



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD MEETING AGENDA

4:00 p.m., Tuesday, February 10, 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; 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/arb.org

1. Call to Order at 4:02pm

2. Roll Call

Architectural Review Board Members: Larry Doocy, Rick Steres Sarah Boyle, Jeff Edmonds, Michael Gunby

Members Absent: none.

2 vacancies

3. Approval of Agenda

On a motion by Member Boyle, seconded by Member Gunby, the board voted 5-0 (2 vacancies) to approve the agenda. Motion passed.

4. Approval of Minutes

a. Approval of January 13, 2015 Meeting Minutes

On a motion by Member Doocy, seconded by Member Gunby, the board voted 5-0 (2 vacancies) to approve the January 13, 2015 ARB Minutes. Motion passed.

Staff noted that two members, Member Gunby and Member Edmonds were not voting members at the January 13, 2015 meeting.

5. Public Comments

a. Written Communications

None.

b. Oral Communications

Members of the public commenting on non-agenda items: resident Cosmo Bua.

6. Items to be Continued or Withdrawn

a. None.

7. Consent Agenda

a. Address: [1255 Shell Ave](#)

Permit Application: Architectural Permit Design Change #15-056 to make changes to AP 14-137

Project Description: To make a change to AP 14-137 (Approved 6/7/2014) to make change from smooth Hardie Plank siding to textured Hardie Plank in a similar color.

Applicant/Owner: Warren Tomlinson

Zone District/ Land Use: R-1-H, Medium Density to 17/4 DU/ac
Assessor's Parcel Number: 006-015-005
CEQA Status: Section 15301(e) (1) Class 1 Categorical Exemption
Staff Reference: Ashley Hobson, Contract Assistant Planner

On a motion by Member Edmonds, seconded by Member Doocy, the board voted 5-0 (2 vacancies) to approve the consent agenda as presented. Motion passed.

8. Regular Agenda

a. Nominations and Election of Architectural Review Board Chair, Vice-Chair and Secretary positions

Reference: Mark Brodeur, Community and Economic Development Director

Recommended Action: Nominate and elect relevant positions.

On a nomination by Member Boyle, seconded by Member Edmonds, the board voted 4-0 (2 vacancies, Member Steres recused) to approve Member Steres as the new Chair. Motion passed.

On a nomination by Member Steres, seconded by Member Doocy, the board voted 4-0 (2 vacancies, Member Edmonds recused) to approve Member Edmonds as the new Vice-Chair. Motion passed.

On a nomination by Member Steres, seconded by Member Gunby, the board voted 4-0 (2 vacancies, Member Boyle recused) to approve Member Boyle as the new Secretary. Motion passed.

b. Address: [1020 Benito Avenue](#)

Tree Permit with Development (TPD) 15-034

Project Description: To allow the removal of a large diameter limb of approximately 10 inches from a 19 inch diameter at breast Coast Live Oak tree.

Applicant/Owner: Michele Maloney

Zone District: R-1

General Plan Designation: Medium Density 17.4 du/ac

Assessor's Parcel Number: 007-592-037

CEQA Status: Class 3. Section 15303(a) Categorical Exemption

Staff Reference: Laurel O'Halloran, Assistant Planner; Al Weisfuss, City Arborist

Recommended Action: Denial

Item withdrawn by Staff.

c. Address: [866 17 Mile Drive](#)

Permit Application: Architectural Permit 14-610

Project Description: To allow the second story addition of 326.8 sf bedroom and bathroom to a single story 1334 sf single-family residence for a total of a 1660.8 sf single-family two story residence. To allow the removal of one Oak tree with development and two dead Monterey pines.

Applicant/Owner: Andres Durstenfeld

Zone District/ Land Use: R-1-B-3/ LD 5.4 du/ac

Assessor's Parcel Number: 006-611-020

CEQA Status: Section 15301(e) (1) Class 1 Categorical Exemption
Staff Reference: Laurel O'Halloran, Assistant Planner
Recommended Action: Final Approval

The public comment period was opened and the following members of the public spoke to the item: resident Cosmo Bua, and resident Lynn Mason.

The Board discussed.

On a motion by Chair Steres, seconded by Vice-Chair Edmonds, the board voted 5-0 (2 vacancies) to continue item 8e to the end of the agenda when the applicant would be present. Motion passed.

d. Address: [414 Forest Ave.](#)

Permit Application: Architectural Permit 14-586

Project Description: A 240 square-foot, two-story addition to the rear of an existing two-story structure listed on the Historic Resources Inventory.

Applicant: Rod Graves Jr.

