



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD MEETING AGENDA

4:00 p.m., January 12, 2016

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 – 4pm

2. Roll Call

Architectural Review Board Members Present: Sarah Boyle, Larry Doocy, Rick Steres (Chair), Michael Gunby, Jeff Edmonds, two vacancies.

3. Approval of Minutes

a. Approval of December 8, 2015

Recommended Action: Approve as presented

On a motion by Member Gunby, seconded by Member Edmonds, the board voted 5-0-0 to approve December 8, 2015 ARB Minutes as presented. Motion passed.

4. 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.

None.

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.

None.

5. Items to be Continued or Withdrawn

a. Address: 1152 Forest Ave (APN: 007-651-022)

Permit Application: Sign Permit No. 15-759

Project Description: To allow an illuminated can sign of 36.8 square feet (8 feet 10 inches width by 4 feet 2 inches height) for the “Extra Mile” franchise logo.

Applicant/Owner: Mahesh Konduru

Zone District: C-FH
General Plan Designation: Commercial
CEQA Status: Categorical Exemption, Section 15301
Staff Reference: Wendy Lao, Assistant Planner

Continued to next ARB Meeting at applicant's request.

6. Consent Agenda

Items placed on the Consent Agenda are considered to be routine and are acted upon by the Commission in one motion. There is no discussion of these items prior to the Commission action unless a member of the Commission, staff, or public requests specific items be discussed and removed from the Consent Agenda. It is understood that the staff recommends approval of all consent items. Each item on the Consent Agenda approved by the Commission shall be deemed to have been considered in full and approved as presented.

7. Regular Agenda

Members of the public are welcome to off their comments on any of the following items after being recognized by the Chair. Presentations will be limited to three minutes, or as otherwise established by the Commission Chair. Persons are not required to give their name or address, but it is helpful for speakers to state their name in order that they are identified in the minutes.

a. Address: 261 Spruce Avenue, Pacific Grove, 93950

Permit Application: Architectural Permit (AP) 15-750

Description: To allow the addition of second-story roof shed dormers of 521 square feet, the addition of first-story entry of 23 square feet, the addition of a covered canopy of 33 square feet, and the addition of a 13.6 square feet water heater closet, to an existing two-story residence of 2,041 square feet, for a total of a two-story residence with existing detached garage of 2,111 gross square feet.

Applicant/Owner: Teri Takikawa/Dan & Joanna Biondi

Zoning/Land Use: R-1 17.4 DU/ac

Legal Description: Lots 11 and 13, Block 141, Pacific Grove Addition APN: 006-518-006

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

Staff Reference: Wendy Lao

Recommended Action: Discuss and Final Approval

Wendy Lao, Assistant Planner, provided a staff report.

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

Teri Takikawa, architect, presented the item.

Chairman Steres inquired about true-divided lights windows.

The ARB inquired about the "phase 2" of the project. The applicant presented the

“phase 2” of the project, which is not formally submitted to the City as of yet.

The public comment period was closed.

The Board discussed the item.

On a motion by Member Gunby, seconded by Member Jeff Edmonds, the board voted 5-0-0 to approve Architectural Permit (AP) 15-750 with the condition that the windows are to meet the City of Pacific Grove’s Window Guidelines. Motion Passed.

b. **Address:** 1100 and 1101 Lighthouse Ave, Pacific Grove, 93950

Permit Application: Use Permit (UP) 15-443

Description: To allow for the addition of a new two story building with three motel units and one storage room to the Seabreeze Inn and Cottages located at 1100 Lighthouse Avenue resulting in a 46 Unit Motel, pursuant to PGMC 23.52.035 and Use Permit Amendment (UPA) 15-444 to allow the addition of one Inn Unit and the relocation of a previously approved Inn Unit to a two story unit Motel building. To also remove the pool and install landscaping at the Seabreeze Lodge, located at 1101 Lighthouse Avenue, pursuant to PGMC 23.52.035

Applicant/Owner: Jerry Case/Greg Zimmerman

Zoning/Land Use: R-3-M/VA/MDR 17.4 DU/AC

Legal Description: Lot 3, Block 321 Tract, PG Acres Tract, APN: 006-112-002 and 006-371-001

CEQA Status: Initial Study/Mitigated Negative Declaration

Staff Reference: Laurel O’Halloran, Associate Planner

Recommended Action: Recommend approval to the Planning Commission

Laurel O’Halloran, Associate Planner, provided a staff report.

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

Jerry Hayes, architect, presented the item.

The public comment period was closed.

The Board discussed the item.

Jeff 1st, Michael 2nd. Board approved.

On a motion by Member Edmonds, seconded by Member Gunby, the board voted 5-0-0 to recommend approval to the Planning Commission for Use Permit 15-443 and Use Permit Amendment 15-444 as presented. Motion Passed.

8. New Business

a. None

9. Reports of ARB Members

Michael Gunby – Historic PPO Ad Hoc Committee – discussed tiers, historic district.
Next meeting on 25th.

10. Reports of Council Liaison

None.

11. Staff Update

12. Adjournment at 4:39pm.

a. Next ARB meeting is scheduled for February 9, 2016.

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.

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.
- **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.