



## NOTICE OF MEETING

# CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD MEETING AGENDA

4:00 p.m., July 14, 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/arb](http://www.cityofpacificgrove.org/arb)*

### 1. Call to Order – 4pm

### 2. Roll Call

Architectural Review Board Members: Sarah Boyle, Larry Doocy, Rick Steres (Chair), Michael Gunby, Jeff Edmonds, two vacancies.

### 3. Approval of Minutes

#### a. [Approval of June 9, 2015 Regular and Site Review Minutes](#)

**Recommended Action: Approve as presented**

### 4. 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.*

### 5. Items to be Continued or Withdrawn

### 6. Consent Agenda

*Items placed on the Consent Agenda are considered to be routine and are acted upon by the Commission in one motion. There is no discussion of these items prior to the Commission action unless a member of the Commission, staff, or public requests specific items be discussed and removed from the Consent Agenda. It is understood that the staff recommends approval of all consent items. Each item on the Consent Agenda approved by the Commission shall be deemed to have been considered in full and approved as presented.*

### 7. Regular Agenda

*Members of the public are welcome to offer their comments on any of the following items after being recognized by the Chair. Presentations will be limited to three minutes, or as otherwise*

*established by the Commission Chair. Persons are not required to give their name or address, but it is helpful for speakers to state their name in order that they are identified in the minutes.*

a. [Address: 477 Lighthouse Ave.](#)

**Permit Application:** Architectural Permit (AP) 15-310

**Project Description:** Enclosing the 140 square foot patio with new windows, new exterior stucco, and clay tile roof to match the existing at Petra Restaurant

**Applicant/Owner:** Greg Carey / George Nimri

**Zone District:** Commercial Downtown

**General Plan Designation:** Commercial

**Assessor's Parcel Number:** 006-273-009

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

**Staff Reference:** Ashley Hobson, Contract Planner

**Recommended Action:** Approved subject to the attached conditions

**8. New Business**

a. [Local Coastal Program Update Land Use Plan](#)

**Description:** The Draft Land Use Plan – Community Design.

**CEQA Status:** Statutory Exemption

**Staff Reference:** Anastazia Aziz, AICP, Senior Planner

**Recommended Action:** Discuss and provide comments.

b. [Review preliminary plans for proposed hotel located at 157 Grand Ave.](#)

**Staff Reference:** Anastazia Aziz, AICP, Senior Planner

**Recommended Action:** Discuss and provide comments

**9. Reports of ARB Members**

**10. Reports of Council Liaison**

**11. Staff Update**

a. [Planning Commission July 16, 2015 meeting at Hopkins Marine Station library](#)

b. [Local Coastal Program Archaeology Talk August 20, 2015](#)

**12. Adjournment**

a. Next ARB meeting is scheduled for August 11, 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.

**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.
- **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.