



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING

4:00 p.m., June 13, 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: Larry Doocy, Jeff Edmonds, Michael Gunby, Tom Lane, Rick Steres (Chair), one vacancy.

Architectural Review Board Members Absent: Sarah Boyle

3. Approval of Agenda

On a motion by Member Gunby, seconded by Vice-Chair Edmonds, the Board voted 5-0-1 (Member Boyle absent) to approve the Agenda. Motion passed.

4. Approval of Minutes

a. Approval of May 9, 2017 Minutes

Recommended Action: Approve as presented

On a motion by Member Gunby, seconded by Vice-Chair Edmonds, the Board voted 5-0-1 (Member Boyle absent) to approve the agenda. Motion passed.

5. Public Comments

a. Written Communications

None.

b. Oral Communications

None.

6. Consent Agenda

a. **Description:** Deletion of Architectural Review Board Rules and Procedures

CEQA Status: Does not constitute a “Project” under CEQA Guidelines

Staff Reference: Anastazia Aziz, AICP, Senior Planner

Recommended Action: Information only.

On a motion by Member Gunby, seconded by Member Doocy, the Board voted 5-0-1 (Member Boyle absent) to approve the Consent Agenda. Motion passed.

7. Items Continued or Withdrawn

None.

8. Regular Agenda

a. Address: 421 Laurel Avenue

Permit Application: Use Permit (UP) and Architectural Permit (AP) 17-501

Description: To allow the addition of 376.5 square feet in the rear of an existing 1,211 square foot single family residence on the historic resources inventory including the addition of a new 200 square foot wood deck to also allow the demolition of the existing substandard 2-car legal non-conforming garage and to rebuild the garage to a standard 2-car garage for a total residence of 1,643 square feet.

Applicant/Owner: Jeanne Byrne, FAIA Architect, on behalf of Atsuko Kiuchi-Fagerness, owner

Zoning/Land Use: R-2/High Density 29.0 du/ac

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

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Receive report, hold public hearing, and provide recommendations for UP/AP 17-501 to the Planning Commission, based on the findings and subject to the staff-recommended conditions.

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

The Chair opened the floor to public comments.

Lori Mannel, neighbor at 305 Carmel Ave, spoke in favor of the project.

Jeanne Byrne, FAIA Architect, represented the project.

The Chair closed the floor to public comments.

The Board discussed the project.

On a motion by Vice-Chair Edmonds, seconded by Member Gunby, the Board voted 5-0-1 (Member Boyle absent) to recommend the Planning Commission approve Use Permit (UP) and Architectural Permit (AP) 17-50.

Motion passed.

b. Address: 859 Maple Street

Permit Application: Architectural Permit #17-415

Project Description: To allow the removal of a 522 square feet detached garage to be rebuilt with a 273 square feet detached garage, and to allow the single-story residence of 1,221 square feet to add a single-story addition of 766 square feet, which will create a total of a 1,987 square feet single-story single-family residence with a detached garage of 273 square feet. A condition of approval requires the detached garage to be lowered to 11.5 feet height, not to exceed the height of the existing garage.

Applicant/Owner: Glenn E. Warner, architect/Lyle Somerton, owner

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

Assessor's Parcel Number (APN): 006-634-021

Historic Resources Inventory: Yes

CEQA Status: Categorical Exemption, Section 15303, Class 3; and Section 15331, Class 31

Staff Reference: Wendy Lao, Assistant Planner

Recommended Action: Approve, subject to recommended findings and conditions, including lowering the garage height to 11.5' height.

Wendy Lao, Assistant Planner, provided a staff report.

The Chair opened the floor to public comments.

Glenn E. Warner, architect, spoke in favor of the project.

Roger Thomas, neighbor at 861 Maple St, spoke in opposition of the project.

Amber Fischer, neighbor at 907 Walnut St, spoke in opposition of the project.

The Chair closed the floor to public comments.

The Board discussed the project.

