



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING

4:00 p.m., October 13th, 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 – 4:00pm

2. Roll Call

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

Members Absent: Sarah Boyle

3. Approval of Minutes

- a. Approval of September 8, 2015

On a motion by Member Doocy, seconded by Member Edmonds, the Board voted 3-1-1 (Member Gunby abstain and Member Boyle absent) to approve the September 8th, 2015 Regular Meeting Minutes.

Motion Passed.

4. Public Comments

- a. Written Communications

None.

- b. Oral Communications

None.

5. Items to be Continued or Withdrawn

- a. None.

6. Consent Agenda

- a. None.

7. Regular Agenda

- a. **Address:** 490 17 Mile Drive. APN: 006-528-001

Permit Application: Architecture and Use Permit No. 15-407

Project Description: To allow the removal of 301 square feet of basement and 283 square feet of existing main floor, to be rebuilt with an addition of 667 square feet basement including a full bathroom, and an addition of 587 square feet to existing

main floor, and an addition of 327 square feet of garage/shop including a full bathroom to an existing detached garage, and an addition of a 24 square feet new upper floor dormer, for a total of 3,608 square feet one and one-half-story residence.

Applicant/Owner: John Moore/Keith Ducker

Zone District: R-1-B-3

General Plan Designation: Low Density Residential, 5.4 DU/ac

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

Staff Reference: Wendy Lao, Assistant Planner

Recommended Action: ARB make comments and recommendation to the Planning Commission.

Wendy Lao, Assistant Planner, presented the item.

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

1. John Moore, architect and applicant, presented to the board.
2. Luke Coletti, resident, inquired about deed restriction.
3. Jeff Beckam, resident, spoke about the need for netting.

The public comment period was closed.

The Board discussed the item.

On a motion by Member Edmonds, seconded by Member Gunby, the board voted 4-0-1 (Member Boyle absent) to recommend approval of Architectural and Use Permit 15-407 as presented. Motion Passed.

- b. Address:** 260 Sinex Ave, in the roundabout at the junction of Sinex Ave and Eardley Ave and 9th St. APN: 006-528-001

Description: Historic Demolition Permit HDP 14-405 to demolish a pump house structure listed on the City's Historic Resources Inventory.

Applicant/Owner: California American Water Company

CEQA Status: Environmental Impact Report

Staff Reference: Mark Brodeur, Director

Recommended Action: Certify Environmental Impact Report and either: 1) approve the permit; 2) approve the permit subject to a waiting period of up to 180 days; 3) deny the permit; or 4) approve the relocation of the building.

Chairman Steres recommended interested parties to speak at the City Council Meeting on October 21st, 2015.

Mark Brodeur, CEDD Director, presented the item.

The Board discussed the item.

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

1. Ian Crux, Cal-Am Engineering and applicant, presented to the Board.
2. Jeff Beckham, resident, spoke about property owner's responsibility to maintain building.
3. Sally Moore, resident, spoke about this building used in the Historic Context Statement.
4. Luke Coletti, resident, spoke in support of preserving the building.
5. Claudia Sawyer, HRC member & Heritage Society Board, spoke about preserving the building and its relationship to the cannery.
6. Inge Lorentzen Daumer spoke in support of preserving the building.
7. Robin Aeschliman, Planning Commissioner, spoke in support of preserving the building and improving traffic signs.
8. Cosmo Bua, resident, spoke of upgrading seismic retrofits and spoke in support of preserving the building.

The public comment period was closed.

The Board discussed the item.

Member Gunby spoke of the importance of public safety.

Member Doocy spoke of extending the public comment period and allowing the interested parties to discuss preservation efforts.

Member Edmonds spoke in favor of denying demolition.

On a motion by Member Doocy, seconded by Member Edmonds, the board voted 3-1-1 (Member Gunby opposed and Member Boyle absent) to deny approval of Historic Demolition Permit 14-405 as presented. Motion Passed.

8. New Business

- a. None.

9. Reports of ARB Members

- a. None.

10. Reports of Council Liaison

- a. None.

11. Staff Update

- a. Anastazia Aziz, Senior Planner, shared about 2 workshops in the Local Coastal Program Update and document.

12. Adjournment at 4:51pm

- a. Next ARB meeting is scheduled for November 10, 2015.

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