



MINUTES

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

4:00 p.m., November 10, 2015

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 – 4:02pm

2. Roll Call

Members Present: Sarah Boyle, Larry Doocy, Rick Steres (Chair), Michael Gunby, Jeff Edmonds, two vacancies.

Members Absent: None.

3. Approval of Minutes

a. Approval of October 13, 2015

Recommended Action: Approve as presented

**On a motion by Member Gunby, seconded by Member Edmonds, the Board voted 5-0-0 to approve the October 13th, 2015 Regular Meeting Minutes.
Motion Passed.**

4. Public Comments

a. Written Communications
None.

b. Oral Communications
None.

5. Items to be Continued or Withdrawn

a. None.

6. Consent Agenda

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: 50 Quarterdeck Way APN: 006-043-005

Permit Application: Architecture Permit No. 15-607

Project Description: To allow a first floor addition of 525 sf and a second story addition of 491 sf including the addition of a 115 sf second story deck in the rear to an existing one story 641 sf with the demolition of 250 sf to a single family residence for a total of a 2,415 sf two story residence.

Applicant/Owner: Rick Steres/Sandra Kalinowski

Zone District: R-1

General Plan Designation: Medium Density Residential, 17.4 DU/ac

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

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Final Approval with conditions.

Chairman Steres recused himself because he was the project architect.

Laurel O'Halloran, Associate Planner, presented the item.

The public comment period was opened and the following members of the public spoke:

Rick Steres, architect, presented the item.

Sandy Kalinowski, property owner, spoke.

The public comment period was closed.

The Board discussed the item.

The Board discussed the site coverage and use of permeable pavers.

On a motion by Member Gunby, seconded by Member Doocy, the board voted 4-0-1 (Chairman Steres abstain) to recommend approval of Architectural Permit 15-607 with the condition to reduce site coverage to 60% or to merge 2 parcels together. Motion Passed.

b. Address: 858 17 Mile Drive APN: 006-611-180

Permit Application: Architecture Permit No. 15-411

Project Description: To allow a two-story addition of 774 gross square feet, a deck of 364 square feet, a porch of 150 square feet, a second-story balcony of 56 square feet, a gable-front dormer window of 10 square feet, a replacement of existing

driveway with 1,944 square feet of permeable pavers, and a detached garage/workshop of 661 square feet, to an existing single-story residence of 1,795 square feet, for a total of a two-story residence of 2,569 gross floor area and a detached garage/shop of 661 square feet.

Applicant/Owner: Glenn Warner/Matt & Adriana James

Zone District: R-1-B-3

General Plan Designation: Low Density 5.4 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, presented the item.

The public comment period was opened and the following members of the public spoke:

Glenn Warner, architect, presented to the board.

The public comment period was closed.

The Board discussed the item.

Member Boyle stated a preference for using natural stone.

On a motion by Member Edmonds, seconded by Member Steres, the board voted 5-0-0 to recommend approval of Architectural Permit 15-411 as presented. Motion Passed.

c. **Address:** 151 12th Street APN: 006-198-001

Permit Application: Architecture Permit No. 15-429

Project Description: To allow a first floor addition of 917 sf and a second story addition of 633 sf including the addition of a 63 sf second story deck in the rear and a 80 sf deck in the front to an existing one story 641 sf single family residence including the demolition of 33 sf for a total of a 2,399 sf two story residence.

Applicant/Owner: Mike Fletcher

Zone District: R-3-PGR

General Plan Designation: High Density Residential, 29.0 DU/ac

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

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Final Approval

Laurel O'Halloran, Associate Planner, presented the item.

The public comment period was opened and the following members of the public spoke:

Mike Fletcher, owner, spoke.

Pat Edinger, architect, presented to the board.

The public comment period was closed.

The Board discussed the item.

