



NOTICE OF MEETING

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING AGENDA

4:00 p.m., September 13, 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.

3. Approval of Minutes

a. [Approval of August 9, 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

None.

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 Items Continued or Withdrawn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: 915 14th Street](#)

Permit Application: Architectural Permit (AP) 16-637

Description: To allow an existing two-story single-family residence of 772 gross square feet to add a first-floor addition of 48 square feet, a second-story addition of 48 square feet, a second-story balcony of 48 square feet, and a detached carport of 231 square feet, for a total of a two-story single-family residence of 1,039 gross square feet.

Applicant/Owner: James Tullis/Paul Burgess

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: 100 Country Club Gate Center](#)

Permit Application: Architectural Permit (AP) 15-741

Description: To divide an existing fast food restaurant into two fast food restaurants, and to allow exterior changes including a stained-wood rain screen façade, stucco walls, standing seam metal roof, and additional landscaping.

Applicant/Owner: Ryan Cornelson, WR&D Architects/Ara Chackerian

Zoning/Land Use: C-FH/Commercial

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

Staff Reference: Wendy Lao, Assistant Planner

Recommended Action: Final approval

8. New Business

- a. Project Review for a proposed project at 520 Lighthouse.

9. Reports of ARB Members

10. Reports of Council Liaison, Rudy Fischer

11. Staff Update

- a. Urban Greening public workshop on September 16, 2016.

12. Adjournment

- a. Next ARB meeting is scheduled for October 11, 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.