



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD SPECIAL MEETING

4:00 p.m., December 18, 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, Jeff Edmonds, Michael Gunby, Tom Lane, Rick Steres (Chair), one vacancy.

ARB Member Absent: Rick Shekell

3. Approval of Agenda

Upon request by Chair Steres, both items 7a (*1315 Lincoln Ave*) and 7b (*201 3rd St*) were moved off the Regular Agenda to the Consent Agenda.

On a motion by Chair Steres, seconded by Member Boyle, the Board voted 5-0-1 (Member Shekell absent) to approve the Agenda as amended.

4. Approval of Minutes

a. Approval of October 10, 2017 Minutes

Recommended Action: Approve as presented

On a motion by Member Boyle, seconded by Member Lane, the Board voted 5-0-1 (Member Shekell absent) to approve the October 10, 2017 minutes as presented. Motion passed.

b. Approval of November 28, 2017 Minutes

Recommended Action: Approve as presented

On a motion by Member Gunby, seconded by Member Boyle, the Board voted 5-0-1 (Member Shekell absent) to approve the November 28, 2017 minutes with minor corrections. Motion passed.

5. Public Comments

a. Written Communications

None.

b. Oral Communications

None.

6. Consent Agenda

a. *Previously item 7a on the Regular Agenda*

Address: 1315 Lincoln Avenue

Permit Application: Architectural Permit 17-1029

Project Description: To allow the addition of 108 square feet on the first floor and a second story addition of 541 square feet to an existing single story 1,182 square foot residence for a total two story residence of 1,831 square feet, to also rebuild the existing carport into a garage.

Applicant/Owner: Joseph Rock, Architect on behalf of James and Rachel Bailey

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

CEQA Status: Categorical Exemption, Section 15301

Staff Reference: Laurel O'Halloran, Associate Planner

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

b. *Previously item 7b on the Regular Agenda*

Address: 201 3rd Street

Permit Application: Architectural Permit 17-1060

Project Description: To allow a property the expansion of 53 square feet to an existing 57 square feet second-story deck, and to allow a new second-story deck of 69 square feet, and to allow window changes on the north and west elevations.

Applicant/Owner: Aaron Tollefson, applicant, on behalf of Constance Bowie, owner

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

CEQA Status: Exemption, Guidelines Section 15301, Class 1, Existing Facilities

Staff Reference: Wendy Lao, Associate Planner

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

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

7. Regular Agenda

a. *This item was moved to the Consent Agenda*

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Project Description: To allow the addition of 108 square feet on the first floor and a second story addition of 541 square feet to an existing single story 1,182 square foot residence for a total two story residence of 1,831 square feet, to also rebuild the existing carport into a garage.

Applicant/Owner: Joseph Rock, Architect on behalf of James and Rachel Bailey

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

CEQA Status: Categorical Exemption, Section 15301

Staff Reference: Laurel O'Halloran, Associate Planner

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

b. *This item was moved to the Consent Agenda*

Address: 201 3rd Street

Permit Application: Architectural Permit 17-1060

Project Description: To allow a property the expansion of 53 square feet to an existing 57 square feet second-story deck, and to allow a new second-story deck of 69 square feet, and to allow window changes on the north and west elevations.

Applicant/Owner: Aaron Tollefson, applicant, on behalf of Constance Bowie, owner

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

CEQA Status: Exemption, Guidelines Section 15301, Class 1, Existing Facilities

Staff Reference: Wendy Lao, Associate Planner

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

8. Reports of ARB Members

None.

9. Reports of Council Liaison, Rudy Fischer

Councilmember Fischer provided an update on the following items:

1. Planning Commission approval of the project located at 108 20th St;
2. January 11, 2018 Planning Commission meeting on the Local Coastal Program;
3. Coastal Commission's review the revised Land Use Plan and Implementation Plan in February 2018;
4. CEDD's Façade Improvement Program; and
5. Housing Division's submittal of CDBG grant application to the State.

10. Staff Update

Staff reminded the Board that the next ARB meeting is scheduled for January 23, 2018 and on the fourth Tuesday of the month thereafter.

11. Adjourned at 4:23 p.m.

APPROVED BY ARCHITECTURAL REVIEW BOARD

Sarah Boyle, Secretary

Date