



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING

4:00 p.m., January 10, 2017

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

1. Called to Order at 4 p.m.

2. Roll Call

ARB Members Present: Larry Doocy, Jeff Edmonds, Michael Gunby, Rick Steres (Chair), one vacancy.

ARB Members Absent: Sarah Boyle, Tom Lane.

3. Approval of Minutes

- a. Approval of December 13, 2016 Minutes
Recommended Action: Approve as presented

On a motion by Member Gunby, seconded by Chair Steres, the Board voted 3-0-2-1 (Members Boyle and Lane absent, Member Doocy abstain) to approve the December 13, 2016 ARB Minutes. Motion failed.

The Board decided to approve the minutes at the next ARB meeting.

4. Public Comments

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

5. Consent Agenda

On a motion by Member Edmonds, seconded by Member Gunby, the Board voted 4-0-2 (Members Boyle and Lane absent) to move Item 6a (472 Junipero Ave) and Item 7b (779 Asilomar Boulevard) off the Regular Agenda to the Consent Agenda.

- a. **Address:** 472 Junipero Avenue (*previously item 6a*)
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.

- b. Address:** 779 Asilomar Boulevard. (APN 006-582-034) (*previously item 7b*)
Permit Application: Architectural Permit, Use Permit and Tree Permit with Development (AP)(UP)(TPD) 16-211
Description: To allow the second floor addition of 2,546 square feet to "Building C" located at the rear of the property for a total of a two-story 5,082 gross square feet building, and to also allow "Building F" the removal of two guest units to be replaced with a larger breakfast room and laundry room. The total number of guest units will remain at 19 and there will be no net increase in number of guest units. The Tree Permit with Development would allow the trimming of two Monterey Cypress trees as part of the proposed addition.
Applicant/Owner: Ed Rinehart, architect, on behalf of Prakash Babu, owner
Zoning/Land Use: R-3-M / VA/MDR 17.4 DU/ac
CEQA Status: Categorical Exemption, Section 15301(e)(2), Class 1
Staff Reference: Wendy Lao, Assistant Planner
Recommended Action: Receive report, hold public hearing, and recommend approval of AP, UP and TPD 16-211 to the Planning Commission, based on the findings and subject to the staff-recommended conditions.

On a motion by Member Gunby, seconded by Member Edmonds, the Board voted 4-0-2 (Members Boyle and Lane absent) to approve Consent Agenda as modified.

6. Items Continued or Withdrawn

- a. Upon request by Chair Steres, this item was moved to 5a on the Consent Agenda**
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.

7. Regular Agenda

- a. Address:** 213 Granite Avenue
Permit Application: Architectural Permit And Historic Preservation Permit (AP)(HPP) 16-1004

Description: To allow the removal of the non-historic garage and the addition of a new 570 sf garage, to also allow the addition of 210 sf to connect the garage to the existing 1643 sf historic single-family residence for a total residence of 2,349 square feet. The Historic Preservation Permit would allow relief from the side yard setback requirements for the addition to the historic residence.

Applicant/Owner: Hunter Eldridge/Ben & Heather Lazare

Zoning/Land Use: R-1/Medium Density 17.4 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.

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

The Chair opened the floor to public comments.

Hunter Eldridge, architect, spoke in favor of the project.

The Chair closed the floor to public comments.

The Board discussed the project, and asked clarification questions from the architect.

On a motion by Chair Steres, seconded by Member Edmonds, the Board voted 4-0-2 (Members Boyle and Lane absent) to refer the project back to the owner and architect for re-design and that the architect submit revised plans to the City by February 2, 2017 for consideration at the February 14, 2017 regular ARB meeting. Motion passed.

Ms. O'Halloran offered to discuss with the owner and architect if story poles and netting will need to be redone in the event of increased massing.

b. Upon request by Member Edmonds, this item was moved 5b on the Consent Agenda.

Address: 779 Asilomar Boulevard. (APN 006-582-034)

Permit Application: Architectural Permit, Use Permit and Tree Permit with Development (AP)(UP)(TPD) 16-211

Description: To allow the second floor addition of 2,546 square feet to "Building C" located at the rear of the property for a total of a two-story 5,082 gross square feet building, and to also allow "Building F" the removal of two guest units to be replaced with a larger breakfast room and laundry room. The total number of guest units will remain at 19 and there will be no net increase in number of guest units. The Tree Permit with Development would allow the trimming of two Monterey Cypress trees as part of the proposed addition.

Applicant/Owner: Ed Rinehart, architect, on behalf of Prakash Babu, owner

Zoning/Land Use: R-3-M / VA/MDR 17.4 DU/ac

CEQA Status: Categorical Exemption, Section 15301(e)(2), Class 1

Staff Reference: Wendy Lao, Assistant Planner

Recommended Action: Receive report, hold public hearing, and recommend approval of AP, UP and TPD 16-211 to the Planning Commission, based on the findings and subject to the staff-recommended conditions.

8. New Business
None.

9. Reports of ARB Members
None.

10. Reports of Council Liaison, Rudy Fischer
None.

11. Staff Update
a. Local Coastal Program Update

Anastazia Aziz, Senior Planner provided an updated on the Local Coastal Program.

Ms. Aziz added that based on a request by the Historic Resources Committee (HRC), Scenic Resources of the Land Use Plan will be discussed at the next HRC meeting.

Member Gunby requested that staff inform ARB members in the event an Administrative Design Change (ADC) is approved for an sARB-approved project.

12. Adjourned at 5:10 p.m.

APPROVED BY ARCHITECTURAL REVIEW BOARD

Sarah Boyle, Secretary

Date