



## MINUTES

# CITY OF PACIFIC GROVE HISTORIC RESOURCES COMMITTEE REGULAR MEETING AGENDA

3:00 p.m., Wednesday, May 25, 2016

Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

*Copies of the agenda packet are available for review at the Pacific Grove Library located at 550 Central Avenue; the CDD 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/hrc](http://www.cityofpacificgrove.org/hrc). Recordings of the meetings are available upon request.*

**1. Call to Order- 3:00 p.m.**

**2. Roll Call.**

HRC Members: David Hines (Secretary), Maureen Mason (Chair), Claudia Sawyer, Mark Travaille, Johanna Turner, two vacancies.

**3. Approval of HRC Minutes.**

**a. April 27, 2016 Minutes**

On a motion by Member Turner, seconded by Member Sawyer, the Committee voted 5-0-0-1 (Member Travaille abstained) to approve the April 27, 2016 HRC Minutes.  
Motion passed.

**4. Public Comments.**

**a. Written Correspondence**  
None.

**b. Oral Communications**  
None.

**5. Items to be Continued or Withdrawn.**

None.

**6. Consent Agenda.**

**a. Initial Historic Screening Request No. IHS 16-409: 608 Walnut Street**

Description: Initial Historic Screening.

Applicant/Owner: Wendy Ketz

CEQA status: Not a project under CEQA

Staff reference: Anastazia Aziz, AICP, Senior Planner

Recommended action: Determine ineligible for the Historic Resources Inventory.

**b. Initial Historic Screening Request No. IHS 16-278: 1114 Crest Avenue**

Description: Initial Historic Screening.

Applicant/Owner: Jeff Edmonds/Mike and Anne Markman

CEQA status: Not a project under CEQA

Staff reference: Anastazia Aziz, AICP, Senior Planner

Recommended action: Determine ineligible for the Historic Resources Inventory.

**c. Initial Historic Screening Request No. IHS 16-377: 1236 Funston Ave**

Description: Initial Historic Screening.

Applicant/Owner: Paul and Winli McAnally

CEQA status: Not a project under CEQA

Staff reference: Anastazia Aziz, AICP, Senior Planner

Recommended action: Determine ineligible for the Historic Resources Inventory.

**On a motion by Member Hines, seconded by Member Turner, the Committee voted 5-0-0 to approve items 6a, 6b, and 6c of the consent agenda. Motion passed.**

**Upon a subsequent request by member Turner, item 6c was removed from the consent agenda.**

**7. Regular Agenda.**

**a. Initial Historic Screening Request No. IHS 16-282: 1323 Lincoln**

Description: Initial Historic Screening.

Applicant/Owner: Cheryl Hawkins

CEQA status: Not a project under CEQA

Staff reference: Anastazia Aziz, AICP, Senior Planner

Recommended action: Discuss and take appropriate action.

**On a motion by Member Hines, seconded by member Sawyer, the Committee voted 5-0-0 to determine the property to be ineligible for the historic resources inventory because the property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement. Motion carried.**

**b. Initial Historic Screening Request No. IHS 16-312: 821-825 Walnut Street**

**Building #1: Address: 821 Walnut Street**

Description: Initial Historic Screening.

Applicant/Owner: William C. Bluhm

CEQA status: Not a project under CEQA

Staff reference: Anastazia Aziz, AICP, Senior Planner

Recommended action: Discuss and take appropriate action.

**Building #2: Address: 823 Walnut Street**

Description: Initial Historic Screening.

Applicant/Owner: William C. Bluhm

CEQA status: Not a project under CEQA

Staff reference: Anastazia Aziz, AICP, Senior Planner

Recommended action: Discuss and take appropriate action.

**Building #3: Address: 825 Walnut Street**

Description: Initial Historic Screening.

Applicant/Owner: William C. Bluhm

CEQA status: Not a project under CEQA

Staff reference: Anastazia Aziz, AICP, Senior Planner

Recommended action: Discuss and take appropriate action.

**Building #4: Address: 825 Walnut Street - garage**

Description: Initial Historic Screening.

Applicant/Owner: William C. Bluhm

CEQA status: Not a project under CEQA

Staff reference: Anastazia Aziz, AICP, Senior Planner

Recommended action: Discuss and take appropriate action.

**On a motion by Member Hines, seconded by member Sawyer, the Committee voted 5-0-0 to determine that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment (DPR 523 Form) of all four structures be completed. Motion carried.**

**c. Item moved from 6a on the consent agenda**

**Initial Historic Screening Request No. IHS 16-409: 608 Walnut Street**

Description: Initial Historic Screening.

Applicant/Owner: Wendy Ketz

CEQA status: Not a project under CEQA

Staff reference: Anastazia Aziz, AICP, Senior Planner

Recommended action: Determine ineligible for the Historic Resources Inventory.

**Member Turner informed the Committee that the original owner of 608 Walnut St was Andrew J. Molera, and requested that further research be done and any new relevant information be considered for inclusion in the Historic Context statement be made.**

**On a motion by member Turner, seconded by member Hines, the Committee voted 5-0-0 to uphold the decision made earlier while the item was on consent and determine the property to be ineligible for the historic resources inventory because the property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement. Motion carried.**

**8. Reports of HRC Members.**

**Member Sawyer informed the Committee that the file regarding American Tin Cannery had never been missing and that it was properly filed. Member Sawyer requested that HRC members, members of the public and/or the City email request for information to either to Heritage Society board members or through the Heritage Society website.**

**9. Reports of Council Liaison.**

None.

