



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING

4:00 p.m., August 8, 2017

Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

1. Called to Order – 4:05 pm

2. Roll Call

Architectural Review Board Members Present: Sarah Boyle, Michael Gunby, Tom Lane, and Rick Steres (Chair).

Architectural Review Board Members Absent: Larry Doocy and Jeff Edmonds

3. Approval of Agenda

On a motion by Member Gunby, seconded by Lane, the Board voted 4-0-2 (Member Doocy and Vice-Chair Edmonds absent) to approve the Agenda. Motion passed.

4. Approval of Minutes

a. Approval of July 18, 2017 Minutes

Recommended Action: Approve as presented

On a motion by Member Gunby, seconded by Member Boyle, the Board voted 4-0-2 (Member Doocy and Vice-Chair Edmonds absent) to approve the July 18, 2017 minutes. Motion passed.

5. Public Comments

a. Written Communications

None.

b. Oral Communications

None.

6. Consent Agenda

a. Address: 1009 Forest Avenue

Permit Application: Architectural Permit (AP) 17-637

Project Description: To allow exterior changes including a second-story shed-roofed dormer window of 23 feet and 6 inches height, a new glass roof of 15 feet 5 inches over an open atrium, and the replacement of the composition shingle roof with standing seam metal. The structure will maintain its legal non-conforming gross floor area of 4,676 square feet and building coverage of 46%, and the site coverage shall be reduced to 60%.

Applicant/Owner: John Mason, on behalf of Ouita Martin, property owner

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

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

Staff Reference: Wendy Lao, Associate Planner

Recommended Action: Approve, subject to recommended findings and conditions.

On a motion by Member Gunby, seconded by Member Lane, the Board voted 4-0-2 (Member Doocy and Vice-Chair Edmonds absent) to approve the Consent Agenda. Motion passed.

7. Items Continued or Withdrawn

a. Address: 906 Egan Avenue

Permit Application: Architectural Permit (AP) 17-629

Description: To allow the demolition of the existing residence and to build a 2,965 square foot residence.

Applicant/Owner: Mike and Norleen Clark

Zoning/Land Use: R-1 /Medium Density 17.4 du/ac

CEQA Status: Categorical Exemption, Section 15301(e) (2), Class 1, Existing Facilities

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Approve, subject to recommended findings and conditions.

Item continued from July 18, 2017 meeting.

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

The Chair opened the floor to public comments.

Charles Huff, project architect, presented the project.

Jose, contractor, spoke in favor of the project.

Norleen Clark, owner, spoke in favor of the project.

Barbara Thomas, neighbor, spoke in favor of the project.

The Chair closed the floor to public comments.

The Board discussed the project.

On a motion by Member Gunby, seconded by Member Boyle, the Board voted 4-0-2 (Member Doocy and Vice-Chair Edmonds absent) to approve Architectural Permit No. 17-629. Motion passed.

8. Regular Agenda

a. Address: 1149 Forest Avenue

Permit Application: Architectural Permit (AP) & Tree Permit with Development (TPD) #17-637

Project Description: To allow exterior changes, including a two-story addition of 1,540 gross square feet in the center of the property; and the demolition of a garage at the rear of the property to be replaced with a two-story addition of 1,400 gross

square feet; and siding material and window upgrades to the existing buildings in the front and the center of the property. The completed project proposes a total of eleven (11) parking spaces, the removal of an Eucalyptus tree, and a replant of one Coast Live Oak tree on site.

Applicant/Owner: Mark Abrahams, on behalf of KA Residential LLC

Zone District/ Land Use: C-FH (Commercial-Forest Hill)/Commercial

CEQA Status: Categorical Exemption, Section 15301(e)(2), Class 1

Staff Reference: Wendy Lao, Associate Planner

Recommended Action: Approve, subject to recommended findings and conditions.

Wendy Lao, Associate Planner, provided a staff report.

The Chair opened the floor to public comments.

Mark Abrahams, property owner, spoke in favor of the project.

Sally Moore, resident, inquired about public noticing.

The Chair closed the floor to public comments.

The Board discussed the project.

On a motion by Chair Steres, seconded by Member Boyle, the Board voted 4-0-2 (Member Doocy and Vice-Chair Edmonds absent) to approve Architectural Permit & Tree Permit with Development No. 17-637, with a sub-committee comprised of Chair Steres and Member Boyle to approve the following details:

- a. Garage door: material, design, and color**
- b. Wood fascia board: texture and color**

Motion passed.

9. Presentations

a. AB 52 Tribal Consultation and CEQA Overview Presentation

Description: Tribal Cultural Resource category added to CEQA and establishes a consultation process with all California Native American Tribes.

CEQA status: Not a project under CEQA

Staff reference: Laurel O'Halloran & Wendy Lao, Associate Planners

Laurel O'Halloran and Wendy Lao, Associate Planners, provided a staff report regarding AB 52 Tribal Consultation.

The Chair opened the floor to public comments.

Barbara Thomas, resident, provided public comment.

The Chair closed the floor to public comments.

No action was taken as this item was for information only.

9. New Business

None.

10. Reports of ARB Members

Member Gunby provided an update regarding the project at 400 Grove Acre Ave that was called up by the Planning Commission.

11. Reports of Council Liaison, Rudy Fischer

Councilmember Fischer an update on the issues that were discussed at the last City Council meeting.

12. Staff Update

13. Adjourned 5:30 p.m.

APPROVED BY ARCHITECTURAL REVIEW BOARD

Sarah Boyle, Secretary

Date