



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD

4:00 p.m., June 9, 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), Michael Gunby, Larry Doocy

3. Approval of Minutes

a. Approval of May 12, 2015 Regular

On a motion by Member Boyle, seconded by Member Edmonds, the board voted 3-0-2-0 (Member Gunby and Member Doocy abstain) to approve the May 12, 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 Items to be Continued or Withdrawn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. Regular Agenda

a. 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 a total of 2,373 square-foot, two-story residence.

Applicant/Owner: Jim Vocolka/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

Staff presented the item.

The applicant, Jim Vocolka, presented the item.

The public comment period was opened.

The following members of the public spoke in opposition of the project: Dennis Hackett (615 Eardley Ave.), Kathryn Curtin-Hackett (615 Eardley Ave.), Lisa Milligan, Glenn Smith, and Nancy York.

The following members of the public spoke in favor of the project: Ryan Travaille, Tyler Travaille, Karen Drummond, Nancy Thomas, Maureen Mason, Petula Lee, Toulia Hubbard, Nico Hubbard, Summer Coe, Chloe Coe, Sandi Maxinoski, Brian Walsh, Mark Travaille, Dominic Yanez, Darla Viney-McDonald, and John Scardina.

The applicant, Jim Vocolka, addressed the board.

Member Gunby questioned the height of the railing and Mr. Vocolka clarified that the height is proposed to be 42".

Lisa Milligan addressed the board in opposition to the project.

The public comment period was closed.

The board discussed.

Member Gunby commented that the project meets all of the City Zoning requirements and suggested minor changes that may reduce privacy impacts including the removal of the window in the upstairs media room, a reduction in the size of the deck, and a natural privacy screen planted along the property line (potentially on the Hackett's side of the fence).

Member Doocy commented that pulling in the deck along the left side would significantly impact the privacy issues. Additionally, he stated that adding a hipped pitch to the left side of the roof on the second story may also help.

Chair Steres commented that he is in support of the project with a few minor changes including a reduction in the plate height from 9 feet to 8 feet.

Member Boyle commented she is in agreement with a reduction in the deck and recommended that the applicant consider a green roof to soften the impacts as viewed from the neighboring residence.

Member Edmonds commented that the roof height could potentially be reduced to 7 feet 6 inches to lower the roof even more and that he has significant concerns with the deck being so close to the property line. Additionally, he commented that the window in the media room has a fairly high sill, which may alleviate the privacy impacts.

Applicant, Jim Vocolka, and Property Owner, Ryan Travaille, addressed the changes with the board.

On a motion by Member Gunby, seconded by Member Doocy, the board voted 5-0-0-0 to approve item 6a with the following conditions.

- a. Reduction in the plate height from 9 feet to 8 feet.
- b. Removal of the north gable end of the second store and replacing it with a hipped roof.
- c. A reduction in the deck to the match the north edge of the window. (Approximately 4 feet)
- d. New planting or privacy screening along the side property line.
- e. Removal of the window from the media room (on the left side elevation).

Motion Passed.

Subcommittee members: Jeff Edmonds and Michael Gunby.

7. New Business

None.

8. Reports of ARB Members

Member Gunby reported that he is on the Historic Design Review Committee. The committee is considering the following options:

1. Continue existing arrangement with staff review for Initial Historic Screenings prior to HRC review.
2. Change the system so any project on the HRI first goes to the HRC prior to the ARB.
3. Create a combined committee to incorporate more historic knowledge on the ARB.
4. Eliminate ARB and HRC and only have a Planning Commission.
5. HRC reviews all Architectural Permits for properties listed on the HRI, ARB will only review projects for non-historic homes.

Chair Steres commented that the subcommittee met on site at 421 Eardley Ave., with the homeowner, Planning Staff, the City Arborist, and the project architects. Minor modifications have been made to the plans to reduce impacts to the trees on the site. The project is still currently in review.

9. Reports of Council Liaison

Councilmember Rudy Fischer commented on the budget. He also commented on the recent sewage spill and let the ARB know they will be bringing a project forward proposing to move a pump station above ground which would require a shed to be built around it.

10. Staff Update

Anastazia Aziz, Senior Planner updated the board on the Pump House Historic Demolition Permit Environmental Impact Report timeline. The draft Environmental Impact Report will be published on June 12, 2015 and the public comment period will end on July 27, 2015. The Historic Demolition Permit Application and the Environmental Impact Report is scheduled to come before the Architectural Review Board on October 13, 2015.

Staff announced that an application for a remodel to the Holman Building located at 545 Lighthouse Ave. was received. The application is planned to go before both the Historic Resources

Board and the Architectural Review Board for recommendation prior to a final decision by the Planning Commission.


11. Adjournment at 5:52 pm.

- a. Next ARB meeting is scheduled to be held on July 14, 2015.

APPROVED BY ARCHITECTURAL REVIEW BOARD:



Sarah Boyle, Secretary



Date