



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD SPECIAL MEETING

3:00 p.m., February 14, 2017

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

1. Called to Order – 3pm

2. Roll Call

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

3. Approval of Minutes

a. Approval of December 13, 2016 Minutes

Recommended Action: Approve as presented

On a motion by Member Gunby, seconded by Member Edmonds, the Board voted 5-0-0-1 (Member Doocy abstain) to approve the December 13, 2016 ARB Minutes. Motion passed.

b. Approval of January 10, 2017 Minutes

Recommended Action: Approve as presented

On a motion by Member Gunby, seconded by Member Edmonds, the Board voted 4-0-0-2 (Members Boyle and Lane abstain) to approve the January 10, 2017 ARB Minutes. Motion passed.

4. Public Comments

a. Written Communications

None.

b. Oral Communications

None.

5. Consent Agenda

a. Address: 896 Cannery Row

Permit Application: 17-87

Description: to enlarge the rolling gate to the Pacific Grove Aquarium parking lot from 12' wide to 18' wide; to also remove and replace a portion of the curb-cut and move the light fixture to accommodate the wider gate opening. Per P.G.M.C. 23.70.060(c)(2).

Applicant/Owner: Daryl Hawkins/Monterey Bay Aquarium

Zoning/Land Use: C-V/Visitor Commercial District

CEQA Status: Exempt

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 6-0-0 to approve the Consent Agenda as presented. Motion passed.

6. Items Continued or Withdrawn

None.

7. Regular Agenda

a. Address: 430 Pine Avenue

Permit Application: Architectural Permit (AP) and Historic Preservation Permit (HPP) #16-993

Description: To allow an existing 2-story 1,661 gross sq. ft. historic residence and 363 sq. ft. detached garage to demolish a 53 sq. ft. covered porch on the rear lower story and exterior stairs, to be replaced with a 113 sq. ft. addition on the lower story, and to add a 100 sq. ft. cantilevered addition to the upper story at the rear of the property, and to allow new exterior wooden stairs, for a total of a 2-story 1,874 gross sq. ft. single-family residence and a 363 sq. ft. detached garage.

Applicant/Owner: James Newhall Smith, architect, on behalf of Barbara Lebeck, owner

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

Historic Resources Inventory: Yes

CEQA Status: Categorical Exemption, Section 15301, Class 1; 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.

James Smith, project architect, spoke in favor of the project.

The Chair closed the floor to public comments.

The Board discussed the project.

On a motion by Member Edmonds, seconded by Member Boyle, the Board voted 6-0-0 to approve Architectural Permit (AP) and Historic Preservation Permit (HPP) #16-993. Motion Passed.

b. Address: 100 Country Club Gate

Permit Application: Sign Permit #17-006

Description: To allow a halo lit illuminated white face channel letter sign of 26.88 sq. ft. on the east elevation fronting Forest Avenue to read "Starbucks", to allow an illuminated logo sign of 19.64 sq. ft. (5' diameter) on the south elevation fronting David Avenue, and an illuminated legal non-conforming pole sign with a logo of 19.6 sq. ft.

Applicant/Owner: Superior Electrical Advertising, Inc., on behalf of Richard, Sharon, and Mildred Chackerian, owners
Zoning/Land Use: C-FH(Commercial-Forest Hill) / Commercial
Historic Resources Inventory: No
CEQA Status: Categorical Exemption, Section 15301(e)(1), Class 1
Staff Reference: Wendy Lao, Assistant Planner
Recommended Action: Final approval of halo lit channel letter sign on east elevation fronting Forest Avenue and legal non-conforming pole sign, and discuss and consider alternative illumination for logo sign on south elevation fronting David Avenue.

Wendy Lao, Assistant Planner, provided a staff report.

The Chair opened the floor to public comments.

Laura Kulis, Senior Design Manager for Starbucks spoke in favor of the project.

The Chair closed the floor to public comments.

The Board discussed the project.

On a motion by Member Boyle, seconded by Member Edmonds, the Board voted 6-0-0 to approve the Sign Permit #17-006 as submitted with the most current revision of having the pole sign match the building sign with the painted green routed-out aluminum background. Motion Passed.

c. **Address:** 610 19th Street

Permit Application: Architectural Permit (AP), Historic Preservation Permit (HPP), and Tree Permit with Development (TPD) #17-049

Description: To allow an existing 1.5 story 925 sq. ft. historic residence to demolish 85 sq. ft. of existing living space and 41 sq. ft. of wooden deck, and to add 718 sq. ft. first story and 108 sq. ft. upper story to the rear of the residence, for a total of a 1,751 gross sq. ft. 1.5 story single family residence with an existing 571 sq. ft. detached garage/play area. Pruning of a 36" diameter oak tree's crown and root system for less than 25% of its overall area may be allowed. The Historic Preservation Permit would allow relief for the front yard and rear yard setbacks.

