



## NOTICE OF MEETING

# CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD MEETING AGENDA

4:00 p.m., Tuesday, May 13, 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).*

### 1. Call to Order

### 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 Minutes

a. April 8, 2014

### 4. 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.*

### 5. Items to be Continued or Withdrawn

None.

### 6. Consent Agenda

#### a. Address: 782 Junipero Ave.

Architectural Permit (AP) Application AP14-257

Description: Single-story 135 sq. ft. front and side yard addition to an existing 866 sq. ft single-story residence on the Historic Resources Inventory for a total of 1,001 sq. ft. and extension of a legal non-conforming front yard setback.

Applicant/Owner: Ron Brown, Architect/Rick and Laura Ferguson

Zone District: R-1

General Plan Designation: MDR 17.4 DU/AC

Assessor's Parcel Number: 006-456-006

CEQA Status: Class 31 Categorical Exemption

Staff Reference: Anastazia Aziz, AICP, Senior Planner

Recommended Action: **Final Approval**

- b. **Address: 120 Ocean View Boulevard.**  
Architectural Permit (AP) Application 14-224: Within the Coastal Zone, the replacement of exterior surfaces and systems on the Fisher Building of the Hopkins Marine Station.  
Applicant: Paul Davis Partnership/Stanford University  
Zone District: Unclassified  
General Plan Designation: Open Space - Institutional  
Assessor's Parcel Number: 006-741-006  
CEQA Status: Class 1 Categorical Exemption, 15301(a)  
Staff Reference: Ashley Hobson, Contract Assistant Planner  
**Recommended Action: Final Approval**
- c. **Address: 229 Chestnut Street**  
Architectural Permit (AP) Historical Preservation Permit (HPP)Application 14-233 and Tree Permit (TP) 14-055  
Description: Remodel and construct an 808 Square foot addition and 291 square foot one car garage. Relief is also requested from a side yard setback requirement due to the property's existing setback and listing on the historical resources inventory.  
Applicant/Owner: Jeanne Byrne/Catherine Smith  
Zone District: R-1  
General Plan Designation: LDR 5.4 du/ac  
Assessor's Parcel Number: 006-344-012  
CEQA Status: Class 1 Categorical Exemption  
Staff Reference: Steve Matarazzo  
**Recommended Action: Final Approval**

## 7. Regular Agenda

- a. **Address: 1359 Lighthouse Ave.**  
Architectural Permit (AP) Application AP12-312  
Enter Description: A 2,042 square foot first and second story addition to an existing single story 2,803 square foot residence for a total of 4,845 square feet, an increase in height from 18 feet to 25 feet, and a reduction of the legal non-conforming site coverage from 41.9% to 35.3% in the Asilomar Dunes coastal zone.  
Applicant/Owner: Jim Vocelka/Cindy Grines  
Zone District: R-1-B-4 Coastal Zone  
General Plan Designation: LDR 1.0  
Assessor's Parcel Number: 007-031-010  
CEQA Status: Class 1 Categorical Exemption  
Staff Reference: Anastazia Aziz, AICP, Senior Planner  
**Recommended Action: Final Approval**
- b. **Address: 1342 Jewell Ave.**  
Architectural Permit (AP) Application AP13-040  
Enter Description: Removal of 524 square feet of existing second floor deck from an existing two-story 3,041 square foot single-family residence and the addition of 661 square feet of gross floor area on the first floor and 461 square feet of deck resulting in a total gross floor area of 3,702 square feet and increasing the site

coverage from 17.1% to 19.9% on a 0.46 gross acre site in the Asilomar Dunes coastal zone.

Applicant/Owner: Bill Mefford/Mr. and Mrs. Michael Carp

Zone District: R-1-B-4 Coastal Zone

General Plan Designation: LDR 1.0

Assessor's Parcel Number: 007-031-018

CEQA Status: Mitigated Negative Declaration

Staff Reference: Anastazia Aziz, AICP, Senior Planner

**Recommended Action: Adopt Mitigated Negative Declaration and Final Approval**

c. **Address: 345 Asilomar Ave.**

Architectural Permit (AP) Application 14-240 and Tree Permit (TP) 14-057

Description: An addition of 1,631 square feet to an existing single story 1,352 square foot single family residence for a total of 2,983 square feet and an increase in building height from 16' to 23' in the Asilomar Dunes coastal zone.

Applicant/Owner: Chris Schrimpl/Rollin Rose

Zone District: R-1-B-3

General Plan Designation: LDR 5.4 du/ac

Assessor's Parcel Number: 006-392-042

CEQA Status: Class 1 Categorical Exemption

Staff Reference: Laurel O'Halloran, Assistant Planner

**Recommended Action: Final Approval**

**8. 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*

**9. Reports of Council Liaison**

**10. Reports of Staff**

a. **Return to two ARB meetings per month**

**11. 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.