



# MINUTES

## CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD SPECIAL MEETING

5:00 p.m., July 18, 2017

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

**1. Called to Order – 5:06 pm**

**2. Roll Call**

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

**3. Approval of Agenda**

**On a motion by Member Gunby, seconded by Vice-Chair Edmonds, the Board voted 6-0 to approve the Agenda. Motion passed.**

**4. Approval of Minutes**

- a. Approval of June 11, 2017 Minutes

**Recommended Action:** Approve as presented

**On a motion by Member Lane, seconded by Member Gunby, the Board voted 5-0-1 (Member Boyle absent) to approve the June 11, 2017 minutes. Motion passed.**

**5. Public Comments**

- a. Written Communications

**None.**

- b. Oral Communications

**None.**

**6. Consent Agenda**

- a. **Address:** 1342 Jewell Avenue

**Permit Application:** Architectural Permit (AP) 17-548

**Description:** To allow design changes from Architectural Permit 13-040 approved by the Architectural Review Board May 13, 2014

**Applicant/Owner:** Mary and Michael Carp

**Zoning/Land Use:** R-1-B-4/Low Density 5.4 du/ac

**CEQA Status:** MND/IS adopted by the ARB May 13, 2014

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

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

- b. **Address:** 303 11<sup>th</sup> Street

**Permit Application:** Architectural Permit (AP) 17-601

**Description:** To allow the addition of a new second story balcony and french doors and to remove an existing second story balcony.

**Applicant/Owner:** Bill Westphal, on behalf of owner  
**Zoning/Land Use:** R-2/High Density 29.0 du/ac  
**Historic Resources Inventory:** No  
**CEQA Status:** Categorical Exemption, Section 15301(e), Class 1, Existing Facilities  
**Staff Reference:** Laurel O'Halloran, Associate Planner  
**Recommended Action:** Approve, subject to recommended findings and conditions.

c. **Address:** 363 Hillcrest Ave

**Permit Application:** Architectural Permit, Use Permit, & Tree Permit with Development #17-433

**Project Description:** To allow a two-story addition of 847 square feet, to an existing single-story residence of 1,002 square feet, to create a total of a two-story single-family residence of 1,849 gross square feet. A Use Permit allows the main residence to maintain the legal non-conforming setbacks. A Tree Permit with Development allows the pruning of a 14 inch diameter Monterey Pine tree, and the removal of dead limbs and root pruning of a 22 inch diameter Oak tree.

**Applicant/Owner:** Anatoly Ostretsov, architect, on behalf of Stacy Strength & Denton Rohrbough, owners

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

**Historic Resources Inventory:** No

**Coastal Zone:** Yes

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

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

**Recommended Action:** Recommend approval to the Planning Commission, subject to recommended findings and conditions.

Upon request by Member Doocy, item 6a was moved to the Regular Agenda.

**On a motion by Member Gunby, seconded by Vice-Chair Edmonds, the Board voted 6-0 to approve items 6b and 6c on the Consent Agenda and move item 6a to the Regular Agenda.. Motion passed.**

7. **Items Continued or Withdrawn**

a. **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.

Item continued from June 13, 2017 meeting.

Wendy Lao, Assistant Planner, stated that there was no new staff report as this item was continued from the June 11, 2017 meeting because the motion failed. Ms. Lao added that since last ARB meeting, staff has received two public comments from neighbors in opposition of the project and one public comment from the architect regarding new renderings from the architect.

The Chair opened the floor to public comments.

Jeff Barrett, project architect, presented the revised project proposal and renderings.

Scott Hudson, neighbor at 385 Grove Acre Ave, spoke in favor of the project.

Paul Linhardt, neighbor at 402 Grove Acre Ave, expressed concerns about the bedroom window.

Mitchell Hoadley, neighbor at 375 Grove Acre Ave, spoke in favor of the project.

Craig Holdren, architect for another project, supported the architectural design.

The Chair closed the floor to public comments.

**On a motion by Member Gunby, seconded Vice-Chair Edmonds, the Board voted 6-0 to approve Architectural Permit #17-347 with the following condition:**

- 1) West-facing bedroom window be boxed or a side fin window to afford the neighbor to the south more privacy.**

**Motion passed.**

## **8. Regular Agenda**

*Members of the public are welcome to offer their comments on any of the following items after being recognized by the Chair. Presentations will be limited to three minutes, or as otherwise established by the Commission Chair. Persons are not required to give their name or address, but it is helpful for speakers to state their name in order that they are identified in the minutes.*

- a. This item was moved from 6a off the consent agenda*

**Address:** 1342 Jewell Avenue

**Permit Application:** Architectural Permit (AP) 17-548

**Description:** To allow design changes from Architectural Permit 13-040 approved by the Architectural Review Board May 13, 2014

**Applicant/Owner:** Mary and Michael Carp

**Zoning/Land Use:** R-1-B-4/Low Density 5.4 du/ac

**CEQA Status:** MND/IS adopted by the ARB May 13, 2014

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

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

The Chair opened the floor to public comments.

Mary Carp, owner, presented the project and spoke in favor of the project.

The Chair closed the floor to public comments.

**On a motion by Member Doocy, seconded by Member Gunby, the Board voted 6-0 to approve Architectural Permit (AP) 17-548. Motion passed.**

**b. 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.

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

The Chair opened the floor to public comments.

Terry Latasa, project architect, presented the project.

The Chair closed the floor to public comments.

The Board discussed the project.

**On a motion by Member Gunby, seconded Vice-Chair Edmonds, the Board voted 6-0 to approve Architectural Permit (AP) 17-438. Motion passed.**

**c. Address:** 906 Egan Avenue

**Permit Application:** Architectural Permit (AP) 17-629

**Description:** To allow the demolition of the existing residence and to build a 2,965 square foot residence.

**Applicant/Owner:** Mike and Norleen Clark

**Zoning/Land Use:** R-1 /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.

**Upon request by the applicant and due to incorrect story poles and netting, this item was continued to the August 8, 2017 ARB meeting.**

**d. Address:** 398 Calle De Los Amigos

**Permit Application:** Architectural Permit (AP) 17-075

**Project Description:** To allow a second-floor addition of 472 square feet directly over an existing single-floor garage, to create a total of a two-story 4,222 gross square feet single-family residence.

**Applicant/Owner:** Craig Holdren, Architect, on behalf of John & Wendy Evans, owners

**Zone District/ Land Use:** R-1-B-4/Low Density to 5.4 DU/ac

**Historic Resources Inventory:** No

**Coastal Zone:** Yes

**CEQA Status:** Addendum to Initial Study/Mitigated Negative Declaration, with Mitigation Monitoring Program

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

**Recommended Action:** Approve, subject to recommended findings and conditions, and adopt Addendum to Initial Study/Mitigated Negative Declaration, with Mitigation Monitoring Program

Wendy Lao, Assistant Planner, provided a staff report.

The Chair opened the floor to public comments.

Craig Holdren, architect, spoke in favor of the project.

Don Redgwick, neighbor at 1398 Pico Ave, spoke in favor of the project.

The Chair closed the floor to public comments.

The Board discussed the project.

**On a motion by Member Doocy, seconded by Member Gunby, the Board voted 6-0 to approve Architectural Permit (AP) 17-075. Motion passed.**

**9. New Business**

**None.**

**10. Reports of ARB Members**

**None.**

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

Councilmember Fischer provided an updated on the last City Council meeting

**12. Staff Update**  
None.

**13. Adjourned 6:30 p.m.**

APPROVED BY ARCHITECTURAL REVIEW BOARD

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Sarah Boyle, Secretary

\_\_\_\_\_  
Date

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