconded by Member Edmonds, the Board voted 6-0-0 to approve items 6a and 6b of the Consent Agenda. Motion passed.

7. Regular Agenda

a. Item moved from 6c on the consent agenda

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

The public comment period was opened. Peter Tansill, owner of 359 Grove Acre Avenue, requested that the project be finished as soon as possible.

The public comment period was closed.

Laural O'Halloran clarified to the Board that the project was submitted as a result of a Code Compliance case.

On a motion by Member Doocy, seconded by Gunby, the Board voted 6-0-0 to approve Architectural Permit (AP) 15-270 as presented. Motion passed.

b. 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

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

The public comment period was opened and the following members of the public spoke:

- 1) Steve Dimaggio, general contractor, presented the project to the Board.
- 2) Dolores Getz, owner of 1123 Surf Ave, stated that her property is directly behind 1124 Shell Avenue and spoke in opposition to the project.

The public comment period was closed.

The Board discussed the item.

On a motion by Member Gunby, seconded by Doocy, the Board voted 5-1-0 (Edmonds opposed) to approve Architectural Permit (AP) 15-667, with the following conditions:

- a) **Solid railing on the 2nd floor deck;**
- b) **Reduce overall height from 25' to 21.5';**
- c) **Keep the first floor height to 8';**
- d) **Square off the entry arch;**
- e) **Outdoor lights shall be shielded;**
- f) **Submit changes by May 16, 2016 ;**

Motion passed.

- c. **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

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

The public comment period was opened.

The following members of the public spoke:

- a) Jeffery Becom, architect, presented the project and spoke in favor.
- b) Michal Stolowitz, owner of 15 Acropolis, spoke in opposition of the project.
- c) Dan Perez, owner of 1239 Ocean View Blvd, spoke in favor of the project.
- d) Steve Quinn, resident, spoke in favor of the project;
- e) John Bridges, owner of 1232 Surf Avenue, submitted the following requested design changes:
 - i) Reduce or relocate project to move additional 18" to the west of east side setback.
 - ii) Move northeast fence/wall element back to south additional 5' and remove round rising gate top element as necessary to preserve views from 1232 and 1235 Surf Ave.
 - iii) To preserve privacy, use obscured glass in all windows on eastside and on south side of southeast building element.
 - iv) Preserve/enhance neighbor view sharing via landscape restrictions by reducing the tree on the east side and limiting vegetation to 5' tall in front and side setbacks.

f) Ash Shoukry, owner of 1240 Surf Avenue, spoke in opposition of the project.

The public comment period was closed.

The Board discussed the item.

Chair Steres asked the Mr. Becom to explain, using the project plans, how the issue of ocean views has been addressed. Mr. Becom addressed the Board and members of the public with answers.

Public comment period re-opened.

Michal Stolowitz, owner of 15 Acropolis, spoke in opposition..

Ash Shoukry, owner of 1240 Surf Avenue, spoke in opposition of the project
Dan Perez, owner of 1239 Ocean View Blvd, spoke in favor of the project.

The public comment period was closed.

The Board discussed the item.

On a motion by Chair Steres, seconded by Member Edmonds, the Board voted 6-0-0 to refer the project back to the architect/applicant for redesign with a focus on Architectural Review Guidelines #1, 9 & 25.. The application was continued to a date uncertain. Motion passed.

8. New Business

- a. Pacific Grove Hotel – Withdrawn.
Member Gunby questioned the number of parking spaces available for the Pacific Grove Hotel.

9. Reports of ARB Members

- a. None.

10. Reports of Council Liaison

Councilmember Fischer informed the Board about the two second readings of the Home Sharing and Transient Use License ordinances. Council Fischer added that the new Transient Use License will cap the number of licenses at 250 and that the City will grandfather in existing short term rentals. He added that there is a one year review period of the two recently passed ordinances.

Councilmember Fischer also informed about the continued conditional appeal on the golf course netting project. Mr. Fischer added that there is not much happening to the Local Water Project.

Councilmember Fischer also informed the Board that the mayor proclaimed April as the housing month.

11. Staff Update

- a. Anastazia Aziz informed the board and members of the public regarding the free Brown Bag seminars on historic buildings. Ms. Aziz extended invitation to everyone to attend the webinars.
Ms. Aziz also updated he Board on the status of the Local Coastal Program and invited members to visit the City's webpage for more information.

12. Adjournment

- a. Next ARB meeting is scheduled for May 10, 2016.

APPROVED BY ARCHITECTURAL REVIEW BOARD



Sarah Boyle, Secretary



Date