



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD MEETING AGENDA

4:00 p.m., Tuesday, March 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.com/arb.org

1. Call to Order at 4:02pm

2. Roll Call

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

Members Absent: Larry Doocy

2 vacancies

3. Approval of Agenda

4. Approval of Minutes

a. Approval of February 10, 2015 Meeting Minutes

On a motion by Member Gunby, seconded by Member Boyle, the board voted 4-0 (Member Doocy absent, 2 vacancies) to approve the February, 10 2015 ARB Minutes. Motion passed.

Staff introduced the new current planning manager, Terri Avakian.

5. Public Comments

a. Written Communications

None.

b. Oral Communications

None.

6. Items to be Continued or Withdrawn

None.

7. Consent Agenda

None.

8. Regular Agenda

a. [Address: 191 Ocean View Boulevard.](#)

Permit Application: Architectural Permit and Administrative Variance 15-075

Project Description: To allow an approximately 520 square foot single story expansion to the existing garage including the extension of an encroachment into the side setback area, an

approximately 220 square foot second story glass atrium above the garage, and the replacement of existing windows on the 2nd story front elevation.

Applicant/Owner: William Hemmer/ Richard and Jane Kendall

Zone District/ Land Use: R-3/High Density 29.0

Assessor's Parcel Number: 006-224-002

CEQA Status: EXEMPT Class 1.Section 15301(e) (1)

Staff Reference: Ashley Hobson, Contract Planner

Recommended Action: Final Approval

Staff presented the item and clarified that the large tree is not proposed to be removed.

Architect, Bill Hemmer commented that he spoke with the City Arborist and he did not have any concerns about the impacts to the large tree in front of the house.

A letter in support of the project was received from the owners of the adjacent property to the north.

The Board discussed.

On a motion by Member Edmonds, seconded by Member Gunby, the board voted 4-0 (Doocy absent, 2 vacancies) to approve the item as presented. Motion passed.

b. **Continued from the February 10, 2015 ARB Hearing**

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' side yard 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

Staff presented a report.

The applicant presented a report.

Speakers in support of the project: Jennifer Woehrle, Casey Yaeger (418 19th St.), and Arlene Hardenstein (Real estate agent).

Opposed: Sandy Lucek (414 19th St.), and Jennifer Cline (411 Park St.),

Public comment period was closed.

The Board discussed.

Robert Woerhle spoke regarding their desires to have a second story deck.

On a motion by Member Gunby, seconded by Member Edmonds, the board voted 3-1 (Member Doocy absent, 2 vacancies) to approve the item with a condition that an obscure glass railing be used on the second floor balcony. The board voted motion did not pass (3-1).

c. **Continued from the February 10, 2015 ARB Hearing**

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 and Paul 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

Staff presented the project and announced that the City arborist reviewed the application and did not have the any concerns with the removal of four non-significant trees.

The public comment period was opened and the following members of the public spoke to the item: Applicant Paul Martin.

Public hearing was closed.

The Board discussed.

The owners clarified concerns regarding windows on the first floor and a flat roof.

On a motion by Member Edmonds, seconded by Member Gunby, the board voted 4-0 (Member Doocy absent, 2 vacancies) to approve the item as presented. Motion passed.

9. New Business

None.

10. Reports of ARB Members

Chair Steres asked staff for an update on the subcommittee actions.

11. Reports of Council Liaison

Councilmember Fisher addressed the board on the City Councilmembers intent for the changes to the City's boards and commission rules. He invited the commissioners to provide their input to the City Council on the proposed changes.

12. Staff Update

Staff updated the board on the appeal of 43 Esplanade Ave which is scheduled for planning commission review.

Staff discussed the City Council approval to create a committee to look at the functions of the Architectural Review Board and the Historic Resources Commission. The board will consist of one ARB member, one HRC member, two members of the public, and the mayor. Staff is currently requesting one ARB member to volunteer to be on this committee.

Member Gunby volunteered to be a member of the steering committee.

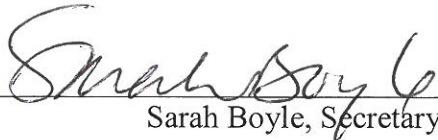
13. Current Planning Manager

None.

14. Adjournment at 5:30 pm

Next meeting is April 14th, 2015.

APPROVED BY ARCHITECTURAL REVIEW BOARD:



Sarah Boyle, Secretary



Date