



## MINUTES

# CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING

4:00 p.m., May 9, 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: Sarah Boyle, Larry Doocy, Jeff Edmonds, Michael Gunby, Tom Lane, Rick Steres (Chair). One vacancy.

**3. Election of Officers**

Upon request by Laurel O'Hallaron, Associate Planner, the Board moved item 8b, Election of Officers, from Regular Agenda.

The Board held election of officers.

**On a motion by Member Edmonds, seconded by Member Lane the Board voted 6-0 to nominate Member Steres for Chair. Motion passed.**

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

**On a motion by Member Doocy, seconded by Chair Steres the Board voted 6-0 to nominate Member Bolye for Secretary. Motion passed.**

**4. Approval of Agenda**

Member Doocy requested to move item 7a from the Consent Agenda to the Regular Agenda.

Chair Steres requested to move item 7b from the Consent Agenda to the Regular Agenda.

**On a motion by Member Gunby, seconded by Member Boyle the Board voted 6-0 to approve the agenda as modified. Motion passed.**

**5. Approval of Minutes**

**a. Approval of April 11, 2017 Minutes**

**Recommended Action:** Approve as presented

**On a motion by Member Gunby, seconded by Chair Steres the Board voted 5-0-1 (Member Edmonds Abstain) to approve minutes of the April 11, 2017 ARB meeting. Motion passed.**

**6. Public Comments**

**a. Written Communications**

None.

- b. Oral Communications  
None.

7. 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.

Upon request by Member Doocy and Chair Steres, both items on the Consent Agenda were moved to Regular Agenda.

8. Items Continued or Withdrawn

None.

9. Regular Agenda

- a. *This item was moved from 7a on the Consent Agenda*  
**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.

The Chair opened the floor to public comments.

Douglas Roberts, AIA, JHW Architects spoke in favor of the project and clarified that the stairs meet Building Code requirements.

The Chair closed the floor to public comments.

The Board discussed the project.

**On a motion by Chair Doocy, seconded by Member Gunby, the Board voted 6-0 to approve Architectural Permit (AP) 17-399. Motion passed.**

**b. *This item was moved from 7b on the Consent Agenda***

**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.

Chair Steres questioned the windows.

Wendy Lao, Assistant Planner, responded to Chair Steres's question regarding windows.

Alisa Boehme, owner, spoke in favor of the project.

Seth Bergstein, historian, spoke in favor of the project.

**On a motion by Chair Lane, seconded by Member Gunby, the Board voted 6-0 to approve Architectural Permit (AP) 17-301. Motion passed.**

**c. **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.

Wendy Lao, Assistant Planner, provided a staff report.

The Chair opened the floor to public comments.

Terry Wilson, architect, spoke in favor of the project.

Garrett Jones, owner, spoke in favor of 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 Boyle, the Board voted 6-0 to approve Use Permit (UP) and Administrative Architectural Permit (AAP) 17-277. Motion passed.**

**d. Election of Officers**

This item was moved to Item 3 on the Agenda.

**10. New Business**

None.

**11. Reports of ARB Members**

None.

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

Councilmember Fischer provided an updated on the last City Council meeting. Councilmember Fischer stated that City of Pacific Grove has joined Monterey Bay Community Power. Councilmember Fischer also informed the Board that the City Council's meeting on Short Term Rentals is tentatively scheduled for May 17, 2017.

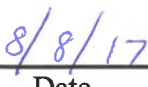
**13. Staff Update**

Laurel O'Halloran, Associate Planner, informed the Board on the forthcoming California Preservation Foundation workshop on "Going on the Offensive: Telling the True Story of Preservation Impact on Affordability" on May 11, 2017.

**14. Adjourned 4:50 p.m.**

APPROVED BY ARCHITECTURAL REVIEW BOARD

  
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Sarah Boyle, Secretary

  
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Date