



NOTICE OF MEETING

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD MEETING AGENDA

4:00 p.m., February 10, 2015

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 and the CEDD 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.cityofpacificgrove.org/pc

1. Call to Order – 4pm

2. Roll Call

Architectural Review Board Members: Sarah Boyle, Larry Doocy, Rick Steres (Vice Chair), Michael Gunby, 3 vacancies

3. Approval of Agenda

4. Approval of Minutes

- a. [Approval of January 13, 2015 Meeting Minutes](#)

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 Items to be Continued or Withdrawn

7. Consent Agenda

a. Address: [1255 Shell Ave](#)

Permit Application: Architectural Permit Design Change #15-056 to make changes to AP 14-137

Project Description: To make a change to AP 14-137 (Approved 6/7/2014) to make change from smooth Hardie Plank siding to textured Hardie Plank in a similar color.

Applicant/Owner: Warren Tomlinson

Zone District/ Land Use: R-1-H, Medium Density to 17/4 DU/ac

Assessor's Parcel Number: 006-015-005

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

Staff Reference: Ashley Hobson, Contract Assistant Planner

8. Regular Agenda

a. Nominations and Election of Architectural Review Board Chair, Vice-Chair and Secretary positions

Reference: Mark Brodeur, Community and Economic Development Director

Recommended Action: Nominate and elect relevant positions.

b. Address: [1020 Benito Avenue](#)

Tree Permit with Development (TPD) 15-034

Project Description: To allow the removal of a large diameter limb of approximately 10 inches from a 19 inch diameter at breast Coast Live Oak tree.

Applicant/Owner: Michele Maloney

Zone District: R-1

General Plan Designation: Medium Density 17.4 du/ac

Assessor's Parcel Number: 007-592-037

CEQA Status: Class 3. Section 15303(a) Categorical Exemption

Staff Reference: Laurel O'Halloran, Assistant Planner; Al Weisfuss, City Arborist

Recommended Action: Denial

c. Address: [866 17 Mile Drive](#)

Permit Application: Architectural Permit 14-610

Project Description: To allow the second story addition of 326.8 sf bedroom and bathroom to a single story 1334 sf single-family residence for a total of a 1660.8 sf single-family two story residence. To allow the removal of one Oak tree with development and two dead Monterey pines.

Applicant/Owner: Andres Durstenfeld

Zone District/ Land Use: R-1-B-3/ LD 5.4 du/ac

Assessor's Parcel Number: 006-611-020

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

Staff Reference: Laurel O'Halloran, Assistant Planner

Recommended Action: Final Approval

d. Address: [414 Forest Ave.](#)

Permit Application: Architectural Permit 14-586

Project Description: A 240 square-foot, two-story addition to the rear of an existing two-story structure listed on the Historic Resources Inventory.

Applicant: Rod Graves Jr.

Owner: Jerry Pearman

Zone District: R

Assessor's Parcel Number: 006-431-004

CEQA Status: Section 15331, Class 31 Categorical Exemption.

Staff Reference: Ashley Hobson, Contract Planner

Recommended Action: Final Approval

e. Address: [416 19th Street](#)

Permit Application: Architectural Permit/ Administrative Use Permit (AUP) 15-030

Project Description: To allow the addition of 91sf on the first floor and a second story addition of 344 sf, including a 60 sf second story deck, to a one story 1,050 sf single family residence for a total of a 1,485 residence. (AUP) To allow the extension of a 3' sideyard setback on the north side of the residence.

Applicant/Owner: Jeanne Byrne, FAIA Architects/Robert & Jennifer Woehrle
Zone District: R-1
General Plan Designation: Medium Density 17.4 du/ac
Assessor's Parcel Number: 006-471-006
CEQA Status: Section 15301(e) (1) Class 1 Categorical Exemption
Staff Reference: Laurel O'Halloran, Assistant Planner
Recommended Action: **Final Approval**

f. **Address:** [43 Esplanade](#)

Permit Application: Architectural Permit (AP) 15-002

Project Description: A remodel to an existing single-story home including the addition of 187 square foot addition to the first floor and 421 square foot to create a new second-story

Applicant: Craig Holdren, Architect

Owner: Khalil & Song Bendib

Zone District: R-1

Assessor's Parcel Number: 006-043-007

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

Staff Reference: Ashley Hobson, Contract Planner

Recommended Action: **Final Approval**

g. **Address:** [191 17 Mile Drive](#)

Permit Application: Tree Permit with Development Change 14-285

Project Description: The removal of a Monterey Pine tree associated with the development at 191 17 Mile Drive.

Owner: William Harber

Zone District/ Land Use: R-4, High Density 29.0 DU/ac

Assessor's Parcel Number: 006-134-017

CEQA Status: Class 3. Section 15303(a) Categorical Exemption

Staff Reference: Ashley Hobson, Contract Planner

Recommended Action: **Approve Subject to Conditions**

h. **Address:** [735 Bayview Ave.](#)

Permit Application: Architectural Permit (AP) 14-615 Including Tree Removal With Development

Project Description: The addition of 719 square feet of living space to an existing 2,154 square foot house, including the addition of a 2nd story deck and the removal of 4 Victorian Box Trees.

Owner: Susan Martin

Zone District: R-1

Assessor's Parcel Number: 006-142-045

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

Staff Reference: Ashley Hobson, Contract Planner

Recommended Action: **Final Approval**

9. New Business

10. Reports of ARB Members

11. Reports of Council Liaison

12. Director's Report

13. Adjournment

a. Next ARB meeting is scheduled to be on March 10, 2015

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.