Owner: Jerry Pearman

Zone District: R-4

Assessor's Parcel Number: 006-431-004

CEQA Status: Section 15331, Class 31 Categorical Exemption.

Staff Reference: Ashley Hobson, Contract Planner

Recommended Action: Final Approval

The public comment period was opened, and seeing none, closed.

The Board discussed.

On a motion by Member Boyle, seconded by Member Edmonds, the board voted 5-0 (2 vacancies) to approve Architectural Permit 14-586 subject to a subcommittee approval of window modifications. Motion passed.

e. Address: [416 19th Street](#)

Permit Application: Architectural Permit/ Administrative Use Permit (AUP) 15-030

Project Description: To allow the addition of 91sf on the first floor and a second story addition of 344 sf, including a 60 sf second story deck, to a one story 1,050 sf single family residence for a total of a 1,485 residence. (AUP) To allow the extension of a 3' sideyard setback on the north side of the residence.

Applicant/Owner: Jeanne Byrne, FAIA Architects/Robert & Jennifer Woehrle

Zone District: R-1

General Plan Designation: Medium Density 17.4 du/ac

Assessor's Parcel Number: 006-471-006

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

Staff Reference: Laurel O'Halloran, Assistant Planner

Recommended Action: Final Approval

The applicant gave a presentation.

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

the item: resident Sandy Lucek, resident Jennifer Cline, and resident Debbie Beck.
The board discussed.

On a motion by Member Edmonds, seconded by Member Boyle, the board voted 5-0 (2 vacancies) to continue the item to the March 10, 2015 meeting. The board requested a site visit and advised the applicant to modify the plans due to privacy concerns. Motion passed.

f. Address: [43 Esplanade](#)

Permit Application: Architectural Permit (AP) 15-002

Project Description: A remodel to an existing single-story home including the addition of 187 square foot addition to the first floor and 421 square foot to create a new second-story

Applicant: Craig Holdren, Architect

Owner: Khalil & Song Bendib

Zone District: R-1

Assessor's Parcel Number: 006-043-007

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

Staff Reference: Ashley Hobson, Contract Planner

Recommended Action: Final Approval

Chair Steres recused himself.

The applicant gave a presentation.

The public comment period was opened and the following members of the public spoke to the item: resident Bonnie Bailey, resident Sandy Green-Kalinowski, resident Alan Williams, owner Khalil Bendib, and owner Song-Chin Bendib.

The board discussed.

On a motion by Member Doocy, seconded by Member Gunby, the board voted 4-0 (Chair Steres recused, 2 vacancies). to approve the item subject to the following conditions: privacy vegetation shall be added along the rear property line, an opaque railing shall be added on the balcony, and opaque or frosted glass shall be used on the bathroom window. Motion passed.

g. Address: [191 17 Mile Drive](#)

Permit Application: Tree Permit with Development Change 14-285

Project Description: The removal of a Monterey Pine tree associated with the development at 191 17 Mile Drive.

Owner: William Harber

Zone District/ Land Use: R-4, High Density 29.0 DU/ac

Assessor's Parcel Number: 006-134-017

CEQA Status: Class 3. Section 15303(a) Categorical Exemption

Staff Reference: Ashley Hobson, Contract Planner

Recommended Action: Approve Subject to Conditions

The applicant presented the item.

The public comment period was opened and the following members of the public spoke to the item: resident Cosmo Buo, and resident Lynn Mason.

The board discussed.

On a motion by Member Steres, seconded by Member Becom, the board voted 5-0 (2 vacancies) to approve the item as presented. Motion passed.

h. Address: [735 Bayview Ave.](#)

Permit Application: Architectural Permit (AP) 14-615 Including Tree Removal With Development

Project Description: The addition of 719 square feet of living space to an existing 2,154 square foot house, including the addition of a 2nd story deck and the removal of 4 Victorian Box Trees.

Owner: Susan Martin

Zone District: R-1

Assessor's Parcel Number: 006-142-045

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

Staff Reference: Ashley Hobson, Contract Planner

Recommended Action: Final Approval

Item continued to the March 10, 2015 meeting.

i. The board reopened item 8c.

The applicant presented the item.

On a motion by Member Edmonds, seconded by Member Steres, the board voted 5-0 (2 vacancies) to approve the item as presented. Motion passed.

9. New Business

None.

10. Reports of ARB Members

None.

11. Reports of Council Liaison

None present.

12. Director's Report

None.

13. Adjournment at 6:37pm

APPROVED BY ARCHITECTURAL REVIEW BOARD:

Sarah Boyle, Secretary

Date