



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD MEETING MINUTES

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.

1. Call to Order at 4:02pm

2. Roll Call

Members Present: Sarah Boyle, Larry Doocy, Jennifer Groben (Secretary), Jim McCord (Chair), Rick Steres

Members Absent: Lydia Collins, Jeff Becom (arrived at 5:50pm)

3. Approval of Minutes

a. April 8, 2014

On a motion by Member Steres, seconded by Member Groben, the Board voted 5-0-2 (Collins and Becom absent) to approve the April 8, 2014 minutes. 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 Items to be Continued or Withdrawn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: 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

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

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, Interim CDD Director

Item 6C pulled from consent and moved to Regular Agenda, Item 7A, per request from applicant.

On a motion by Member Steres, seconded by Member Doocy, the Board voted 5-0-2 (Becom, Collins absent) to approve items 6a and 6b on the consent agenda and move Item 6c to the Regular Agenda as 7.a. Motion passed.

7. Regular Agenda

Item pulled from Consent Item 6C and moved to item 7A.

a. 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, Interim CDD Director

Jeannie Byrne, Architect and applicant, spoke on behalf of the project and advocated removal of both the Coast Live Oak and Monterey Pine trees.

Member McCord commented on the void that would occur in the canopy if the tree was removed.

Interim Community Development Director, Steve Matarazzo, gave a staff report on the project. He gave a recommendation that the board approve the permit with additional text as part of condition #6 of the Architectural Permit.

On a motion by Member Steres, seconded by Chair McCord, the board voted 5-0-2 (Becom and Collins absent) to approve TP14-055 with the addition of Condition #7 stating that removal of the Oak Tree is denied, and removal of the Monterey Pine is approved. Motion passed.

On a motion by Member Steres, seconded by Chair McCord, the board voted 5-0-2 (Becom, Collins absent) to approve AP & HPP 14-233 as submitted. Motion passed.

b. Address: 1359 Lighthouse Ave.

Architectural Permit (AP) Application AP12-312

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

Staff report was given by Anastazia Aziz, Senior Planner.

Jim Vocelka, Architect, spoke on behalf of the project and the changes that have been made to the proposed project since the previous architectural review board meeting. He emphasized that the proposed project will use the existing driveway and the project does not create any new land disturbances.

A neighbor from 1398 Jewell questioned what his view would be of the house and if the proposed house would look down on his house.

Board members stated the project design was improved. Chair McCord spoke in opposition of the windows in the stairwell and the two-car garage on the southern elevation.

On a motion by Member Steres, Seconded by Member Boyle, the board voted 4-1-2 (McCord Oppose, Collins and Becom absent) to approve AP 12-312 as submitted with the following additional conditions:

14. Permeable Paving for Driveway: In the event the driveway is replaced, a permeable material shall be used.

15. Revised Plans: Within 30 days of approval, revised plans must be submitted to reflect the following, or the permit will be null and void:

- a. Remove the second floor deck from setback areas and revise site plan and elevations and any other plan accordingly.**

Motion passed.

- 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

Anastazia Aziz gave a brief staff report.

Bill Medford, Architect for project, commented on project.

Chair McCord stated that by extending the first floor walls to be flush with the second floor, the structure's shading and design was altered and a more thoughtful design could have been considered.

On a motion by Member Boyle, seconded by Member Groben, the Board voted 4-1-2 (McCord oppose, Collins and Becom absent) to approve AP13-040 and adopt the Mitigate Negative Declaration as submitted. Motion passed.

- 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

Laurel O'Halloran, Assistant Planner gave a brief staff report.

Member Becom entered at 5:50pm.

Rollin Rose, owner, spoke on behalf of the project. He spoke of the fire that occurred at the site two years ago. He also spoke to issues in the neighbor's letter to the board members and defended his garage siting by noting the similar building envelope of the neighbor's property.

The neighbors spoke in opposition of the project. Specifically the placement of garage in front of their kitchen window will look at.

Members discussed the site layout, including the siting of the garage, and noted that a rock outcropping was a constraint.

On a motion by Member Steres, seconded by Member Boyle, the board voted 5-0-1-1 (Collins absent, Becom abstain,) to approve AP14-240 and TP 14-057 with the following conditions:

1. **Revised Plans: Within 30 days of approval, revised plans must be submitted to reflect the following or the permit will be null and void:**
 - a. **Remove the front yard driveway loop that encroaches in the public right of way, and incorporate a back-up space.**
 - b. **Lighting: Remove the exterior flood lights. All exterior lighting must conform to Architectural Review Guidelines Nos. 10, 11, 12.**

Motion passed.

2. Reports of ARB Members

Member Steres gave a brief report stating this Friday (the 16th) the Heritage Society is hosting the annual home awards, 7:00pm at the Nat. History Museum. .

3. Reports of Council Liaison

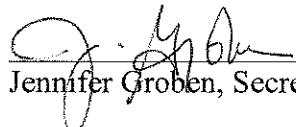
4. Reports of Staff

a. Return to two ARB meetings per month

Staff discussed returning to two meetings per month at 4pm in June pending the change of the Beautification and Natural Resources Committee to the 3rd Tuesday of the month.

5. Meeting adjourned at 6:31pm.

APPROVED BY ARCHITECTURAL REVIEW BOARD:



Jennifer Groben, Secretary

6/23/14

Date