



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING

4:00 p.m., September 12, 2017

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

1. Called to Order – 4:12 pm

2. Roll Call

Architectural Review Board Members Present: Sarah Boyle, Jeff Edmonds, Michael Gunby, Tom Lane, Rick Steres (Chair), one vacancy.

Architectural Review Board Members Absent: Larry Doocy, one vacancy.

3. Approval of Agenda

Chair Steres suggested hearing items on the Regular Agenda in the following order: 1) item 7c, 2) item 7b, and 3) 7a.

On a motion by Member Gunby, seconded by Member Boyle, the Board voted 5-0-1 (Member Doocy absent) to approve the Agenda as modified. Motion passed.

4. Approval of Minutes

a. Approval of August 8, 2017 Minutes

Recommended Action: Approve as presented

On a motion by Member Boyle, seconded by Member Lane, the Board voted 5-0-1 (Member Doocy absent) to approve the August 8, 2017 minutes. Motion passed.

5. Public Comments

a. Written Communications

None.

b. Oral Communications

None.

6. Consent Agenda

None.

7. Regular Agenda

a. Previously item 7c

Description: Proposed Title 23 Zoning Code changes to create an Architectural and Historical Review Board and changes to the Historic Preservation Ordinance.

CEQA status: Not a project under CEQA

Staff reference: Anastazia Aziz, AICP, Principal Planner

Recommended Action: Recommend changes to City Council

Anastazia Aziz, Principal Planner, provided a presentation on Proposed Title 23 Zoning Code changes to create an Architectural and Historical Review Board and changes to the Historic Preservation Ordinance.

Lisa Ciani, resident, asked the ARB members to recommend that the City maintains an independent Historic Resources Committee and give it the responsibilities it needs to promote historic preservation in the City of Pacific Grove.

The Board discussed the item.

On a motion by Member Gunby, seconded by Chair Steres, the Board voted 5-0-1 (Member Doocy absent) to approve the recommended changes and return the item to the Historic Resources Committee for second review. Motion passed.

b. Previously item 7a

Address: 120 19th Street

Permit Application: Architectural Permit, Historic Preservation Permit, & Tree Permit with Development #17-597

Project Description: To allow a two-story addition of 456.5 gross square feet at the rear of the main residence on the City's Historic Resources Inventory, connecting the main residence to the detached garage, to create a total of a 1,439 gross square feet two-story residence with an attached garage. To also allow pruning to an Oak tree located at the rear of the property.

Applicant/Owner: Rick Steres, architect, on behalf of Tom & Chris Moore, owners

Zone District/ Land Use: R-3-PGR/High Density to 29.0 DU/ac

CEQA Status: Categorical Exemption, Section 15301(e)(1), Class 1, Existing Facilities, & Section 15331, Class 31, Historical Resources Restoration/Rehabilitation

Staff Reference: Wendy Lao, Associate Planner

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

Chair Steres recused himself for being the project architect.

Wendy Lao, Associate Planner, provided a staff report.

Vice-Chair Edmonds opened the floor to public comments.

Rick Steres, architect, on behalf of Tom & Chris Moore, owners, presented the project.

The Vice-Chair closed the floor to public comments.

The Board discussed the project.

On a motion by Member Gunby, seconded by Member Lane, the Board voted 4-0-1-1 (Member Doocy absent, Chair Steres recuse) to approve Architectural Permit, Historic Preservation Permit, and Tree Permit with Development #17-597. Motion passed.

c. Previously item 7b

Address: 155 12th Street

Permit Application: Architectural Permit 17-815

Project Description: To allow the addition of 997 square feet on the first floor and a second story addition of 664 square feet to an existing 821 square foot residence on the City's Historic Resources Inventory for a total residence of 2,110 including a 290 sf garage and a proposed 153 square foot 2nd story deck.

Applicant/Owner: Mike Fletcher

Zone District/ Land Use: R-3-PGR/High Density to 29.0 DU/ac

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

Staff Reference: Laurel O'Halloran, Associate Planner

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

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

The Chair opened the floor to public comments.

Mike Fletcher, managing general partner of 155 LLC, presented the project.

Mimi Sheridan, resident, provided public comment and stated that the proposed addition overwhelms the existing structure.

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 5-0-1 (Member Doocy absent) to continue the project to the October 10, 2017 ARB meeting and asked the applicant to redesign a portion of the proposed addition including reducing the size of the addition. Motion passed.

8. New Business

None

9. Reports of ARB Members

Member Boyle reported that she attended the AB 1234 seminar and that she enjoyed it.

10. Reports of Council Liaison, Rudy Fischer


Councilmember Fischer provided an update on the last City Council meeting.

11. Staff Update

Laurel O'Halloran, Associate Planner, reported that the Architectural Review Board has been meeting once a month at 4:00 pm on the second Tuesday of the month for the past four years. Beginning in November the Board will begin meeting once a month at 4:00 pm on the fourth Tuesday of the month to avoid conflict with the Traffic Safety Commission which currently meets on the second Tuesday. To gradually make this move the Board will meet the second and fourth Tuesday in October at 4:00 pm.

12. Adjourned 5:50 p.m.

APPROVED BY ARCHITECTURAL REVIEW BOARD



Sarah Boyle, Secretary



Date