



## NOTICE OF PUBLIC HEARING

# CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING AGENDA

4:00 p.m., May 9, 2017

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

*Copies of the agenda packet, and materials related to an item on the agenda submitted after distribution of the agenda packet, are available for review at the Pacific Grove Library located at 550 Central Avenue and the CEDD counter in City Hall at 300 Forest Avenue, Pacific Grove from 8 a.m. – 12 p.m. and 1 p.m. – 5 p.m., Monday through Thursday; and on the internet at [www.cityofpacificgrove.org/arb](http://www.cityofpacificgrove.org/arb)*

### 1. Call to Order – 4:00 pm

### 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 Agenda

### 4. Approval of Minutes

#### a. [Approval of April 11, 2017 Minutes](#)

**Recommended Action:** Approve as presented

### 5. Public Comments

#### a. Written Communications

*Communications relevant to ARB jurisdiction, but not related to a matter on this agenda, are attached under this agenda item.*

#### b. Oral Communications

*Comments from the audience will not receive ARB action. Comments must deal with matters subject to the jurisdiction of the ARB and will be limited to three minutes. Comments regarding agenda items shall be heard at the time such items are called. Whenever possible, letters should be submitted to the ARB in advance of the meeting.*

### 6. Consent Agenda

#### a. [Address: 167 Central Ave, Pacific Grove, CA 93950](#)

**Permit Application:** Architectural Permit (AP) 17-399

**Description:** To allow exterior changes, including the alteration of existing stairs to L-shape with cable railings, replacement of storefront windows with bronze aluminum frame and clear glass, and new doors. There is no change to gross floor area or coverage.

**Applicant/Owner:** Douglas Roberts, AIA, JHW Architects, on behalf of Gerda Marotta Trust, owners

**Zoning/Land Use:** C-1/Commercial

**CEQA Status:** Categorical Exemption, Section 15301, Existing Facilities, and Section 15303, New Construction or Conversion of Small Structures

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

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

b. [Address: 124 17<sup>th</sup> Street, Pacific Grove, CA 93950](#)

**Permit Application:** Architectural Permit (AP) 17-301

**Description:** To allow exterior changes, including the addition of two windows on the front elevation, the addition of three skylight windows on the north roof pitch, the replacement of aluminum windows with wood windows keeping with existing dimensions, and replacement of damaged shingle siding with in-kind material. There is no change to gross floor area, coverage, or dimensions.

**Applicant/Owner:** Alisa and Alan Boehme, owners

**Zoning/Land Use:** R-3-PGR/High Density to 29.0 DU/ac

**CEQA Status:** Categorical Exemption, Section 15331, Historical Resource Restoration/Rehabilitation

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

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

7. **Items Continued or Withdrawn**

None.

8. **Regular Agenda**

*Members of the public are welcome to off 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. [Address: 413 Wood Street](#)

**Permit Application:** Use Permit (UP) and Administrative Architectural Permit (AAP) 17-277

**Description:** For an existing single-story residence of 766 square feet with zero parking spaces, to allow a single-story addition of 435.5 square feet, and to increase parking spaces by providing one uncovered parking space, to create a total of a single-story residence of 1,201.5 gross square feet with one uncovered parking space

**Applicant/Owner:** Terry Wilson, architect, on behalf of Sandra & Garrett Jones, owners

**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:** Wendy Lao, Assistant Planner

**Recommended Action:** Receive report, hold public hearing, and provide recommendations for UP AAP #17-277 to the Planning Commission, based on the findings and subject to the staff-recommended conditions.

b. **Election of Officers.**

9. **New Business**

None.

**10. Reports of ARB Members**

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

**12. Staff Update**

**13. Adjournment**

**a. Next ARB meeting is scheduled for June 13, 2017**

*The City of Pacific Grove does not discriminate against persons with disabilities. City Hall is an accessible facility. A limited number of devices are available to assist those who are deaf or hard of hearing.*

**GENERAL NOTICE**

- Please note that Section 65009(b)(2) of the California Government Code provides that legal challenges to the City's action on a project may be limited to only those issues raised in testimony during the public hearing process.

**NOTICE TO APPLICANTS**

- **Appearance by Applicant/Representative:** Applicants or their representatives must be present at the meeting for which their item, including those items on the Consent Agenda, is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. The item may be denied if continuance is not requested.
- **Appeals and Appeal Period:** Decisions rendered may be appealed using a form available at the CDD. The appeal form, plus an appeal fee, must be filed with the CDD within 10 days of the action.
- **Judicial Time Limits:** This serves as written notice that Pacific Grove Municipal Code (PGMC) §1.20.010 incorporates §1094.6 of the Code of Civil Procedure of the State of California and provides a ninety-day limitation for judicial review of any final administrative decision by the council, or any board, commissioner, or officer of the city.