



## MINUTES

# CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD MEETING AGENDA

4:00 p.m., Tuesday, 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; 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.com/arb.org](http://www.cityofpacificgrove.com/arb.org)*

**1. Call to Order at 4:02pm**

**2. Roll Call**

Architectural Review Board Members: Larry Doocy, Rick Steres Sarah Boyle, Jeff Edmonds, Michael Gunby

Members Absent: none.

2 vacancies

**3. Approval of Agenda**

**On a motion by Member Boyle, seconded by Member Gunby, the board voted 5-0 (2 vacancies) to approve the agenda. Motion passed.**

**4. Approval of Minutes**

**a. Approval of January 13, 2015 Meeting Minutes**

**On a motion by Member Doocy, seconded by Member Gunby, the board voted 5-0 (2 vacancies) to approve the January 13, 2015 ARB Minutes. Motion passed.**

Staff noted that two members, Member Gunby and Member Edmonds were not voting members at the January 13, 2015 meeting.

**5. Public Comments**

**a. Written Communications**

**None.**

**b. Oral Communications**

**Members of the public commenting on non-agenda items: resident Cosmo Bua.**

**6. Items to be Continued or Withdrawn**

**a. None.**

**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

**On a motion by Member Edmonds, seconded by Member Doocy, the board voted 5-0 (2 vacancies) to approve the consent agenda as presented. Motion passed.**

## 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.

**On a nomination by Member Boyle, seconded by Member Edmonds, the board voted 4-0 (2 vacancies, Member Steres recused) to approve Member Steres as the new Chair. Motion passed.**

**On a nomination by Member Steres, seconded by Member Doocy, the board voted 4-0 (2 vacancies, Member Edmonds recused) to approve Member Edmonds as the new Vice-Chair. Motion passed.**

**On a nomination by Member Steres, seconded by Member Gunby, the board voted 4-0 (2 vacancies, Member Boyle recused) to approve Member Boyle as the new Secretary. Motion passed.**

### 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

**Item withdrawn by Staff.**

### 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

The public comment period was opened and the following members of the public spoke to the item: resident Cosmo Bua, and resident Lynn Mason.

The Board discussed.

**On a motion by Chair Steres, seconded by Vice-Chair Edmonds, the board voted 5-0 (2 vacancies) to continue item 8e to the end of the agenda when the applicant would be present. Motion passed.**

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-4

**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

The public comment period was opened, and seeing none, closed.

The Board discussed.

**On a motion by Member Boyle, seconded by Member Edmonds, the board voted 5-0 (2 vacancies) to approve Architectural Permit 14-586 subject to a subcommittee approval of window modifications. Motion passed.**

e. **Address:** [416 19<sup>th</sup> 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 Woehrl

**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

The applicant gave a presentation.

The public comment period was opened and the following members of the public spoke to

the item: resident Sandy Lucek, resident Jennifer Cline, and resident Debbie Beck.  
The board discussed.

**On a motion by Member Edmonds, seconded by Member Boyle, the board voted 5-0 (2 vacancies) to continue the item to the March 10, 2015 meeting. The board requested a site visit and advised the applicant to modify the plans due to privacy concerns. Motion passed.**

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**

Chair Steres recused himself.

The applicant gave a presentation.

The public comment period was opened and the following members of the public spoke to the item: resident Bonnie Bailey, resident Sandy Green-Kalinowski, resident Alan Williams, owner Khalil Bendib, and owner Song-Chin Bendib.

The board discussed.

**On a motion by Member Doocy, seconded by Member Gunby, the board voted 4-0 (Chair Steres recused, 2 vacancies). to approve the item subject to the following conditions: privacy vegetation shall be added along the rear property line, an opaque railing shall be added on the balcony, and opaque or frosted glass shall be used on the bathroom window. Motion passed.**

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**

The applicant presented the item.

The public comment period was opened and the following members of the public spoke to the item: resident Cosmo Buo, and resident Lynn Mason.

The board discussed.

**On a motion by Member Steres, seconded by Member Becom, the board voted 5-0 (2 vacancies) to approve the item as presented. Motion passed.**

**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 2<sup>nd</sup> 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**

**Item continued to the March 10, 2015 meeting.**

**i. The board reopened item 8c.**

The applicant presented the item.

**On a motion by Member Edmonds, seconded by Member Steres, the board voted 5-0 (2 vacancies) to approve the item as presented. Motion passed.**

**9. New Business**

None.

**10. Reports of ARB Members**

None.

**11. Reports of Council Liaison**


None present.


**12. Director's Report**

None.

**13. Adjournment at 6:37pm**

**APPROVED BY ARCHITECTURAL REVIEW BOARD:**

  
\_\_\_\_\_  
Sarah Boyle, Secretary

  
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Date