



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING

4:00 p.m., August 11, 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

1. Call to Order at 4:06pm

2. Roll Call

Members Present: Sarah Boyle, Jeff Edmonds, Rick Steres (Chair), Larry Doocy, Michael Gunby

Members Absent: None.

3. Approval of Minutes

a. Approval of July 14, 2015 Regular Meeting Minutes.

On a motion by Member Edmonds, seconded by Member Gunby, the Board voted 4-0-1 (Member Doocy abstained) to approve the July 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 Items to be Continued or Withdrawn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:** 1249 Ocean View Boulevard

Permit Application: 15-412

Project Description: Demolition of a 1,709 sf existing structure.

Applicant/Owner: Eric Miller/Richard and Gerrilyn Iest

Zone District: R-1-H

General Plan Designation: Medium Density 17.4 du/ac

Assessor's Parcel Number: 006-011-012

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

Staff Reference: Laurel O'Halloran, Assistant Planner

Recommended Action: Final Approval

Member Doocy recused himself because he lives within the 300 foot boundary.

On a motion by Member Gunby, seconded by Member Steres, the Board voted 4-0-1 (Member Doocy abstain) to approve Architectural Permit 15-412 as presented.

Motion passed.

b. Address: 605 Congress

Permit Application: Architectural Permit 15-346

Project Description: The addition of 158 square feet to the rear of an existing single family residence listed on the Historic Resources Inventory.

Applicant/Owner: William Mefford, Architect

Zone District: R-1

General Plan Designation: Medium Density Residential

Assessor's Parcel Number: 006-544-011

CEQA Status: Section 15331 Class 31 Categorical Exemption

Staff Reference: Ashley Hobson, Contract Planner

Recommended Action: Approved subject to the attached conditions

On a motion by Member Gunby, seconded by Member Boyle, the Board voted 5-0-0 to approve Architectural Permit 15-346 as presented.

Motion passed.

7. Regular Agenda

a. Address: 882 Bayview Ave.

Permit Application: Architectural Permit 15-205

Project Description: To allow the addition of 71 square feet to the first floor and 814 square feet to the second floor of an existing 1,920 square foot house listed on the local historic resources inventory

Applicant/Owner: Nopales Living Trust

Zone District: R-1

General Plan Designation: Medium Density Residential

Assessor's Parcel Number: 006-132-016

CEQA Status: Section 15331 Class 31 Categorical Exemption

Staff Reference: Ashley Hobson, Contract Planner

Recommended Action: Approved subject to the attached conditions

Ashley Hobson, Assistant Contract Planner, presented the item and noted that a Phase 2 Historical Report was completed. The report indicated that the proposed project is in compliance to the Secretary of Interior Standards for Rehabilitation.

The applicant provided further details about the project.

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

1. Robert Hohstadt, a neighbor.
2. Walter Classic, a neighbor.
3. Tracy Smith, a neighbor.

The public comment period was closed.

The Board discussed the item.

Member Steres asked about the window material, and the applicant clarified that the windows will be fiberglass instead of vinyl.

Member Gunby commented the 2 story wall has a large mass, and asked if the applicant would consider a wood band to minimize the appearance of the wall. The applicant explained that she intends for vegetation to minimize the appearance of the wall.

Member Gunby noted that many neighbors are concerned with privacy issues, and commented whether obscured windows or obscured railing would help address the issue.

Member Steres commented that there are not many views into the neighbors' property, except from the master bedroom's balcony.

On a motion by Member Edmonds, seconded by Member Doocy, the board voted 5-0-0 to approve item 7a subject to subcommittee approval with the following conditions.

- a. **Modify windows and doors to fiberglass.**
- b. **Provide catalog images of the windows.**

Motion Passed.

Member Edmonds and Member Steres volunteered to be on the subcommittee.

- b. **Address:** 872 Laurel Avenue

Permit Application: 15-403

Project Description: Architectural Permit (AP) 15-403. To allow a building height increase of 4' to the second story addition to a two story 2,866 sf single family historic residence. To allow the addition of a 16 sf water heater enclosure for a total of a 2,882 sf two story residence. To allow the removal of the existing non-historic aluminum siding and the replacement of hardie shingle siding to match the original historic wood shingle siding. To also allow the removal of the existing historic windows and the replacement with wood windows to match the original historic windows.

