



## NOTICE OF MEETING

# CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD MEETING AGENDA

4:00 p.m., August 9, 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, Jeff Edmonds, Michael Gunby, Tom Lane, Rick Steres (Chair), one vacancy.

**3. Approval of Minutes**

a. [Approval of June 14, 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. 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: 120 Country Club Gate Center #120](#)

**Permit Application:** Sign Permit (SP) 16-467

**Description:** To allow the removal of four (4) existing signs which currently read “Pet Extreme”, to be replaced with signs keeping with existing or smaller dimensions to read “Pet Supplies Plus”, including a wall sign of 87.9 square feet at

the front of the property, a wall sign of 26.1 square feet at the rear of the property, a face change of 3.25 square feet at a monument sign, and a face change of 9.44 square feet at a second monument sign.

**Applicant/Owner:** Northwest Signs/ROIC

**Zoning/Land Use:** C-FH (Commercial Forest Hill)/Commercial

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

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

**Recommended Action:** Final approval

## 6. Items Continued or Withdrawn

- a. None

## 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: 411 Cedar Street](#)

**Permit Application:** Architectural Permit (AP) 16-588

**Description:** To allow the removal of 81 square feet of the main floor, the removal of 385 square feet of the garage, and the removal of 222 square feet of the second floor, to be rebuilt with a main floor addition of 438 square feet, a garage of 207 square feet, and a second floor addition of 510 square feet, for a total of a two-story, single family residence of 1,856 gross square feet.

**Applicant/Owner:** Damon Campbell

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

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

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

**Recommended Action:** Final approval

### b. [Address: 231 Crocker Avenue](#)

**Permit Application:** Architectural Permit (AP) 16-281

**Description:** To allow the demolition of the existing residence and to build a new 2,051 sf one story residence with an attached 2nd unit and a 510 sf garage for a total of a 2,561 sf one story residence.

**Applicant/Owner:** Shaun Faber/ Peggy & James Lee

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

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

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

**Recommended Action:** Final approval

### c. [Address: 275 Spruce Avenue](#)

**Permit Application:** Architectural Permit (AP) 16-524

**Description:** To allow a two-story, single-family residence with wood shingle and board-and-batten siding, including a second-story balcony of 90 square feet, for a total of a two-story residence of 1,589 gross square feet to be located at the northern

portion of the property.

**Applicant/Owner:** Eric Miller Architects, Inc. (Luyen Vu)/Paul Beers

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

**CEQA Status:** Categorical Exemption, Section 15303

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

**Recommended Action:** Final approval

**8. New Business**

**a. None**

**9. Reports of ARB Members**

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

**11. Staff Update**

**a. California Preservation Foundation Workshop**

**12. Adjournment**

**a. Next ARB meeting is scheduled for September 13, 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.