



NOTICE OF MEETING

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD MEETING AGENDA

4:00 p.m., November 25, 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.

1. Call to Order – 4pm

2. Roll Call

Architectural Review Board Members: Jeff Becom, Sarah Boyle, Lydia Collins, Larry Doocy, Jennifer Groben (Secretary), Jim McCord (Chair), Rick Steres (Vice Chair)

3. Approval of Agenda

4. Approval of Minutes

a. [Approval of October 21, 2014 Meeting Minutes](#)

5. Public Comments

a. Written Communications

Communications relevant to ARB jurisdiction, but not related to a matter on this agenda, are attached under this agenda item.

b. Oral Communications

Comments from the audience will not receive ARB action. Comments must deal with matters subject to the jurisdiction of the ARB and will be limited to three minutes. Comments regarding agenda items shall be heard at the time such items are called. Whenever possible, letters should be submitted to the ARB in advance of the meeting.

6. Items to be Continued or Withdrawn

7. Consent Agenda

a. [Address: 322 Lighthouse Ave.](#)

Permit Application: Architectural Permit 14-547

Project Description: The addition of a roof dormer on the west elevation allowing for a second story bedroom, a second floor deck balcony on the east elevation, and the addition of a 2nd story window on the front elevation

Applicant/Owner: Joseph Rock, Applicant / Amy Delaney, Owner

Zone District/ Land Use: R-3-PGR / High Density

Assessor's Parcel Number: 006-204-007

CEQA Status: Section 15331 Class 31 Categorical Exemption

Staff Reference: Ashley Hobson, Contract Planner

b. [Address: 1109 Ripple Avenue](#)

Permit Application: Architectural Permit 14-526

Project Description: To allow the addition of 357 sf to a 1502 existing single family residence for a total of 1859sf.

Applicant/Owner: Rick Steres, Applicant / Marcus and Suzanne Zevalkink, Owner

Zone District/ Land Use: R-1-H / Medium Density 17.4 du

Assessor's Parcel Number: 006-054-011

CEQA Status: Section 15331(e)(1) Class 1 Categorical Exemption

Staff Reference: Laurel O'Halloran, Assistant Planner

8. Regular Agenda

a. [Address: 513 Congress Ave](#)

Permit Application : Architectural Permit/ Historic Preservation Permit AP/HPP 14-526

Project Description: The removal of sheet asbestos shingles and replace with board and batten exterior wall cladding. To allow the demolition of a deteriorated detached two-car garage on the north side of the parcel and construct a new 440 sf garage on the property and relief from setback requirements for the garage due to the property's listing on the HRI.

Applicant/Owner: Daryl Hawkins, Architect/Bob Gruber

Zone District/ Land Use: R-1/ Medium Density 17.4 DU/AC

Assessor's Parcel Number: 006-465-010

CEQA Status: Section 15331 Class 31 Categorical Exemption

Staff Reference: Laurel O'Halloran, Assistant Planner

Recommended Action: Final Approval

b. Continued from 10/25/2014 ARB Meeting.

[Address: 631 Ocean View Blvd](#)

Permit Application : Use Permit (UP) and Architectural Permit (AP) Application 14-441

Project Description: UP and AP Application No. 14-441 to reestablish a restaurant previously the Latitudes restaurant, to allow both the off and on sale of alcohol, to create a master sign program consistent with PGMC 20.04 in general for the proposed project @loverspoint, to allow renovation of an existing full service restaurant structure, to reconfigure the existing structure and site to accommodate a smaller full service restaurant and four additional food and/or retail related uses including development of common use facilities.

Applicant/Owner: James McCord/Ostrich, Inc. c/o Chris Hygelund

Zone District/ Land Use: R-3-M/ Commercial

General Plan Designation: Visitor Commercial

Assessor's Parcel Number: 006-084-002

CEQA Status: Exempt Class 1. Section 15301

Staff Reference: Laurel O'Halloran

Recommended Action: Recommend approval to the Planning Commission

9. New Business

10. Reports of ARB Members

ARB members may ask a question for clarification, make a brief announcement or make a brief report on his or her activities

11. Reports of Council Liaison

12. Director's Report

13. Adjournment

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. PC 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 PC. This meeting is open to the public and all interested persons are welcome to attend.

NOTICE TO APPLICANTS

- **Appearance by Applicant/Representative:** Applicants or their representatives must be present at the meeting for which their item, including those items on the Consent Agenda, is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. The item may be denied if continuance is not requested.
- **Appeals and Appeal Period:** Decisions rendered may be appealed using a form available at the CDD. The appeal form, plus an appeal fee, must be filed with the CDD within 10 days of the action being appealed.
- **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.
- **Notice of Exemption (NOE) under the California Environmental Quality Act (CEQA):** All projects are subject to CEQA and disclosure. CEQA status is noted on the agenda for each project. Applicants with approved projects that have been deemed statutorily or categorically exempt under CEQA may file a NOE directly with the Monterey County Clerk to reduce the CEQA challenge period from 180 days to 35 days (CEQA Guidelines Section 15062). Applicants wishing to file the NOE should contact their planner for instructions on how to file the notice with the County. Please note the Monterey County Clerk has a \$50 filing fee for a NOE. Filing of a NOE by the City of Pacific Grove is not required. CEQA determinations are included in the public hearing notices for all projects.