



**MINUTES**

**CITY OF PACIFIC GROVE  
ARCHITECTURAL REVIEW BOARD  
REGULAR MEETING**

4:00 p.m., September 8, 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 at 4:10pm**

**2. Roll Call**

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

Members Absent: Michael Gunby

**3. Approval of Minutes**

**a. Approval of August 11, 2015 Regular Meeting Minutes.**

Member Doocy corrected the agenda item number of his abstention.

Chairman Steres corrected the approval language to require the property at 872 Laurel Avenue to restore the rafters back to the original size.

**On a motion by Member Steres, seconded by Member Boyle, the Board voted 4-0-1 (Member Gunby absent) to approve the August 11, 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 Items to be Continued or Withdrawn**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:** 301 Forest Avenue

**Permit Application:** Architectural Permit No. 15-449

**Project Description:** To allow an upgrade of 8 windows along Forest Avenue to single-plate wood windows with a single band of transom above, keeping with existing dimensions.

**Applicant/Owner:** Terry Trotter

**Zone District:** C-D  
**General Plan Designation:** Commercial  
**Assessor's Parcel Number:** 006-288-001  
**CEQA Status:** Section 15301(e)(1) Class 1 Categorical Exemption  
**Staff Reference:** Laurel O'Halloran, Assistant Planner  
**Recommended Action:** Final Approval

**The board voted 4-0-1 (Member Gunby absent) to approve Architectural Permit 15-449 as presented.  
Motion Passed.**

## 7. Regular Agenda

- a. **Address:** 701 Congress  
**Permit Application:** Architectural and Use Permit No.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 recommendation to the Planning Commission

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

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

1. The applicant, Joshua Stewman, presented to the Board and discussed changes to the project.

The public comment period was closed.

The Board discussed the item.

**On a motion by Member Edmonds, seconded by Member Doocy, the board voted 4-0-1 (Member Gunby absent) to approve Architectural and Use Permit 15-317 as presented.  
Motion Passed.**

- b. **Address:** 14 Acropolis Pacific Grove, CA 93950  
**Permit Application:** Architectural Permit No. 15-399

**Project Description:** To allow a first floor addition of 675 sf and a second story addition of 669 sf including the addition of a 571 sf second story deck in the rear to an existing two story 3,158 sf single family residence including the demolition of 222 sf for a total of a 4,309 sf two story residence.

**Applicant/Owner:** Eric Miller Architects/Richard & Gerrilyn Iest

**Zone District/ Land Use:** R-1-H

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

**Assessor's Parcel Number:** 006-011-013

**CEQA Status:** Categorical Exemption, Class 15331

**Staff Reference:** Laurel O'Halloran, lohalloran@cityofpacificgrove.org

**Recommended Action:** Final Approval

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

The applicant Eric Miller, architect, presented to the board.

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

1. Jill Houlette, a neighbor, expressed concern about the total square footage of the proposed project and neighborhood compatibility.

The public comment period was closed.

The Board discussed the item.

**On a motion by Member Edmonds, seconded by Member Doocy, the board voted 4-0-1 (Member Gunby absent) approve Architectural Permit 15-399 as presented.**

**Motion Passed.**

## 8. New Business

### a. Holman Building Proposal

**Staff Reference:** Mark Brodeur, CEDD Director

The applicant, WR&D Architects, presented the item.

The Board discussed the item with the applicant.

Mark Brodeur, CEDD Director, provided a Powerpoint Presentation, and discussed the balcony, view of 5<sup>th</sup> level, and material of windows.

## 9. Reports of ARB Members

None.

**10. Reports of Council Liaison**

None.

**11. Staff Update**

None.

**12. Adjournment at 5:28pm**

- a. **The next ARB meeting is scheduled for October 13, 2015.**

**APPROVED BY ARCHITECTURAL REVIEW BOARD:**

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Sarah Boyle, Secretary

Date

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