



**MINUTES**

**CITY OF PACIFIC GROVE  
ARCHITECTURAL REVIEW BOARD  
REGULAR MEETING**

4:00 p.m., October 10, 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), two vacancies.

**3. Approval of Agenda**

Chair Steres announced Item 6.c will be dropped from the agenda.

Member Gunby suggested hearing items on the Regular Agenda in the following order: (1) Item 8.b, (2) Item 8.a.

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

**4. Approval of Minutes**

- a. Approval of September 12, 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

Lisa Ciani, resident, spoke about the California State Park’s Mitigated Negative Declaration for the coastal trail along the Asilomar Coast.

**6. Consent Agenda**

- a. **Address:** 610 Forest Avenue (APN 006-542-005)  
**Permit Application:** Architectural Permit 17-803  
**Project Description:** To allow a single-story addition of 693 square feet at the rear

of the property, to create a total of a 1,959.65 square feet single-story single-family residence, and to return the site coverage to a maximum of 60 percent.

**Applicant/Owner:** Cassandra August, applicant, on behalf of Steve and Shannon Rood, owners

**Zone District/ Land Use:** R-4/PO/HDR

**CEQA Status:** Categorical Exemption, Section 15331

**Staff Reference:** Wendy Lao, Associate Planner

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

**7. Items to be continued**

**a. Address:** 155 12<sup>th</sup> 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 15331

**Staff Reference:** Laurel O'Halloran, Associate Planner

Laurel O'Halloran, Associate Planner, reported this item would be continued to the October 24, 2017 ARB meeting.

**8. Regular Agenda**

**a. Address:** 804 Pine Avenue, Pacific Grove (APN 006-327-007)

**Permit Application:** Architectural Permit (AP) 17-797

**Project Description:** To allow the addition of 284 square feet on the first floor and a second story addition of 536 square feet including a 27 square foot second floor balcony and a lower floor 94 square foot breezeway to a single story 750 square foot residence with a 224 square foot garage for a total residence of 1,933 square feet.

**Applicant/Owner:** Adam Jeselnick, Architect on behalf of Walton and Michele Takehara, Owners

**Zone District/ Land Use:** R-1/Medium Density to 17.4 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.

*Previously Item 8.b.*

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

Chair Steres opened the floor to public comments. The following members of the public spoke:

- Adam Jeselnick, architect, on behalf the owners, presented 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 4-1 (Chair Steres dissent) to approve Architectural Permit #17-797. Motion passed.**

- b. Address:** 1355 Lighthouse Ave, Pacific Grove (APN 007-031-017)  
**Permit Application:** Architectural Permit (AP) and Tree Permit with Development (TPD) 16-582  
**Project Description:** Adoption of Initial Study/Mitigated Negative Declaration, and approval of AP TPD 16-582 to allow a new 5,992 gross sq. ft. two-story single-family residence with an attached 3-car garage on a vacant property. The site is located in the Coastal Zone, the Environmentally Sensitive Habitat Area, and the Archaeological Zone. The project proposes to remove 5 Pine trees, and will be replaced with 36 replants. The project is requesting a water fixture unit count of 17.4 for a single-family residence through the Monterey Peninsula Water Management District, and would be placed on the City's water waitlist.  
**Applicant/Owner:** Joseph Rock, architect, on behalf of Kevin and Linda Smith, owners  
**Zone District/ Land Use:** R-1-B-4/Low Density to 5.4 DU/ac  
**CEQA Status:** Initial Study/Mitigated Negative Declaration  
**Staff Reference:** Wendy Lao, Associate Planner  
**Recommended Action:** Adopt an Initial Study/Mitigated Negative Declaration, and approve AP TPD 16-582, subject to recommended findings and conditions.

*Previously Item 8.a.*

Wendy Lao, Associate Planner, provided a staff report.

Chair Steres opened the floor to public comments. The following members of the public spoke:

- Joseph Rock, architect, on behalf the owners, presented the project.
- Pamela Silkwood, attorney, on behalf of the owners, spoke in support of the project.
- Stephanie Turcotte and Greg Edenholm, resident, expressed concerns about the project.
- Lisa Ciani, resident, expressed concerns about the project.
- Judith Meade, resident, expressed concerns about the project.
- Craig Hirt, resident, expressed concerns about the project.
- Inge Lorentzen Daumer, resident, expressed concerns about the project.
- Barbara Thomas, resident, expressed concerns about the project.
- Steven Wheeler, resident, expressed concerns about 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 5-0 to continue the item to the November ARB meeting. Motion passed.**

- a. Address:** 1635 Sunset Drive. Pacific Grove (APN 007-041-020)  
**Permit Application:** Architectural Permit (AP) and Tree Permit with Development (TPD) 17-132  
**Project Description:** Adoption of Initial Study/Mitigated Negative Declaration, and approval of AP TPD 17-132 to allow a new 2,942 sq. ft. single-family residence with an attached garage on a vacant property. The site is located in the Coastal Zone, the Environmentally Sensitive Habitat Area, and the Archaeological Zone. The project proposes to remove a 5 inch Monterey Pine tree, remove a 6 inch Acacia tree, and trim two Monterey Cypress trees. The project is requesting a water fixture unit count of 18.4 through the Monterey Peninsula Water Management District, and would be placed on the City's water waitlist.  
**Applicant/Owner:** Joel Panzer, of Maureen Wruck Planning Consultant, on behalf of Jeremy and Tiffany Cieslak, owners  
**Zone District/ Land Use:** R-1-B-4/Low Density to 5.4 DU/ac  
**CEQA Status:** Initial Study/Mitigated Negative Declaration  
**Staff Reference:** Wendy Lao, Associate Planner  
**Recommended Action:** Adopt an Initial Study/Mitigated Negative Declaration, and approve AP TPD 17-132, subject to recommended findings and conditions.

This item was dropped from the agenda under Item 3.

**9. New Business**  
None

**10. Reports of ARB Members**

**11. Reports of Council Liaison, Rudy Fischer**

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

**12. Staff Update**

**13. Adjourned 5:50 p.m.**

APPROVED BY ARCHITECTURAL REVIEW BOARD

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Sarah Boyle, Secretary

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Date