**10. Reports of Staff**

**a. Historic Buildings Brown Bag Webinars**

**Haroon Noori informed the Committee regarding the brown bag seminars and extended invitation to the Committee members.**

**b. Local Coastal Program Update**

**Anastazia Aziz informed the Committee that the City has released the third iteration of the Land Use Plan and the Local Program Update process in general.**

**11. Adjourned 3:40pm.**

**APPROVED BY THE HISTORIC RESOURCES COMMITTEE.**

\_\_\_\_\_  
David Hines, Secretary

\_\_\_\_\_  
Date

*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. HRC will not consider any new items after 9:00 p.m. Any items remaining on the agenda will be continued either to the next regular meeting or to a special meeting at the discretion of HRC. This meeting is open to the public and all interested persons are welcome to attend.

**NOTICE TO APPLICANTS**

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.



# MINUTES

## CITY OF PACIFIC GROVE HISTORIC RESOURCES COMMITTEE REGULAR MEETING

3:00 p.m., Wednesday, June 22, 2016

Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

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### 1. Call to Order- 3:00 p.m.

### 2. Roll Call.

HRC Members: David Hines (Secretary), Maureen Mason (Chair), Claudia Sawyer, Mark Travaille, Johanna Turner, two vacancies.

### 3. Approval of Agenda

Upon request by Member Sawyer, Item 7a was moved from the consent agenda to 8d on the regular agenda.

On a motion by Member Sawyer, seconded by Member Hines, the Committee voted 5-0-0 to approve the amended agenda.

Motion passed.

### 4. Approval of HRC Minutes.

- a. May 25, 2016 Minutes  
Recommended Action: Approve minutes.

On a motion by Member Hines, seconded by Member Turner, the Committee voted 5-0-0 to approve the May 25, 2016 HRC Minutes with corrections. Motion passed.

### 5. Public Comments.

- a. Written Correspondence  
None.
- b. Oral Communications  
None.

### 6. Items to be Continued or Withdrawn.

None.

### 7. Consent Agenda.

- a. Initial Historic Screening Request No. IHS 16-442: 230 Gibson Avenue  
Description: Initial Historic Screening.

Applicant/Owner: Dave Wheeler/Daniel Gerganoff  
CEQA status: Not a project under CEQA  
Staff reference: Mark Brodeur, Director Community and Economic Development Dept.  
Recommended action: Determine ineligible for the Historic Resources Inventory.

**Item 7a on the consent agenda was moved to 8d on the regular agenda.**

**8. Regular Agenda.**

**a. Initial Historic Screening Request No. IHS 16-491: 507 Congress Avenue**

Description: Initial Historic Screening.  
Applicant/Owner: Henry Templeman/same  
CEQA status: Not a project under CEQA  
Staff reference: Anastazia Aziz, AICP, Senior Planner  
Recommended action: Discuss and take appropriate action.

**On a motion by Member Sawyer, seconded by Member Turner, the Committee voted 5-0-0 to determine the property to be ineligible for the historic resources inventory because the property does not exhibit unique architectural, site or locational characteristics. Motion carried.**

**b. Initial Historic Screening Request No. IHS 16-505: 995 Piedmont Avenue**

Description: Initial Historic Screening.  
Applicant/Owner: Karmisha Reeb/same  
CEQA status: Not a project under CEQA  
Staff reference: Anastazia Aziz, AICP, Senior Planner  
Recommended action: Discuss and take appropriate action.

**On a motion by Member Hines, seconded by Chair Mason, the Committee voted 5-0-0 to determine the property to be ineligible for the historic resources inventory because the property does not exhibit unique architectural, site or locational characteristics. Motion carried.**

**c. Historic Determination No. HD 16-500: 411 Cedar Street**

Description: Consider and make a Historic Determination on whether to remove the structure at 411 Cedar Street from the City's Historic Resources Inventory.  
Applicant/Owner: Damon Campbell and Gina Michaels/same  
CEQA status: Not a project under CEQA  
Staff reference: Wendy Lao, Assistant Planner and Anastazia Aziz, AICP, Senior Planner  
Recommended action: Remove from the City of Pacific Grove's Historic Resources Inventory.

Wendy Lao, Assistant Planner, provided a staff report, which included a review of the Evaluation Criteria found in P.G.M.C. § 23.76.025.

Damon Campbell, property owner, provided additional comments.

The Committee discussed the project.

**On a motion by Member Turner, seconded by Member Sawyer, the Committee voted 5-0-0 to remove the property from the City of Pacific Grove's Historic Resources Inventory. Motion carried.**

**d. Item moved from 7a on the consent agenda**

**Initial Historic Screening Request No. IHS 16-442: 230 Gibson Avenue**

Description: Initial Historic Screening.

Applicant/Owner: Dave Wheeler/Daniel Gerganoff

CEQA status: Not a project under CEQA

Staff reference: Mark Brodeur, Director Community and Economic Development Dept.

Recommended action: Determine ineligible for the Historic Resources Inventory.

**On a motion by Member Sawyer, seconded by Chair Mason, the Committee voted 5-0-0 to determine the property to be ineligible for the historic resources inventory because the property does not exhibit unique architectural, site or locational characteristics. Motion carried.**

**9. Reports of HRC Members.**

Member Sawyer presented a synopsis about Andrew J Molera.

**10. Reports of Council Liaison.**

None.

**11. Reports of Staff**

**a. Historic Buildings Brown Bag Webinars**

Anastazia Aziz, Senior Planner, invited members of the Committee to the California Preservation Foundation July 21<sup>st</sup> Brown Bag seminar on "Where Credit is Due: Preparing a Successful Tax Credit Application."

**b. Local Coastal Program Update**

Anastazia Aziz, Senior Planner, provided an update on the Local Coastal Program update process.

**12. Adjourned at 3:50pm.**

APPROVED BY THE HISTORIC RESOURCES COMMITTEE.

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David Hines, Secretary

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Date