



NOTICE OF MEETING

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD MEETING AGENDA

4:00 p.m., January 13, 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.org/pc

1. Call to Order – 4pm

2. Roll Call

Architectural Review Board Members: Jeff Becom, Sarah Boyle, Lydia Collins, Larry Doocy, Jennifer Groben (Secretary), Jim McCord (Chair), Rick Steres (Vice Chair)

3. Approval of Agenda

4. Approval of Minutes

a. [Approval of December 9, 2014 Meeting Minutes](#)

5. 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.

6. Items to be Continued or Withdrawn

7. Consent Agenda

a. Address: [1309 Funston Avenue](#)

Permit Application: Architectural Permit 14-617

Project Description: To allow the addition of a 38 sf bathroom to the second story of a 2476 sf single family residence for a total residence of 2514 sf

Applicant/Owner: Housing Division of the City of Pacific Grove/Laurie Haines

Zone District/ Land Use: R-1/ MD 17.4 du/ac

Assessor's Parcel Number: 007-567-018

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

Staff Reference: Laurel O'Halloran, Assistant Planner

8. Regular Agenda

a. Continued from 12/9/2014 ARB Meeting.

Address: [666 Gibson Avenue](#)

Permit Application : Architectural Permit AP 14-578

Project Description: To allow the addition of 436 sf bedroom and bathroom to a single story 1221 sf single family residence for a total of a 1,689 sf residence with tree protection measures in place.

Applicant/Owner: Jeff Crockett, Architect/Lynn Swerrie, Owner

Zone District/ Land Use: R-1/ Medium Density 17.4 DU/AC

Assessor's Parcel Number: 006-554-014

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

Staff Reference: Laurel O'Halloran

Recommended Action: Final Approval

b. Address: [302 Monterey Avenue](#)

Permit Application: Architectural Permit AP 14-588

Project Description: To allow the second story addition of 900 sf bedroom and bathroom to a single story 1800 sf duplex for a total of a 2,700 sf residence for one of the structures in the duplex and the addition of a 147 sf second story covered deck.

Applicant/Owner: Peter Davis, Architect/David Blaskovich, Owner

Zone District/ Land Use: R-2/ HDR 29.0 DU/AC

Assessor's Parcel Number: 006-269-002

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

Staff Reference: Laurel O'Halloran

Recommended Action: Final Approval

c. Address: [1002 Pico Avenue](#)

Permit Application : Architectural Permit AP 14-566

Project Description: To allow a 1,247 square foot addition to an existing single-story home, including 653 square feet to the side and rear of the first floor and a new 594 square foot second story. The project includes changes to the elevations, existing materials, and windows/doors.

Applicant/Owner: Craig Holdren, Architect

Zone District/ Land Use: R-1-B-3 / Low Density 5.4 DU/ac

Assessor's Parcel Number: 006-401-018

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

Staff Reference: Ashley Hobson, Contract Planner

Recommended Action: Final Approval

9. New Business

10. Reports of ARB Members

11. Reports of Council Liaison

12. Director's Report

13. Adjournment

14. Next ARB meeting will be February 10, 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. PC will not consider any new items after 9:00 p.m. Any items remaining on the agenda will be continued either to the next regular meeting or to a special meeting at the discretion of PC. This meeting is open to the public and all interested persons are welcome to attend.

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 being appealed.
- **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.