



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING

4:00 p.m., April 24, 2018

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 (Chair), Jeff Edmonds (Vice-Chair), Tom Lane (Secretary), Terrence Coen, Rick Shekell,

Members Absent: Jen Veitengruber and Michael Gunby

3. Approval of Agenda

On a motion by Member Boyle, seconded by Member Cohen, the Board voted 5-0-2 (Members Veitengruber and Gunby absent) to approve the agenda. Motion passed.

4. Approval of Minutes

- a. February 27, 2018
- b. March 27, 2018

On a motion by Member Lane, seconded by Member Shekell, the Board voted 5-0-2 (Members Veitengruber and Gunby absent) to approve the minutes with modifications by Staff. Motion passed.

5. Public Comments

- a. Written Communications
None.

- b. Oral Communications

Member Edmonds requested that Staff include water credit information on the project data sheet.

6. Consent Agenda

None.

7. Regular Agenda

- a. **Address: 301 Grand Avenue**

Permit Application: Architectural Permit 18-273

Project Description: Architectural Permit (AP) Application No. 18-273 to allow the construction of a new 8,931 square foot mixed use two-story structure consisting of 8 apartment units, retail, and a restaurant on the first floor

Applicant/Owner: Douglas Roberts, Architect, on behalf of Manal Masour and Dr. Ayman Adeet, owners.

Zone District/ Land Use: C-D/Commercial

CEQA Status: Categorical Exemption, Section 15332 Class 32, Infill
Staff Reference: Laurel O'Halloran, Associate Planner

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

The Chair opened the floor to public comments.

Douglas Roberts, architect, provided an overview of the proposed project.

Safwat Malek, owner representative, spoke in favor of the project and requested the Board to approve the project.

Carolyn Hill, neighbor, spoke in opposition to a potential future restaurant use on the site.

Heather Greg, neighbor, spoke in opposition to a potential future restaurant or a café use on the site.

Lisa Ciani, resident, spoke in opposition to the project.

Vicki McKee, resident, spoke in opposition to the project.

The Chair closed the floor to public comments.

On a motion by Member Edmonds, seconded by Member Boyle the Board voted 5-0-2 (Members Veitengruber and Gunby absent) to approve the project as proposed with the following conditions:

- 1) There shall be no smoking on-site during construction activities; and**
- 2) The City Arborist shall consult with both the owner and the neighbor regarding the tree replacement in the courtyard.**

Motion passed.

8. Reports of ARB Members

Chair Boyle stated that the training she attended by The League of California Cities was very informative.

9. Reports of Council Liaison, Rudy Fischer

None

10. Staff Updates

Wendy informed Board members and members of the community about the April 26th Community workshop on a Wireless project on Sunset drive near Pacific Grove High School.

Laurel O'Halloran announced she has resigned from the City and her last day with the City will be May 18, 2018.

11. Adjournment at 5:13 p.m.

APPROVED BY ARCHITECTURAL REVIEW BOARD

Tom Lane, Secretary

Date