MINUTES

CITY OF PACIFIC GROVE
ARCHITECTURAL REVIEW BOARD
REGULAR 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

1. **Called to Order at 4pm**

2. **Roll Call**

   ARB Members Present: Sarah Boyle, Larry Doocy, Michael Gunby, Tom Lane, Rick Steres (Chair).

   ARB Members Absent: Jeff Edmonds, one vacancy

3. **Approval of Minutes**
   a. Approval of June 14, 2016 Minutes
   Recommended Action: Approve as presented

   On a motion by Member Gunby, seconded by Member Lane, the Board voted 5-0-1 (Member Edmonds absent) to approve the June 14, 2016 ARB Minutes with one correction to note that Chair Steres and Member Edmonds were absent from the June 14, 2016 meeting. Motion passed.

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

   b. Oral Communications
   None.

5. **Consent Agenda**
   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

On a motion by Member Gunby, seconded by Member Lane, the Board voted 5-0-1 (Member Edmonds absent) to approve Sign Permit (SP) 16-467 as presented. Motion passed.

6. **Items Continued or Withdrawn**
   a. **None**

7. **Regular Agenda**
   Members of the public are welcome to offer 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

   Wendy Lao, Assistant Planner, provided a staff report.

   The Chair opened the floor to public comments.

   John Moore, architect, spoke in favor of the project.

   Damon Campbell, owner, spoke in favor of the project.

   The Chair closed the floor to public comments.

   The Board discussed the project.

   On a motion by Chair Steres, seconded by Member Doocy, the Board voted 5-0-1 (Member Edmonds absent) to approve Architectural Permit (AP) 16-588 with the following conditions

1) **Connect the rooflines**
2) **Match the windows in the new addition to the double hung windows on portions of the house to remain.**

Motion passed.

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

Anastazia Aziz, Senior Planner, provided a staff report.

The public comment period was opened.

Shaun Faber, architect, spoke in favor of the project.

Catherin Farrant and Mary Dainton, neighbors, spoke in favor of the project. Ms. Dainton requested that the shared driveway not be blocked and that temporary deer barrier be installed.

Karen Owen spoke in favor of the project.
Peggy's sister and neighbor spoke in favor of the project.

The public comment period was closed.

The Board discussed the project.

On a motion by Member Gunby, seconded by Chair Steres, the Board voted 5-0-1 (Member Edmonds absent) to approve Architectural Permit (AP) 16-281 with the following conditions:

1) **Keep the driveway clear during construction;**
2) **Install fencing all around the property in conformance with the City fence regulations.**

Motion passed.

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

Wendy Lao, Assistant Planner, provided a staff report.

The public comment period was opened.

Paul Beers, owner/builder, spoke in favor of the project.

Robert Galvon, neighbor, spoke in favor of the project and requested that the back unit be built concurrently so that parking is available during construction.

Gemma Mc Lintock and Frederick Vermonte, neighbors, expressed concerns over mass, height, and location of second story windows of the new building.

The public comment period was closed.

The Board discussed the project.

On a motion by Member Gunby, seconded by Chair Steres, the Board voted 5-0-1 (Member Edmonds absent) to approve Architectural Permit (AP) 16-524 with the following conditions.

1) **Remove upper left (rear-facing) window on South Elevation;**
2) **Retain existing vegetation and plant new screening vegetation to afford privacy for the neighbors.**

Motion passed.

8. **New Business**
   a. **None**

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

10. **Reports of Council Liaison, Rudy Fischer**
   Councilmember Fischer provided an update on Local Coastal Program and Soberanes Fire. Councilmember Fischer informed the Board that the Pacific Grove

Public Library is being renovated and that roadwork and pipe bearing is being carried out by the Public Works Department in different parts of the City. Councilmember Fischer also informed the Board that the State Water Resources Control Board staff had a ruling regarding the original water allocation. Councilmember Fischer added that the State Water Resources Control Board did not move forward on the change originally proposed.

11. Staff Update

a. California Preservation Foundation Workshop

Anastazia Aziz, Senior Planner, informed the Committee that the brown bag seminar on "Where Credit is Due: Preparing a Successful Tax Credit Application" has been rescheduled to August 18, 2016 and extended invitation to the Committee members. Ms. Aziz also informed the Board that the August 4th and 18th Regular Planning Commission meetings were cancelled in favor of one Special meeting on August 25, 2016 in which the Planning Commission will discuss the Local Coastal Program Land Use Plan and Implementation Plan, and the development standards for the American Tin Cannery site.

12. Adjournment 5:35pm

a. Next ARB meeting is scheduled for September 13, 2016.

APPROVED BY ARCHITECTURAL REVIEW BOARD

Sarah Boyle

Sarah Boyle, Secretary

9/13/16

Date