



NOTICE OF MEETING

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD MEETING AGENDA

4:00 p.m., Tuesday, September 23, 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/pgc.

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 Agenda

4. Approval of Minutes

a. [August 12, 2014](#)

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 Items to be Continued or Withdrawn

None.

7. Consent Agenda

a. None.

8. Regular Agenda

a. [Address: 1095 Lighthouse Ave.](#)

[Architectural Permit \(AP\) Application AP14-340](#)

Description: Improvements to three existing buildings to change from motel rooms to single-family residences, including adding entries, landings, for the two interior buildings, and a garage and entry for the corner parcel. Also included is the removal of impervious surfaces in

the rear yards of the two interior parcels and replacement with turf or another pervious surface.

Applicant/Owner: Henry Ruhnke/Matt Tanzi

Zone District: R-3-M

General Plan Designation: Visitor Accommodation/Medium Density Residential 17.4 DU/AC

Assessor's Parcel Number: 006-361-023

CEQA Status: Exempt

Staff Reference: Anastazia Aziz, AICP, Senior Planner

Recommended Action: Final Approval

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

a. Staff recommendations

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.