



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING

6:00 p.m. Tuesday, April 23, 2013

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

1. Call to Order

6:00 p.m.

2. Roll Call

Members Present: Becom, Collins, Groben, McCord (Chair), Smith, Steres (Vice Chair)
Members Absent: Volmensky

3. Approval of Minutes

a. On a motion by Steres, seconded by Groben, the Board voted 6-0 to approve the April 9, 2013 Site Review and Regular Meetings.

4. Public Comments

a. Written Communications

None.

b. Oral Communications

None.

5. Items to be Continued or Withdrawn

None.

6. Consent Agenda

110 Monterey Avenue on the Consent Agenda was pulled to the Regular Agenda.

On a motion by Becom, seconded by Steres, the Board voted 6-0 to approve the Consent Agenda.

7. Regular Agenda

a. [146 12th Street \(St. Mary's Church\) \(HRI\)](#)

Permit Application: Architectural Permit 12-0039, Historic Preservation Permit 13-120

Description: Proposed columbarium, landscaping, and ramp into Edward's Hall, increasing existing nonconforming site coverage by 234 sq. ft. ((E) 66% to (N) 67%).

Applicant/Owner: Rector, Wardens and Vestry of St. Mary's by the Sea

Zoning/Land Use: R-3-PGR/HDR 19.8 du/ac

Legal Description: Lot n/a, Block J, PG Retreat, APN: 006-192-001 & -002

CEQA: Class 31 Categorical Exemption

Staff Reference: Planning Staff

Recommended Action: Discuss and take appropriate action.

Becom recused himself as he lives within 500 feet of the property.

Chair McCord noted his concern over the root structure of the existing trees, as well as concern regarding drainage as a result of the project. Mike Zimmer, CDD Director, responded stating that the building official is to address the grading plan and the arborist will advise on the tree. If the comments require a change in development in any way the project is to be brought back to ARB. Mr. Smith noted a concern over the “industrial” appearance of the proposed railing and suggested that the applicant rethink the railing design in order to achieve a “softer,” less industrial look. The public comment period was opened. G. Booth expressed support for the project. The public comment period was closed. The Board discussed.

On a motion by Smith, to approve the project for Conceptual with regard to further consideration on some of the heaviness of the materials such as the industrial quality of the railing and clarification and coordination of the drawings in regards to some of the grading and wall height issues that Jim mentioned” with regard to the trash enclosure there needs to be some other gate design that would not swing out over the sidewalk...(discusses alternative designs)...and planter configuration needs to be modified and perhaps softened with some curves to respond to existing trees.

b. 165 Sloat Avenue

Address: 165 Sloat Avenue

Permit Application: Architectural Permit 13-067

Description: Proposed remodel and 404 sq. ft. addition to an existing 1,840 sq. ft. two-story single-family residence, resulting in a 2,244 sq.ft. Two-story single-family residence.

Applicant/Owner: Jerry Whitney/Michael and Jamie Gerson

Zoning/Land Use: R-4/HDR 19.8 du/ac

Legal Description: Lots 2+3, Block 3, University Tract, APN: 006-235-012

CEQA: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 2-7, 9-10, 12-14, 18-40.

Staff Reference: Planning Staff

Recommended Action: Discuss and take appropriate action.

Chair McCord commented on the complexity of the roof and requested the rear roof be integrated into the plan. The applicant is requesting final approval. Steres requests light with tempered glass. The public comment period was opened. A neighbor commented on an elevation mistake on the application, other clerical errors and raised questions about construction vehicles and listing of the City and the City of Los Altos on the site plan reductions. Mr. Zimmer stated to approve permit parking block from Eardley to Dewey and Construction vehicles to park onsite. One or two extra spaces and dumpster can be approved through city restrictions. A neighbor questioned the presence of above ground utilities and the width of the driveway. The applicant commented they will not touch utilities. The public comment period was closed. The Board discussed.

On a motion by Smith, seconded by Collins, the Board voted 6-0 to grant final approval to the project; and requested that the applicant improve clerical corrections and addresses the lighting issue.

c. **613 Lighthouse Avenue (Lopez Liquors)**

Permit Application: Sign Permit 13-077

Description: Two proposed commercial signs, one 25 sq. ft. sign on the primary business frontage with 5” thick internally illuminated aluminum channel letters and one 24.5 sq. ft. sign on the secondary business frontage with vinyl letters on composite aluminum.

Applicant/Owner: Ricardo Lopez

Zoning/Land Use: C-D/D Downtown Commercial

Legal Description: Lot 1, Block 39, Downtown Tract, APN: 006-294-001

CEQA: Class 1 Categorical Exemption

Staff Reference: Planning Staff

Recommended Action: Discuss and take appropriate action.

Staff advised the Board of previously approved signage for the building. The applicant was not present to discuss the proposed signage. The public comment period was opened, and seeing none, closed. The Board discussed. The Board asked for an update on the new Sign Ordinance from Staff at the next meeting.

On a motion by Collins, seconded by Becom, the Board voted 6-0 in favor of suggestions to the applicant to investigate all illumination, reduce thickness of the proposed light box, and individual letters mounted to the building.

8. Acceptance of Minutes from Other Bodies

None.

9. Reports of ARB Subcommittees

None.

10. Reports of ARB Members

Alliance of Monterey Bay Area Cultural Landscapes. Ms. Collins expressed support for the cultural landscape event from April 20, 2013. Mr. Becom commented that parks are our cultural landscapes. Art in the Adobes will occur from September 13-15, 2013.

11. Reports of Council Liaison

Mayor Kampe and the Board discussed the Canterbury Woods Zoning.

12. Reports of Staff

None.

13. Adjournment

7:45 p.m.

APPROVED BY ARCHITECTURAL REVIEW BOARD:

Steres, Vice-chair

Date