



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD

4:00 p.m., May 12, 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 at 4:00pm

2. Roll Call

Members Present: Sarah Boyle, Rick Steres (Chair), Jeff Edmonds (Vice chair)

Members Absent: Michael Gunby, and Larry Doocy

3. Approval of Minutes

- a. Approval of April 14, 2015 Regular

On a motion by Member Becom, seconded by Member Boyle, the board voted 3-0-0-2 (Member Gunby and Member Doocy absent) to approve the April 14, 2015 Regular Meeting Minutes.

Motion Passed.

4. Public Comments

- a. Written Communications
None.

- b. Oral Communications
None.

5. Items to be Continued or Withdrawn

None.

6. Consent Agenda

- a. **Address:** 505 Central Ave.

Permit Application: Architectural Permit (AP) 15-213

Project Description: To allow the reorganization of parking spaces and the construction of a new carport in the private parking lot adjacent to the building located at 505 Central Ave.

Applicant/Owner: Nelson Vega

Zone District: C-1

Assessor's Parcel Number: 006-175-010

CEQA Status: Section 15301, Class 1 Categorical Exemption

Staff Reference: Ashley Hobson, Assistant Planner

Staff displayed the proposed colors.

**On a motion by Member Edmonds, seconded by Member Boyle, the board voted 3-0-0-2 (Member Gunby and Member Doocy absent) to approve item 6a.
Motion Passed.**

7. Regular Agenda

a. Address: 605 Laurel Ave.

Permit Application: Architectural Permit 15-239

Project Description: To allow the installation of new signage and a new informational kiosk

Applicant/Owner: James Smith, Architect / City of Pacific Grove, Owner

Zone District: Unclassified

Assessor's Parcel Number: 006-295-012

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

Staff Reference: Ashley Hobson, Assistant Planner

Recommended Action: **Final Approval with Attached Conditions**

Staff presented the item.

The applicants, Kyle Groben and James Smith, presented the item. James Smith, Architect, discussed changes to the application including the elimination of the sign facing 17th St., shape changes to the sign (oval to rectangular) and the addition of 4 small butterflies on the sign.

Chair Steres asked why lighting was not included in the proposal. Applicant Kevin Smith clarified that the Heritage Society decided not to include lighting.

The public comment period was opened and the following members of the public spoke: none.

The board discussed.

**On a motion by Member Edmonds, seconded by Member Boyle, the board voted 3-0-0-2 (Member Gunby and Member Doocy absent) to item 6a.
Motion Passed.**

b. Address: 421 Eardley Ave.

Permit Application: Architectural Permit and Tree Permit with Development 14-301

Project Description: To allow a significant addition of over 1,500 square feet to an existing cottage listed on the Historic Resources Inventory. The project includes the removal of one Live Oak and the trimming of two Live Oak Trees.

Applicant/Owner: Jun Silano, Architect / Dr. Lawrence Rosenberg, Owner

Zone District: R-1

General Plan Designation: Medium Density

Assessor's Parcel Number: 006-514-010

CEQA Status: Section 15331 Categorical Exemption

Staff Reference: Ashley Hobson, Assistant Planner

Recommended Action: **Final Approval with Attached Conditions**

Staff presented the item.

The applicant, Jun Silano, Architect, presented the item.

The public comment period was opened and the following members of the public spoke: none.

The board discussed.

Chair Steres commented that the structure may be unnecessarily tall, and Architect, Jun Silano, clarified that the home has been designed with a foundation to allow the tree roots to grow underneath them.

Director Brodeur recommended that the board members form a subcommittee to meet with the arborist on site to determine the trees.

On a motion by Member Edmonds, seconded by Member Boyle, the board voted 3-0-0-2 (Member Gunby and Member Doocy absent) to approve the project subject to a lowered roof pitch to more similarly match the roof pitch on the existing house and subject to the ARB subcommittee reviewing the tree removal and bathroom location with the City Arborist on-site within 10-days of the approval date.

Motion Passed.

c. Address: 405 Granite Street

Permit Application: Architectural Permit (AP) 15-208

Project Description: To allow the addition of an 80 square-foot, second-story deck to an existing two-story 2,022 sf single family residence, the addition of two new vinyl windows, and the replacement of all existing windows from aluminum to vinyl.

Applicant/Owner: Joseph Rock, Architect / Mike and Tracy Manzano

Zone District: R-1

General Plan Designation: Medium Density 17.4 du/ac

Assessor's Parcel Number: 006-454-010

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

Staff Reference: Laurel O'Halloran, Assistant Planner

Recommended Action: Final Approval with Attached Conditions

Staff presented the item.

The applicant, Joseph Rock, presented the item.

The public comment period was opened and the following members of the public spoke: none.

The board discussed.

On a motion by Member Boyle, seconded by Member Edmonds, the board voted 3-0-0-2 (Member Gunby and Member Doocy absent) to item 6c.

Motion Passed.

d. Address: 619 Eardley Avenue

Permit Application: Architectural Permit (AP) 15-204

Project Description: To allow a second-story addition of 665 square feet to a one-story single-family residence for resulting 2,373 square-foot, two-story residence.

Applicant/Owner: Jim Vocelka/Ryan and Tracy Travaille

Zone District: R-1

General Plan Designation: Medium Density 17.4 du/ac

Assessor's Parcel Number: 006-523-008

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

Staff Reference: Laurel O'Halloran, Assistant Planner

Recommended Action: Final Approval with Attached Conditions

Item withdrawn by Staff

8. New Business

None.

9. Reports of ARB Members

None.

10. Reports of Council Liaison

Councilmember Rudy Fischer addressed the board and commented he was glad to see that the new quorum policy worked successfully since there are only three members present at the meeting. He approved of the thoughtful consideration that was put into to approving the 421 Eardley project considering the fact that it is historic.

11. Staff Update

Mark Brodeur addressed the board on the new Privacy Design Guidelines Handout that Planning Staff has created to mitigate privacy concerns for new second story projects.

12. Adjournment at 5:05pm.

- a. Next ARB meeting is scheduled to be held on June 9, 2015.**