Applicant/Owner: Greg Carey/Brad Boggan

Zone District: R-1

General Plan Designation: Medium Density 17.4 du/ac

Assessor's Parcel Number: 006-333-007
CEQA Status: Section 15301(e) (1) Class 1 Categorical Exemption
Staff Reference: Laurel O'Halloran, Assistant Planner
Recommended Action:

Laurel O'Halloran, Assistant Planner, presented the item and noted a Phase II Historical Report was completed. The report indicated that the proposed project is in compliance to the Secretary of Interior Standards for Rehabilitation. Laurel also noted that the building height increased by 4".

Member Steres recused himself because he was initially involved with the project.

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

1. Ken Henshaw Pacific Grove resident.
2. Tony Cianni, Pacific Grove resident.

The public comment period was closed.

Assistant Planner O'Halloran commented that several windows were too deteriorated to be repaired, and that the property owners were willing to keep those in acceptable condition.

Brad Boggan, owner, described the usage of mahogany wood windows and metal sheets in order to protect the house from woodpecker birds. Mr. Boggan also clarified the history of the red tags. Mr. Boggan described how the windows will be double glaze and made to look identical to original windows.

The Board discussed the item.

On a motion by Member Gunby, seconded by Member Boyle, the board voted 4-0-1 (Member Steres abstained) to approve item 7b with the following conditions.

- a. Requirement of applicant to coordinate with the Building Official to determine number of windows to be removed and replaced to match in-kind**
- b. Addition of original 6" rafter tails to rafters.**
- c. Usage of cedar shingles instead of the proposed hardie shingle siding**

Motion Passed.

c. **Address:** 701 Congress

Permit Application: 15-317

Project Description: To allow a first floor addition of 383 sf and a second story addition of 441 sf to a one story 1,259 sf single family residence and the addition of a new two story garage with a bathroom for a total of a 2,636 sf two story residence.

Applicant/Owner: Joshua Stewman/Nancy & Stephen Thompson

Zone District: R-1

General Plan Designation: Medium Density Residential, 17.4 DU/ac

Assessor's Parcel Number: 006-555-001

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

Staff Reference: Laurel O'Halloran, Assistant Planner

Recommended Action: ARB make comments and recommend to the Planning Commission

Board member Gunby recused himself because he resides within the 300 feet boundary.

Laurel O'Halloran, Assistant Planner, presented the item.

The applicant, Joshua Stewman, provided further details about the project and clarified that the project will have wood windows and a gable roof for the garage.

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

1. Joe Smith, a neighbor.
2. Tony Cianni, Pacific Grove resident.

The public comment period was closed.

Chairman Steres commented that the character of the proposed project needs to be in conformance with the existing building.

The property owner, Nancy Thompson, addressed the board and noted the historian's comments.

Staff and Board members discussed the project and noted that the detached garage would need to have a height limit of 15 feet. Mr. Stewman commented that the owners would like to have an office above the garage and staff noted that a variance would not be suitable.

On a motion by Member Doocy, seconded by Member Edmonds, the board voted 4-0-1 (Member Gunby abstained) to continue item 7c to the following ARB Meeting on September 8, 2015.

Motion Passed.

8. New Business

a. Municipal Code Parking Requirements

Staff Reference: Ashley Hobson, Contract Planner

Recommended Action: Receive information

Laurel O'Halloran, Assistant Planner, presented the item.

The Board members discussed the item.

9. Reports of ARB Members

Member Gunby addressed the board regarding the Historic Design Review Committee and reported that Mayor Pro Temp Robert Huitt will be presenting it to the City Council on August 12, 2015.

10. Reports of Council Liaison

Councilmember Rudy Fischer addressed the board and described the City's severe weather and tsunami plan, and reported about the 45-day moratorium on Transient Use Licenses.

11. Staff Update

a. Local Coastal Program Archaeology Talk, August 20, 2015

Staff invited all members of the board and the public to an archaeology talk on August 20, 2015.

12. Adjournment 6:23pm

a. Next ARB meeting is scheduled for September 8, 2015.

APPROVED BY ARCHITECTURAL REVIEW BOARD:

Sarah Boyle, Secretary

Date