MINUTES

CITY OF PACIFIC GROVE
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING

4:00 p.m., May 10, 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, Jeff Edmonds, Michael Gunby, Tom Lane, Rick Steres (Chair), one vacancy.

   Sarah Boyle arrived at 4:07pm.

3. **Approval of Minutes**
   a. Approval of April 12, 2016 Minutes
   Recommended Action: Approve as presented

   On a motion by Member Edmonds, seconded by Member Gunby, the Board voted 5-0-1 (Member Boyle absent) to approve April 12, 2016 ARB Minutes. Motion passed.

4. **Public Comments**
   a. Written Communications
   None.

   b. Oral Communications
   None.

5. **Consent Agenda**
   None.

6. **Items Continued or Withdrawn**
   a. **Address: 1152 Forest Ave**
   Permit Application: Sign Permit No. 15-759
   Description: To allow an illuminated channel letter sign of maximum 9 square feet for the "Extra Mile" franchise logo.
   Applicant/Owner: Mahesh Konduru
   Zoning/Land Use: C-FH/Commercial
   APN: 007-651-022
   CEQA Status: Categorical Exemption, Section 15301, Class 1
   Staff Reference: Wendy Lao, Assistant Planner

Recommended Action: Final approval

Item continued and revised from the December 8, 2015 ARB meeting.

Wendy Lao, Assistant Planner, provided a staff report.

Member Boyle arrived at 4:07 pm.

The public comment period was opened. Seeing no speakers, the public comment period was closed.

The Board discussed the item.

On a motion by Member Gunby, seconded by Doocy, the Board voted 6-0-0 to approve Sign Permit No. 15-759 as presented. Motion passed.

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: 925 Jewell Avenue**
Permit Application: Architectural Permit (AP) 16-212
Description: To allow the demolition of the existing residence and to build a new 2,186 sf one story residence with a 722 sf detached garage for a total of a 2,908 sf single- story residence.
Applicant/Owner: Aaron Tollefson/Randy Draper
Zoning/Land Use: R-1-H / Medium Density17.4 DU/ac
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:
1) Aaron Tollefson, Architect, presented the project to the Board.
2) Roger Phillips, neighbor, showed concerns regarding the proposed garage in the back of the property.
3) Sharon Paani, neighbor, also showed concerns regarding the proposed garage and the noise and light pollutions.
4) Randy Draper and Marry, owners, spoke in favor of 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) 16-212, with the following conditions:

a) **Document the existing house through plans, photographs, etc;**
b) **Adopt the "Dark Sky" concept for low and down lighting;**
c) **Install a 6 ft. fence surrounding property (both neighbors to agree on the fence type);**

Motion passed.

8. **New Business**
   None.

9. **Reports of ARB Members**
   None.

10. **Reports of Council Liaison, Rudy Fischer**

Councilmember Fischer informed the Board that the Mayor proclaimed May as the Building Safety month and that the Council enacted the Safe Sleeping program. Councilmember Fischer updated the Board that City Council denied the appeal of UUP No. 15-671 and upheld the Planning Commission's decision. Councilmember Fischer also informed about the continued conditional appeal on the golf course netting project. Mr. Fischer added that staff are looking into potential revenue sources for the November ballot and that staff present their findings at the next Council meeting.
Councilmember Fischer also informed the board and members of the public regarding the free Brown Bag seminars on historic buildings.

11. **Staff Update**

a. **California Preservation Foundation Workshop**
b. **Local Coastal Program update**

Laurel O'Halloran informed the board and members of the public regarding the free Brown Bag seminars on historic buildings. Ms. O'Halloran extended invitation to everyone to attend the webinars.
Ms. O'Halloran informed the Board that staff are working on the Local Coastal Program.
Ms. O'Halloran invited the Board and members of the public to have a look at the art displays put up on the first floor of City Hall.

12. **Adjournment**
    a. Next ARB meeting is scheduled for June 14, 2016.

APPROVED BY ARCHITECTURAL REVIEW BOARD

Sarah Boyle

Sarah Boyle, Secretary

7/18/16

Date