



MINUTES

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/pg.

1. Call to Order at 4:00pm

2. Roll Call

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

Members Absent: None

3. Approval of Agenda

On a motion by Member Becom seconded by Member Collins, the board voted 7-0-0 to approve the agenda.

4. Approval of Minutes

Update Lydia entering the meeting in item #3.

Member Groben was absent, Member Steres was there.

a. August 12, 2014

On a motion by Collins, seconded by Member Steres, the members approved the minutes from the August 12, 2014 meeting with modifications 7-0-0.

5. Public Comments

a. Written Communications

None.

b. Oral Communications

None.

6. Items to be Continued or Withdrawn

None.

7. Consent Agenda

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

Staff gave a brief report on the project.

Henry Ruhnke, applicant, spoke on the project.

Member Steres commented on the lighting and recommended alternative garage lighting and ensure lights are positioned so no direct light extends onto neighboring properties.

Member Becom recommended that the lighting throughout the whole project match the lights proposed for the entryway and that and ARB Subcommittee should see the proposed stone materials before approval.

On a motion by Member Becom, seconded by Member Steres the board voted 7-0-0 to approve the project subject to Subcommittee approval of the garage outdoor lighting and stone veneer material. Motion passed

Member Boyle and Member Steres volunteered to be on the Subcommittee.

9. New Business

None.

10. Reports of ARB Members

Chair McCord commented there is an architectural tour put on by the Monterey Alliance of Historic Preservation on Art Deco homes in Salinas on Saturday, October 25 from 10am-3pm. The tour includes lunch at the Steinbeck House and a guided bus ride.

Chair McCord commented that he has a client who would like to reconstruct the Tea House at Lovers Point and donate it to the City with the intent to lease it back so it can be maintained. Staff commented that there is a Lovers Point Park Draft Master Plan available on the website.

Member Steres commented that the Pacific Grove Home Tour is coming up on

11. Reports of Council Liaison

None present.

12. Director's Report

Staff noted that the City has begun the process to update the Local Coastal Plan with grant money from the California Coastal Commission. Once the Local Coastal Plan is certified by the Coastal Commission and the City, the City will be able to issue Coastal Development Permits. The first community meeting for the plan will be on October 9th at 6pm in the Council Chambers.

Staff invited all members to a webinar on September 30 from 12-1:30 on Energy Efficiency and Historic Preservation put on by the California Preservation Foundation. The webinar is open to all members of the public and will be held in the Council Chambers.

a. Staff recommendations

Director Mark Brodeur introduced himself to the board and commented on his experience with design review. He commented that he will continue to give Staff Recommendations on all items going before the Architectural Review Board.

Chair McCord said that he appreciated Mr. Brodeur's addition to the City, as well as his expertise.

13. Adjournment at 4:41pm.

APPROVED BY ARCHITECTURAL REVIEW BOARD:



Jennifer Groben, Secretary

10/14/14

Date