



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING

4:00 p.m., December 13, 2016

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

1. Called to Order – 4pm

2. Roll Call

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

Architectural Review Board Members Absent: Larry Doocy, Jeff Edmonds

3. Approval of Minutes

- a. Approval of November 8, 2016 Minutes
Recommended Action: Approve as presented

On a motion by Member Gunby, seconded by Member Lane, the Board voted 4-0-2 (Members Doocy and Edmonds absent) to approve the November 8, 2016 ARB Minutes. Motion passed.

4. Public Comments

- a. Written Communications
None.
- b. Oral Communications
None.

5. Consent Agenda

- a. None

6. Items Continued or Withdrawn

- a. None

7. Regular Agenda

- a. **Address:** 896 Cannery Row, Pacific Grove (Also known as 886 Cannery Row, Monterey)

Permit Application: Architectural Permit, Historic Preservation Permit, and Administrative Use Permit (AP)(HPP)(AUP) 16-960

Description: For a property located at 896 Cannery Row, Pacific Grove (APN 001-017-001) and 886 Cannery Row, Monterey (APN 001-017-002) to allow a two-story, 33 feet and 11 inches high, 3,851 gross square feet addition for a veterinary lab and storage use, to an existing 44 feet and 10 inches high structure. A portion of the addition will be in the City of Pacific Grove, and a portion will be in the City of Monterey.

Applicant/Owner: Grace Lee/Monterey Bay Aquarium Foundation
Zoning/Land Use: C-V (Visitor Commercial) / OSI (Open Space Institutional)
CEQA Status: Categorical Exemption, Section 15303(c), Class 3, and Section 15331, Class 31
Staff Reference: Wendy Lao, Assistant Planner
Recommended Action: Final approval, subject to recommended findings and conditions.

Wendy Lao, Assistant Planner, provided a staff report.

The Chair opened the floor to public comments.

Steve Lion, Special Projects Manager at the Monterey Bay Aquarium Foundation, 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 Chair Steres, the Board voted 4-0-2 (Members Doocy and Edmonds absent) to approve Architectural Permit, Historic Preservation Permit, and Administrative Use Permit (AP)(HPP)(AUP) 16-960. Motion Passed.

b. Address: 472 Junipero Avenue

Permit Application: Architectural Permit, Historic Preservation Permit and Tree Permit with Development (AP)(HPP)(TPD) 16-988

Description: To allow the addition of 308 square feet to an existing 774 sf single-family residence, to also allow the addition of a 271 square foot detached garage for a total residence of 1,353 square feet. The Historic Preservation Permit would allow relief from the side yard setback requirements for the addition to the historic residence. The Tree Permit with Development would allow the removal of two Black Acacia trees as part of the proposed addition.

Applicant/Owner: Robert Douglas/Gary & Yuko Huber

Zoning/Land Use: R-1/ Medium Density 29 du/ac

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

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Final approval, subject to recommended findings and conditions.

Due to the netting and story poles not being up in time, this project was continued to the next ARB meeting on January 10, 2016.

8. New Business

a. None

9. Reports of ARB Members

Member Gunby informed the Board that the Planning Commission upheld ARB's approval of Architectural Permit (AP) 16-753 for 102 2nd St.

10. Reports of Council Liaison, Rudy Fischer

Councilmember Fischer informed the board that the City Council welcomed Nick Smith and Cynthia Garfield as the new Councilmembers, and stated that the Regional Board Liaisons will mostly remain the same.

Councilmember Fischer requested Board members to actively seek out candidates for various Board and Commission openings.

Councilmember Fischer informed the Board that the City Council will review the Local Coastal Program documents early next year, and that the Council will assess the City's membership of the Fort Ord Reuse Authority (FORA) due to its significant annual membership cost and pension liability.

Councilmember Fischer provided an update the groundbreaking of the Local Water Project and hiring of new police officers by the new Police Chief.

11. Staff Update

- a. **Local Coastal Program Update**
- b. **Metals Pollution in Stormwater Runoff Handout**

Anastazia Aziz, Senior Planner, informed the Board that the Planning Commission approved the Land Use and Implementation Plans at the December 8, 2016. Ms. Aziz added that the documents will be forwarded to the Coastal Commission for certification after the City Council reviews and adopts the documents.

Ms. Aziz also informed that Board about the Metals Pollution in Stormwater Runoff Handout.

12. Adjourned 4:48 p.m.

APPROVED BY ARCHITECTURAL REVIEW BOARD

Sarah Boyle, Secretary

Date