



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING

4:00 p.m., October 24, 2017

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

1. Called to Order – 4:00 pm

2. Roll Call

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

3. Approval of Agenda

On a motion by Member Gunby, seconded by Member Boyle, the Board voted 5-0-0 to approve the Agenda. Motion passed.

4. Public Comments

a. Written Communications

Written correspondence was received on October 23, 2017 from Mr. Anthony Ciani regarding Architectural Permit application # 17-815 for 155 12th Street Permit.

Chair Steres and Member Boyle stated that they did not receive the written correspondence. Laurel O'Halloran, Associate Planner, responded that staff will look into this issue and ensure that all Board members receive correspondence.

b. Oral Communications

Ms. Lisa Ciani provided public comment regarding the Planning Commission discussion on the proposed changes to consolidate the Architectural Review Board and the Historic Resources Committee. Ms. Ciani stated that the Planning Commission did not take any action and continued the matter to the next meeting. Ms. Ciani encouraged the Board to attend the next Planning Commission and support keeping HRC and ARB as two separate bodies.

5. Consent Agenda

None.

6. Regular Agenda

a. Continued from the September 12, 2017 ARB meeting

Address: 155 12th Street

Permit Application: Architectural Permit 17-815

Project Description: To allow the addition of 975 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 2,399 square feet including a 290 square foot garage and a proposed 86 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 15331
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. Ms. O'Halloran stated that staff has received one public comment in opposition of the project.

The Chair opened the floor to public comments.

Pat Edinger, architect, presented the project.

The Chair closed the floor to public comments.

The Board discussed the project.

On a motion by Member Lane, seconded by Member Edmonds, the Board voted 5-0-0 to approve Architectural Permit 17-815. Motion passed.

7. New Business

None

8. Reports of ARB Members

Chair Steres provided an update on Mansionization Sub-Committee meeting. Chair Steres invited members of the Board and the public to attend the November 2, 2017 Planning Commission meeting on limiting floor area ratio to 4,355 square feet instead of 6,000 square feet.

Member Boyle, who attended the Boards and Commissions' Training, stated the training was excellent.

9. Reports of Council Liaison, Rudy Fischer

None.

10. Staff Update

Laurel O'Halloran, Associate Planner, reported that the Board cannot meet on December 26, 2017 due to the scheduled holiday. Ms. O'Halloran stated that staff will propose an alternative special ARB meeting date for December at the November 28, 2017 ARB meeting.

11. Adjourned at 4:33 p.m.

APPROVED BY ARCHITECTURAL REVIEW BOARD

Sarah Boyle, Secretary

Date