



## MINUTES

# CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD MEETING MINUTES

4:00 p.m., Tuesday, April 8, 2014

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; 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.ci.pg.ca.us/pc](http://www.ci.pg.ca.us/pc). Recordings of the meetings are available upon request. Materials can also be requested of staff during the hearing. Structures listed on the City's Historic Resources Inventory are denoted on the agenda with an "(HRI)" next to their project address.*

### 1. Call to Order at 4:01pm

### 2. Roll Call

Architectural Review Board Members Present: Sarah Boyle, Jim McCord (Chair), Rick Steres (Vice Chair), Jennifer Groben (Secretary Elect) and Lydia Collins

Absent: Jeff Becom and one (1) vacancy seat

### 3. Approval of Minutes

#### a. [March 11, 2014 Site Review and Regular Minutes](#)

**Architectural Review Guidelines were supposed to be an item to be continued. On a motion by Boyle, seconded by Collins, the Board voted 4-0-2 (Steres abstain, Becom absent) to approve the March 11, 2014 minutes except item 5a. Motion passed.**

### 4. Public Comments

#### a. Written Communications

None.

#### b. Oral Communications

None.

### 5. Items to be Continued or Withdrawn

None.

### 6. Consent Agenda

#### a. [Address: 1034 Bayview.](#)

Architectural Permit (AP) Application AP14-197 Construct a roof over an existing second story deck.

Applicant/Owner: Balesteri Construction

Zone District: R-1  
General Plan Designation: MD 17.4 DU/AC  
Assessor's Parcel Number: 006-122-028  
CEQA Status: Class 1 Categorical Exemption; 15301(a)  
Staff Reference: Laurel O'Halloran, Assistant Planner

**On a motion by Steres, seconded by Collins, the Board voted 5-0-1 (Becom absent) to approve AP14-197. Motion passed.**

## 7. Regular Agenda

### a. Address: 723 Granite

Architectural Permit (AP) 14-196: Proposed single story addition of approximately 370 square feet to an existing 1,074 square foot single-story single-family residence on the City's Historic Resources Inventory.

Applicant: Shellie Albright

Zone District: R-1

General Plan Designation: MDR 17.4 DU/AC

Assessor's Parcel Number: 006-557-011

CEQA Status: Class 31 Categorical Exemption; 15331

Staff Reference: Ashley Hobson, Contract Assistant Planner

Shellie Albright, owner, gave a brief overview of the addition on the historic home.

Chair McCord commented on the windows matching the home and asked for clarification on the sliders and muntin grids.

**On a motion by Member Steres, seconded by Member McCord, the Board voted 5-0-1 (Becom absent) to approve AP14-196 with staff review that the windows meet all historic guidelines. Motion passed.**

### b. Address: 222 19<sup>th</sup> St.

Architectural Permit (AP) & Historic Preservation Permit (HPP) Application 13-382: Proposed single story addition of approximately 320 square feet to an existing 700 square foot single-story single-family residence on the City's Historic Resources Inventory.

Applicant: Charles Huff/ Matt Tanzi

Zone District: R-3

General Plan Designation: HDR 29.0 DU/AC

Assessor's Parcel Number: 006-291-009

CEQA Status: Class 31 Categorical Exemption; 15331

Staff Reference: Ashley Hobson, Contract Assistant Planner

Charles Huff, architect, spoke on behalf of the project and clarified window changes throughout the property.

Member McCord commented on the discrepancies between the plans submitted and the submittal checklist as well as issues with the compass directions on the plans.

Member Collins asked if the skylights adhere to architectural and historic guidelines. Member McCord asked for clarification on the skylights due to discrepancies on the plans.

Seth Bergstein of Past Consultants spoke on behalf of the historic elements of the home.

Member Steres asked questions regarding the matching of the overhang on the North wall encroaching into the side setback.

Member Steres commented that on historic structures plans may become a significant document, so the plans should clearly reflect the changes made to the structure.

**On a motion by Steres, seconded by Boyle, the Board voted 4-1-0 (McCord opposed, Becom absent) to approve AP13-382 as submitted. Motion passed.**

c. **[Address: 125 Ocean View Blvd. #125](#)**

Sign Permit 14-226: For a store located at 125 Ocean View Blvd. #125 to install signage on both the awning above and the building adjacent to the entrance.

Applicant: Phil Vanderkraats

Zone District: C-V

General Plan Designation: Commercial

Assessor's Parcel Number: 006-231-001

CEQA Status: Class 11 Categorical Exemption; 15311

Staff Reference: Ashley Hobson, Contract Assistant Planner

Members discussed conformance with the American Tin Cannery Master Sign Program.

**On a motion by Chair McCord, seconded by Member Collins, the Board voted 5-0-1 (Becom absent) to continue the item to an undetermined future date. Motion passed.**

d. **[Address: 1020 Benito Ave.](#)**

Architectural Permit (AP) 14-137 & Tree Permit 14-034: For a property located at 1020 Benito Avenue to demolish an existing 547 Square foot single-story single family residence and construct an approximately 2,362 square foot two-story single family residence.

Applicant: Chiharu Maloney

Zone District: R-1

General Plan Designation: MDR 17.4 DU/AC

Assessor's Parcel Number: 007-592-037

CEQA Status: Class 3 Categorical Exemption; 15303(a)

Staff Reference: Laurel O'Halloran, Assistant Planner

Mark Thompson, designer spoke on behalf of the project.

A community member spoke in opposition of the project. He was married in the home and noted that a significant book binder once lived in the home, Hazel Grice, who was a

friend of both Ansel Adams and Gertrude Stein.

Member Collins stated that the removal of four trees on the site should not warrant a requirement of replanting because the canopy cover has already been met on the site.

**On a motion by Steres, seconded by Collins, the board voted 5-0-1 (Becom absent) to approve AP14-137 subject to a requirement that the window muntins are exterior and not sandwiched, and removal of item 7 in the Architectural Permit which requires the homeowner to replace the 4 trees to be removed. Motion passed.**

#### **8. Reports of ARB Members**

The California Preservation Foundation Conference is being held at the Asilomar Conference Grounds on April 22-23.

The Heritage Society is currently seeking judges for the Home Awards Competition.

#### **9. Reports of Council Liaison**

None.

#### **10. Reports of Staff**

None

#### **11. Adjournment at 6:07**

**APPROVED BY ARCHITECTURAL REVIEW BOARD:**

---

12. Jennifer Groben, Secretary

---

Date