



**NOTICE OF PUBLIC HEARING
(SPECIAL MEETING)**

**CITY OF PACIFIC GROVE
ARCHITECTURAL REVIEW BOARD
MEETING AGENDA**

5:00 p.m., July 18, 2017

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 – 5:00 pm

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 Agenda

4. Approval of Minutes

a. [Approval of June 11, 2017 Minutes](#)

Recommended Action: Approve as presented

5. 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.

6. Consent Agenda

a. [Address: 1342 Jewell Avenue](#)

Permit Application: Architectural Permit (AP) 17-548

Description: To allow design changes from Architectural Permit 13-040 approved by the Architectural Review Board May 13, 2014

Applicant/Owner: Mary and Michael Carp

Zoning/Land Use: R-1-B-4/Low Density 5.4 du/ac

CEQA Status: MND/IS adopted by the ARB May 13, 2014

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Approve, subject to recommended findings and conditions.

b. [Address: 303 11th Street](#)

Permit Application: Architectural Permit (AP) 17-601

Description: To allow the addition of a new second story balcony and french doors and to remove an existing second story balcony.

Applicant/Owner: Bill Westphal, on behalf of owner

Zoning/Land Use: R-2/High Density 29.0 du/ac

Historic Resources Inventory: No

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

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Approve, subject to recommended findings and conditions.

c. [Address: 363 Hillcrest Ave](#)

Permit Application: Architectural Permit, Use Permit, & Tree Permit with Development #17-433

Project Description: To allow a two-story addition of 847 square feet, to an existing single-story residence of 1,002 square feet, to create a total of a two-story single-family residence of 1,849 gross square feet. A Use Permit allows the main residence to maintain the legal non-conforming setbacks. A Tree Permit with Development allows the pruning of a 14 inch diameter Monterey Pine tree, and the removal of dead limbs and root pruning of a 22 inch diameter Oak tree.

Applicant/Owner: Anatoly Ostretsov, architect, on behalf of Stacy Strength & Denton Rohrbough, owners

Zone District/ Land Use: R-1/Medium Density to 17.4 DU/ac

Historic Resources Inventory: No

Coastal Zone: Yes

CEQA Status: Categorical Exemption, Section 15301(e) (2), Class 1, Existing Facilities

Staff Reference: Wendy Lao, Assistant Planner

Recommended Action: Recommend approval to the Planning Commission, subject to recommended findings and conditions.

7. **Items Continued or Withdrawn**

a. [Address: 400 Grove Acre Avenue](#)

Permit Application: Architectural Permit #17-347

Project Description: To allow a second-story addition of 905 square feet, to an existing single-story residence of 1,594 square feet, to create a total of a 2,499 square feet two-story single-family residence. The project also proposes a partial vegetated roof of 486 square feet.

Applicant/Owner: Casey & Allison Lyon, property owners

Zone District/ Land Use: R-1-B-3/Low Density to 5.4 DU/ac

Assessor's Parcel Number (APN): 006-421-024

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

Staff Reference: Wendy Lao, Assistant Planner

Recommended Action: Approve, subject to recommended findings and conditions.

Item continued from June 13, 2017 meeting.

8. 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: 709 17 Mile Drive](#)

Permit Application: Architectural Permit (AP) 17-438

Description: To allow a 1st floor addition of 1,314 square feet including a 495 square foot 2 car garage and a 2nd floor addition of 402 square feet to an existing single story 614 square foot residence for a total two story residence of 2,330 square feet.

Applicant/Owner: Terry Latasa Architect, on behalf of Quentin & Cathy Rose, owners

Zoning/Land Use: R-3-B-3/Medium Density 17.4 du/ac

CEQA Status: Categorical Exemption, Section 15301(e) (2), Class 1, Existing Facilities

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Approve, subject to recommended findings and conditions.

b. [Address: 906 Egan Avenue](#)

Permit Application: Architectural Permit (AP) 17-629

Description: To allow the demolition of the existing residence and to build a 2,965 square foot residence.

Applicant/Owner: Mike and Norleen Clark

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

CEQA Status: Categorical Exemption, Section 15301(e) (2), Class 1, Existing Facilities

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Approve, subject to recommended findings and conditions.

c. [Address: 398 Calle De Los Amigos](#)

Permit Application: Architectural Permit (AP) 17-075

Project Description: To allow a second-floor addition of 472 square feet directly over an existing single-floor garage, to create a total of a two-story 4,222 gross square feet single-family residence.

Applicant/Owner: Craig Holdren, Architect, on behalf of John & Wendy Evans, owners

Zone District/ Land Use: R-1-B-4/Low Density to 5.4 DU/ac

Historic Resources Inventory: No

Coastal Zone: Yes

CEQA Status: Addendum to Initial Study/Mitigated Negative Declaration, with Mitigation Monitoring Program

Staff Reference: Wendy Lao, Assistant Planner

Recommended Action: Approve, subject to recommended findings and conditions, and adopt Addendum to Initial Study/Mitigated Negative Declaration, with Mitigation Monitoring Program

9. New Business

None.

10. Reports of ARB Members

11. Reports of Council Liaison, Rudy Fischer

12. Staff Update

13. Adjournment

a. Next ARB meeting is scheduled for August 8, 2017

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.