Applicant/Owner: Rick Steres, architect, on behalf of Mario & Michaila Bertolucci, owners

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

Historic Resources Inventory: Yes

CEQA Status: Categorical Exemption, Section 15301, Class 1; and Section 15331, Class 31

Staff Reference: Wendy Lao, Assistant Planner

Recommended Action: Final approval, subject to recommended findings and conditions. Consider and discuss lowering the addition's gable roof by 2' from its highest peak.

Chair Steres and Member Doocy recused due to legal conflicts of interest.

Vice Chair Edmonds introduced the project.

Wendy Lao, Assistant Planner, provided a staff report.

The Chair opened the floor to public comments.

Rick Steres, project architect, spoke in favor of the project.

David Deyerle, neighbor on the Northside of the property, spoke in opposition of the project.

Mario Bertolucci, owner, spoke in favor of the project.

Linda Pagnela, neighbor, spoke in favor of the project.

Vice Chair Edmonds closed the floor to public comments.

The Board discussed the project.

On a motion by Member Gunby, seconded by Member Boyle, the Board voted 3-1-0-2 (Member Lane oppose, Chair Steres and Member Doocy recuse) to approve Architectural Permit (AP), Historic Preservation Permit (HPP), and Tree Permit with Development (TPD) #17-049 with staff's recommendation of adding privacy screens along both property lines.

Motion Passed.

d. Address: 648 Pine Avenue

Permit Application: Architectural Permit And Historic Preservation Permit (AP)(HPP) 16-1004

Description: To allow a first floor addition of 42 sf and a second floor addition of 50 sf to a 2,608 sf residence for a total residence of 2,682, to also rebuild the exterior of the structure with a new roof, new windows and doors and new brick veneer siding.

Applicant/Owner: Aaron Tollefson/Anthony & Heidi Payan

Zoning/Land Use: R-4

Historic Resources Inventory: Yes

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.

Aaron Tollefson, project architect, spoke in favor of the project.

Donald Murphy, resident, expressed concerns over the brick façade and its compatibility with the neighborhood and Architectural Design Guidelines.

The Chair closed the floor to public comments.

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

On a motion by Member Gunby, seconded by Member Edmonds, the Board voted 6-0-0 to refer the project back to the architect for re-design and that the architect submits revised plans to the City for consideration at the March 14, 2017 regular ARB meeting. Motion passed.

e. **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

Historic Resources Inventory: Yes

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.

On a motion by Member Doocy, seconded by Member Gunby, the Board voted 6-0-0 to approve Architectural Permit And Historic Preservation Permit (AP)(HPP) 16-1004. Motion passed.

8. New Business

a. Sub-committee to work with the Planning Commission

Laurel O'Halloran, Associate Planner, requested the Board if two members would be willing to work with two members of the Planning Commission to discuss how to avoid over mass large homes.

Chair Steres and Member Doocy offered to participate in the Subcommittee meetings.

9. Reports of ARB Members

None.

10. Reports of Council Liaison, Rudy Fischer

Councilmember Fischer provided an update on last City Council meeting. Councilmember Fischer also informed the Board regarding the February 21st Mayor's State of the City Address and the City Council's March 1st meeting on the Local Coastal Program.

11. Staff Update

- a. Local Coastal Program Update**
- b. California Preservation Foundation Workshop**

Anastazia Aziz, Senior Planner, informed the Board about the City Council's March 1st meeting on the Local Coastal Program. Ms. Aziz also informed the Board regarding the two California Preservation Foundation workshops on March 8, 2017 and April 22, 2017.

Anastazia Aziz also stated staff was directed to revise Title 3 - Boards and Commissions, and Title 23 - Zoning, and consolidate language regarding the formation and duties of the HRC from Title 23 to Title 3.

The Chair opened the floor to public comments.

Ms. Lisa Ciani, resident, provided comments on Scenic Resources of the Local Coastal Program.

Chair Steres requested Ms. Ciani to submit her comments to the Board and staff.

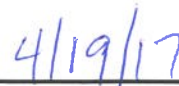
The Chair closed the floor to public comments.

12. Adjourned 5:14 p.m.

APPROVED BY ARCHITECTURAL REVIEW BOARD



Sarah Boyle, Secretary



Date