



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING

4:00 p.m., November 28, 2017

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

1. Called to Order at 4:00 pm

2. Roll Call

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

3. Approval of Agenda

Upon request by Chair Steres, items 7a (1124 Surf Ave) and 7c (1141 Presidio Blvd) were moved off the Regular Agenda to the Consent Agenda.

Member Boyle suggested to switch the order of item 7d on the Regular Agenda to item 7a on the Regular Agenda.

On a motion by Chair Steres, seconded by Member Lane, the Board voted 5-0 to approve the Agenda as amended.

4. Approval of Minutes

a. Approval of October 24, 2017 Minutes

Recommended Action: Approve as presented

On a motion by Member Gunby, seconded by Member Boyle, the Board voted 5-0 to approve the October 24, 2017 minutes as presented. Motion passed.

5. Public Comments

a. Written Communications

Written correspondence was received from the following members of the public:

Pertaining to AP VAR TPD #17-972 for 108 20th St.

Pertaining to AP TPD #16-582 for 1355 Lighthouse Ave.

b. Oral Communications

None.

6. Consent Agenda

a. *Previously item 7a on the Regular Agenda*

Address: 1124 Surf Avenue

Permit Application: Architectural Permit 17-735

Project Description: To allow the demolition of the existing 1,842 square foot residence and to build a 2,964 two story residence.

Applicant/Owner: Jeanne Byrne, FAIA Architects on behalf of Bill and Charity George

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

CEQA Status: Categorical Exemption, Section 15301

Staff Reference: Laurel O'Halloran, Associate Planner

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

b. *Previously item 7c on the Regular Agenda*

Address: 1141 Presidio Boulevard

Permit Application: Architectural Permit 17-898

Project Description: To demolish an existing 1,039 square foot single story residence and construct a 2,600 square foot two story single family residence

Applicant/Owner: Robert Mein, Architect on behalf of Pete and Debra Mangan

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

CEQA Status: Categorical Exemption, Section 15301

Staff Reference: Laurel O'Halloran, Associate Planner

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

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

7. Regular Agenda

a. *Previously item 7d on the Regular Agenda*

Address: 725 Pine Avenue

Permit Application: Architectural Permit and Administrative Use Permit 17-968

Project Description: To allow the addition of 176 square feet on the first floor and a second story addition of 1,166 square feet to a single story 1,753 square foot residence with a 427 square foot garage for a total residence of 3,095 square feet.

To also allow the addition of a second Category 1 Accessory Structure consisting of a 84 square foot garden shed in the rear of the yard.

Applicant/Owner: Andrew and Rachel Hunter, owners

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

CEQA Status: Categorical Exemption, Section 15301

Staff Reference: Laurel O'Halloran, Associate Planner

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

Chair Steres opened the floor to public comments.

Andrew Hunter, owner, provided comment.

The Board discussed the project.

On a motion by Member Gunby, seconded by Member Lane, the Board voted

**5-0 to approve Architectural Permit and Administrative Use Permit 17-968.
Motion passed.**

b. Address: 108 20th Street

Permit Application: Architectural Permit, Variance Permit, and Tree Permit with Development #17-972

Project Description: To allow the demolition of a non-historic 740 square feet single-story single-family residence, to be replaced by a 2,681 gross square feet two-story single-family residence, with 1,640 square feet on the first floor and 832 square feet on the second floor. The Variance Permit would allow one (1) covered parking space and one (1) uncovered parking space rather than two (2) covered parking spaces. The Tree Permit with Development would allow the removal of a Protected Tree (15 inch Holly Tree) at the front of the property to be replaced with a Coast Live Oak Tree at the rear of the property, and to allow trimming to a Protected Tree (30 inch Oak Tree) at the rear of the property.

Applicant/Owner: Jeanne Byrne, FAIA, architect, on behalf of Robert May

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

CEQA Status: Categorical Exemption, Section 15303

Staff Reference: Wendy Lao, Associate Planner

Recommended Action: Receive report, hold public hearing, and recommend approval of AP VAR TPD #17-972 to the Planning Commission, with a condition of approval to reduce the gross floor area to the maximum of 2,700 square feet, per P.G.M.C. 23.26.060

Wendy Lao, Associate Planner, provided a staff report.

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

- Jeanne Byrne, architect, on behalf the owners, presented the project.
- Terry Winston, resident, expressed concerns about the project.
- Patricia Creese, resident, expressed concerns about the project.
- Daniel Davis, resident, expressed concerns about the project.
- Durward Young, 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 Edmonds, the Board voted 5-0 to recommend approval AP VAR TPD #17-972 to the Planning Commission with the following changes:

- 1) Clip upper story roof, and change from gable roof to hip roof**
- 2) Use obscure windows on the second story bathroom**
- 3) Provide a third parking space**

Motion passed.

8. Conceptual Design Review

- a. 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: 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
Staff Reference: Wendy Lao, Associate Planner
Recommended Action: Hold public hearing, review conceptual architectural plans, and provide comments.

Chair Steres opened the floor to public comments.

Members of the public provided comment.

The Chair closed the floor to public comments.

The Board discussed the project and provided comments.

9. Reports of ARB Members

None.

10. Reports of Council Liaison, Rudy Fischer

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

11. Staff Update

- a.** A Special December ARB meeting will be scheduled December 2017 due to the holidays.
- b.** The January ARB meeting is scheduled for January 23, 2018 and on the fourth Tuesday of the month thereafter.

12. Adjourned 6:38 pm.

APPROVED BY ARCHITECTURAL REVIEW BOARD

Sarah Boyle, Secretary

Date