



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING

4:00 p.m., May 10, 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.

Sarah Boyle arrived at 4:07pm.

3. Approval of Minutes

a. Approval of April 12, 2016 Minutes

Recommended Action: Approve as presented

On a motion by Member Edmonds, seconded by Member Gunby, the Board voted 5-0-1 (Member Boyle absent) to approve April 12, 2016 ARB Minutes. Motion passed.

4. Public Comments

a. Written Communications

None.

b. Oral Communications

None.

5. Consent Agenda

None.

6. Items Continued or Withdrawn

a. Address: 1152 Forest Ave

Permit Application: Sign Permit No. 15-759

Description: To allow an illuminated channel letter sign of maximum 9 square feet for the “Extra Mile” franchise logo.

Applicant/Owner: Mahesh Konduru

Zoning/Land Use: C-FH/Commercial

APN: 007-651-022

CEQA Status: Categorical Exemption, Section 15301, Class 1

Staff Reference: Wendy Lao, Assistant Planner

Recommended Action: Final approval

Item continued and revised from the December 8, 2015 ARB meeting.

Wendy Lao, Assistant Planner, provided a staff report.

Member Boyle arrived at 4:07 pm.

The public comment period was opened. Seeing no speakers, the public comment period was closed.

The Board discussed the item.

On a motion by Member Gunby, seconded by Doocy, the Board voted 6-0-0 to approve Sign Permit No. 15-759 as presented. Motion passed.

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: 925 Jewell Avenue

Permit Application: Architectural Permit (AP) 16-212

Description: To allow the demolition of the existing residence and to build a new 2,186 sf one story residence with a 722 sf detached garage for a total of a 2,908 sf single- story residence.

Applicant/Owner: Aaron Tollefson/Randy Draper

Zoning/Land Use: R-1-H / Medium Density 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

Laurel O'Halloran, Associate Planner, provided a staff report.

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

- 1) Aaron Tollefson, Architect, presented the project to the Board.
- 2) Roger Phillips, neighbor, showed concerns regarding the proposed garage in the back of the property.
- 3) Sharon Paani, neighbor, also showed concerns regarding the proposed garage and the noise and light pollutions.
- 4) Randy Draper and Marry, owners, spoke in favor of the project.

The public comment period was closed.

The Board discussed the item.

On a motion by Member Gunby, seconded by Doocy, the Board voted 5-1-0

(Edmonds opposed) to approve Architectural Permit (AP) 16-212, with the following conditions:

- a) Document the existing house through plans, photographs, etc;
- b) Adopt the “Dark Sky” concept for low and down lighting;
- c) Install a 6 ft. fence surrounding property (both neighbors to agree on the fence type);

Motion passed.

8. New Business

None.

9. Reports of ARB Members

None.

10. Reports of Council Liaison, Rudy Fischer

Councilmember Fischer informed the Board that the Mayor proclaimed May as the Building Safety month and that the Council enacted the Safe Sleeping program. Councilmember Fischer updated the Board that City Council denied the appeal of UUP No. 15-671 and upheld the Planning Commission’s decision. Councilmember Fischer also informed about the continued conditional appeal on the golf course netting project. Mr. Fischer added that staff are looking into potential revenue sources for the November ballot and that staff present their findings at the next Council meeting. Councilmember Fischer also informed the board and members of the public regarding the free Brown Bag seminars on historic buildings.

11. Staff Update

- a. California Preservation Foundation Workshop
- b. Local Coastal Program update

Laurel O’Halloran informed the board and members of the public regarding the free Brown Bag seminars on historic buildings. Ms. O’Halloran extended invitation to everyone to attend the webinars. Ms. O’Halloran informed the Board that staff are working on the Local Coastal Program. Ms. O’Halloran invited the Board and members of the public to have a look at the art displays put up on the first floor of City Hall.

12. Adjournment

- a. Next ARB meeting is scheduled for June 14, 2016.

APPROVED BY ARCHITECTURAL REVIEW BOARD

Sarah Boyle, Secretary

Date