On a motion by Member Gunby, seconded by Member Doocy, the board voted 5-0-0 to recommend approval of Architectural Permit 15-429 on the condition that the chimney be removed or reconstructed per building inspection. Motion Passed.

d. **Address:** 414 9th Street APN: 006-501-005

Permit Application: Architecture Permit No. 15-480

Project Description: To allow the removal of a wooden deck of 70 square feet, to be rebuilt with a two-story addition of 880 gross square feet including a covered open porch of 151 square feet, and an addition of an uncovered patio of 150 square feet of pervious pavers, to an existing single-story residence of 783 square feet, for a total of a two-story residence of 1,663 gross floor area.

Applicant/Owner: Rick Steres Architect/Ryan & Katherine Bitter

Zone District: R-1

General Plan Designation: Medium Density to 17.4 DU/ac

CEQA Status: Categorical Exemption, Section 15331

Staff Reference: Wendy Lao, Assistant Planner

Recommended Action: Final Approval

Chairman Steres recused himself because he was the project architect.

Wendy Lao, Assistant Planner, presented the item.

The public comment period was opened and the following members of the public spoke:

Rick Steres, architect, presented to the board.

Ryan Bitter, owner, spoke.

Sally Moore, neighbor, spoke in support of the project.

Larry McCormick, neighbor, spoke in support of the project.

The public comment period was closed.

The Board discussed the item.

The Board inquired about the copper material in the chimney cap.

On a motion by Member Edmonds, seconded by Member Boyle, the board voted 4-0-1 (Chairman Steres abstain) to recommend approval of Architectural Permit 15-480 as presented. Motion Passed.

- e. **Address:** 542 Lighthouse Ave (Holman Building) | *Revised Plan Set*
Permit Application: Architectural and Use Permit AP & UP 15-301
Project Description: To allow a remodel of the existing Holman Building for mixed use residential, office and commercial uses with parking and the addition of up to 7,000 square feet on the 5th floor for a total of 112,900 square feet and a maximum of 25 residential units. The building is listed on the City's Historic Resources Inventory.
Applicant/Owner: Ken Turgen, WRD Architects/Monterey Capital PG Founder LLC
Zone District: C-1-T
General Plan Designation: Commercial
CEQA Status: Exempt
Staff Reference: Mark Brodeur, Director
Recommended Action: Recommendation to Planning Commission regarding architectural features.

Mark Brodeur, Director of Community and Economic Development Department, presented the item.

The public comment period was opened and the following members of the public spoke:

Henry Ruhnke, architect, presented to the board.

Chairman Steres commended the project and spoke of a concern of birds and the canvas awning.

Member Edmonds inquired about iron handrails and concern with rust.

Mr. Ruhnke spoke about the use of aluminum windows.

Chairman Steres inquired about impact of metal materials, including aluminum windows.

Chairman Steres and Member Boyle commended the project.

Sally Moore, neighbor, commended the project and spoke of a concern of moss and bird on awnings, and expressed a preference for trees and planters on the roof.

The public comment period was closed.

The Board discussed the item.

On a motion by Member Gunby, seconded by Member Edmonds, the board voted 5-0-0 to recommend approval of Architectural Permit and Use Permit 15-301 as presented. Motion Passed.

8. New Business

a. Ad Hoc Historic Preservation Ordinance Committee:

Laurel O'Halloran, Associate Planner, stated that Member Gunby is the elected representative and the first meeting is Monday, November 16th, 2015.

9. Reports of ARB Members

a. None.

10. Reports of Council Liaison

a. Councilman Fisher presented to the board, and discussed the City's budget report, regulations regarding short term rentals, and shelter for homeless people. Tree permit fees have been increased.

11. Staff Update

a. Local Coastal Program Update: Anastazia Aziz, Senior Planner, stated that the next meeting will be on Friday, November 20th. The meeting will discuss climate change, sea level rise, and adaptation strategies.

b. Area of Special Biological Watershed Significance: Ms. Aziz stated that the area has been monitored the past 2 years, and regulations may be developed in the future.

c. Homeless & El Nino: Mark Brodeur, Director of Community & Economic Development Department, spoke about a report to be included in the Cedar Street Times.

12. Adjournment at 5:42

a. Next ARB meeting is scheduled for December 8, 2015.