



MINUTES

CITY OF PACIFIC GROVE
ARCHITECTURAL REVIEW BOARD
MEETING AGENDA

4:00 p.m., Tuesday, January 13, 2015

Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

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1. Call to Order at 4:00pm

2. Roll Call

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

Members Absent: Jennifer Groben

3. Approval of Agenda

On a motion by Member Becom, seconded by Member Steres, the board voted 6-0-1-0 (Member Groben absent) to approve the agenda. Motion passed.

4. Approval of Minutes

a. Approval of December 9, 2014 Meeting Minutes

On a motion by Member Steres, seconded by member Becom, the board voted 5-0-1-1 to approve the minutes (Member Groben absent, Member Collins abstained) to approve the 12-9-14 ARB Minutes. Motion passed.

5. Public Comments

a. Written Communications

None.

b. Oral Communications

None.

6. Items to be Continued or Withdrawn

a. None.

7. Consent Agenda

a. Address: 1309 Funston Avenue

Permit Application: Architectural Permit 14-617

Project Description: To allow the addition of a 38 sf bathroom to the second story of a 2476 sf single family residence for a total residence of 2,514 sf.

Applicant/Owner: Housing Division of the City of Pacific Grove/Laurie Haines

Zone District/ Land Use: R-1/ MD 17.4 du/ac

Assessor's Parcel Number: 007-567-018

CEQA Status: Section 15301(e) (1) Class 1 Categorical Exemption

Staff Reference: Laurel O'Halloran, Assistant Planner

Member Becom made a motion to move item 8c to the consent agenda for concept approval. No second, motion withdrawn.

On a motion by Member Becom, seconded by Member Steres, the board voted 6-0-0-1 (Member Groben absent) to move item 8b to the consent agenda. Motion passed.

On a motion by member Becom, seconded by member Doocy, the board voted 6-0-0-1 (Member Groben absent) to approve the consent agenda. Motion passed.

8. Regular Agenda

- a. Continued from the December 9, 2014 ARB meeting

Address: 666 Gibson Avenue

Permit Application : Architectural Permit AP 14-578

Project Description: To allow the addition of 491sf bedroom and bathroom to a single story 1221 sf single family residence for a total of a 1,689 sf residence.

Applicant/Owner: Jeff Crockett, Architect/Lynn Swerrie, Owner

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

Assessor's Parcel Number: 006-554-014

CEQA Status: Section 15301(e)(1) Class 1 Categorical Exemption

Staff Reference: Laurel O'Halloran

Recommended Action: Final Approval

Member Doocy and Member Collins recused themselves.

A letter, dated December 8th, was distributed to the board from a neighboring property.

Staff gave a brief report on the changes from the previous hearing.

Jeff Crockett, designer, spoke on behalf of the project.

Jeff Crockett expressed that the story poles were not moved to reflect the changes in footprint of the building.

Lynn Swerrie, owner, expressed her disappointment in the time delays of this project.

Staff clarified that the Chief Planner has some flexibility in granting relief to staking and story pole requirements, as noted in the staking and story pole requirements.

The chair closed the public hearing.

Member Steres commented that he would like to see a condition that the arborist is strongly involved during the duration of this project.

On a motion by Member Becom, seconded by Member Steres, the board voted 4-0-2-0 (Member Groben absent, Member Collins and Doocy recused) to approve. Motion passed.

- b. **Address:** 302 Monterey Avenue
Permit Application: Architectural Permit AP 14-588
Project Description: To allow the second story addition of 900 sf bedroom and bathroom to a single story 1800 sf duplex for a total of a 2,700 sf residence for one of the structures in the duplex and the addition of a 147 sf second story covered deck.
Applicant/Owner: Peter Davis, Architect/David Blaskovich, Owner
Zone District/ Land Use: R-2/ HDR 29.0 DU/AC
Assessor's Parcel Number: 006-269-002
CEQA Status: Section 15301(e) (1) Class 1 Categorical Exemption
Staff Reference: Laurel O'Halloran
Recommended Action: Final Approval

Item moved to the consent Agenda

- c. **Address:** 1002 Pico Avenue
Permit Application : Architectural Permit AP 14-566
Project Description: To allow a 1,247 square foot addition to an existing single-story home, including 653 square feet to the side and rear of the first floor and a new 594 square foot second story. The project includes changes to the elevations, existing materials, and windows/doors.
Applicant/Owner: Craig Holdren, Architect
Zone District/ Land Use: R-1-B-3 / Low Density 5.4 DU/ac
Assessor's Parcel Number: 006-401-018
CEQA Status: Section 15301(e) (1) Class 1 Categorical Exemption
Staff Reference: Ashley Hobson, Contract Planner
Recommended Action: Final Approval

Craig Holdren, architect, gave a brief report of the project.

Member Doocy asked the architect to clarify if the house would act as a retaining wall, or if a separate wall was proposed. Mr. Holdren clarified that the house would act as the retaining wall.

On a motion by Member Becom, seconded by Member McCord, the board voted 0-0-0-0 (Member Groben absent) for concept approval. Motion passed.

After further discussion, the board decided to reopen the motion.

On a motion by Member Steres, seconded by Member McCord, the board voted 6-0-0-1 (Member Groben Absent) to approve the project as submitted with a subcommittee to approve the additional details.

Rick Steres and Larry Doocy volunteered to staff the subcommittee.

9. New Business

Chair McCord announced that four member's terms have elapsed. Staff thanked the members for their work.

10. Reports of ARB Members

Member Collins questioned the CEQA review that was brought up regarding 666 Gibson Ave. Staff explained that they have consulted with the City Attorney regarding this project to determine that

Member Becom commented that he was going to pass along his information

Member Doocy questioned using the new electronic tablets to review the plans. Staff explained the 11"x17" plans will still be distributed to the members.

11. Reports of Council Liaison

Council Member Rudy Fischer addressed the board as the new Council Liaison for the Architectural Review Board.

12. Director's Report

Staff reported an update to the board on the Local Coastal Plan Update. The Planning Commission is currently having working sessions to discuss the issues within the Coastal Zone. The next meeting will be held on January 22nd with the main topics being visitor accommodations and specifically the American Tin Cannery Site. Additionally, staff commented that the planning commission previously discussed ancillary uses within open space zones.

13. Adjournment at 5:10 pm.

APPROVED BY ARCHITECTURAL REVIEW BOARD:



Rick Steres, Vice-Chair

Date