On a motion by Member Lane, seconded by Member Gunby, the Board voted 5-0-1 (Member Boyle absent) to approve Architectural Permit #17-415 with the following conditions:

- 1) Fence in the rear of the residence be repaired; and
- 2) Height of the garage is reduced to 11.5 feet.

Motion passed.

c. **Address:** 648 Pine Avenue

Permit Application: Architectural Permit (AP) 16-1068

Description: To rebuild the main floor including an addition of 31 square feet to also allow an upper floor addition of 887 square feet including a 218 square feet balcony for a total residence of 3,744 square feet

Applicant/Owner: Aaron Tollefson/Anthony & Heidi Payan

Zoning/Land Use: R-4

Historic Resources Inventory: No

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

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.

The Chair opened the floor to public comments.

Aaron Tollefson, Applicant, presented the project.

The Chair closed the floor to public comments.

The Board discussed the project.

On a motion by Vice-Chair Edmonds, seconded by Member Doocy, the Board voted 5-0-1 (Member Boyle absent) to approve Architectural Permit (AP) 16-1068 with the following condition:

1) The stairs and balcony on the East side must be removed from the plans.

Motion passed.

d. Address: 400 Grove Acre Avenue

Permit Application: Architectural Permit #17-347

Project Description: To allow a second-story addition of 905 square feet, to an existing single-story residence of 1,594 square feet, to create a total of a 2,499 square feet two-story single-family residence. The project also proposes a partial vegetated roof of 486 square feet.

Applicant/Owner: Casey & Allison Lyon, property owners

Zone District/ Land Use: R-1-B-3/Low Density to 5.4 DU/ac

Assessor's Parcel Number (APN): 006-421-024

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

Staff Reference: Wendy Lao, Assistant Planner

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

Wendy Lao, Assistant Planner, provided a staff report.

The Chair opened the floor to public comments.

Casey Lyon, owner, spoke in favor of the project.

Paul Linhardt, neighbor at 402 Grove Acre Ave, expressed concerns regarding their privacy.

The Chair closed the floor to public comments.

The Board discussed the project.

On a motion by Member Gunby, seconded by Vice-Chair Edmonds, the Board voted 3-2-1 (Chair Steres and Member Doocy oppose, Member Boyle absent) to approve Architectural Permit #17-347. Motion failed.

On a motion by Member Gunby, seconded by Member Doocy, the Board voted 5-0-1 (Member Boyle absent) to continue the project to the July 11, 2017 meeting. Motion passed.

e. Address: 709 17 Mile Drive

Permit Application: Architectural Permit (AP) 17-438

Description: To allow a 1st floor addition of 1,314 square feet including a 495 square foot 2 car garage and a 2nd floor addition of 402 square feet to an existing single story 614 square foot residence for a total two story residence of 2,330 square feet.

Applicant/Owner: Terry Latasa Architect, on behalf of Quentin & Cathy Rose, owners

Zoning/Land Use: R-3-B-3/Medium Density 17.4 du/ac

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

Facilities

Staff Reference: Laurel O'Halloran, Associate Planner

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

Due to an error in the public notice, the project at 709 17 Mile Drive was not discussed.

9. New Business

None.

10. Reports of ARB Members

Member Gunby provided an update on the 2017 Heritage House Awards, and stated that 872 Laurel Ave which sought architectural approval from the ARB was awarded a Bronze Award for preservation.

Chair Steres provided an update on the Mansionization Sub-Committee meeting.

11. Reports of Council Liaison

Councilmember Peake reminded the ARB that subjects they would like to discuss need to be agendized so the public has the opportunity to listen and weigh in. He also provided an updated on the last City Council meeting and informed the Board that the City Council's meeting on Short Term Rentals is tentatively scheduled for June 28, 2017.

12. Staff Update

None.

13. Adjourned at 5:50 p.m.

APPROVED BY ARCHITECTURAL REVIEW BOARD

Sarah Boyle, Secretary

Date