



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING

4:00 p.m., August 28, 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 Michael Gunby, Tom Lane, Secretary, Terrence Coen, Rick Shekell, Jen Veitengruber

3. Approval of Agenda

On a motion by Member Gunby, seconded by Member Edmonds, the Board voted 7-0-0 to approve Agenda. Motion passed.

4. Approval of Minutes

a. June 26, 2018

On a motion by Member Lane, seconded by Member Shekell, the Board voted 7-0-0 to approve the June 26, 2018 minutes. Motion passed.

5. Public Comments

a. Written Communications

None.

b. Oral Communications

None.

6. Consent Agenda

a. **Address:** 398 Calle De Los Amigos

Permit Application: Architectural Permit 18-667

Project Description: To allow design changes to Architectural Permit #17-075, including to replace the 50 square foot second-story balcony with a 17.5 square foot bay window, and new gable to match existing roof, to create a total of a two-story, 4,189 gross square feet single-family residence.

Applicant/Owner: Craig Holdren, architect / John & Wendy Evans, owners

Zone District/ Land Use: R-1-B-4/Low Density to 5.4 DU/ac

CEQA Status: Exempt, CEQA Guidelines Section 15301, Class 1

Staff Reference: Wendy Lao, AICP, Associate Planner

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

b. Address: 607 Forest Avenue

Permit Application: Use Permit and Administrative Architectural Permit #17-1076

Project Description: To allow an office use in the existing residence, and to allow the removal of the existing 520 square foot detached garage, to be replaced by a new 417 square foot 2-car detached carport, and to also create 3 uncovered off-street parking spaces, creating a total of 5 off-street parking spaces.

Applicant/Owner: Douglas Roberts, AIA, architect, on behalf of Carie Broecker, owner, Peace of Mind Dog Rescue

Zone District/ Land Use: R-4/ PO/HDR

CEQA Status: Exempt, CEQA Guidelines Section 15303, Class 3

Staff Reference: Wendy Lao, AICP, Associate Planner

Recommended Action: Recommend approval to the Planning Commission, subject to staff-recommended findings and conditions.

c. Address: 1249 Lighthouse Avenue

Permit Application: Sign Permit #18-721

Project Description: To allow the removal of 2 existing signs, and to install 2 (two) 72 square foot monument signs of 4'-6" height by 16' width.

Applicant/Owner: Edna Quiaoit/Bill Perkins / Pacifica Lighthouse, LP

Zone District/ Land Use: R-3-M / VA/MDR

CEQA Status: Exempt, CEQA Guidelines Section 15311, Class 11

Staff Reference: Wendy Lao, AICP, Associate Planner

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

Geva Arcanin, Matt and Ping Schulz, and Rob Carswell requested pulling of item 6b (i.e. 607 Forest Ave) from the Consent Agenda in a letter dated August 26, 2018.

On a motion by Member Gunby, seconded by Member Lane, the Board voted 7-0-0 to pull item 6b (i.e. 607 Forest Ave) from the Consent Agenda and approve items 6a (i.e. 398 Calle De Los Amigos) and 6c (1249 Lighthouse Ave) on the Consent Agenda. Motion passed.

7. Regular Agenda

a. Address: 141 14th St

Permit Application: Sign Permit #18-637

Project Description: To allow the removal of the existing signs, and to install 2 (two) monument signs of 8'-4" height by approximately 5'-10" width.

Applicant/Owner: Charlie Hornisher / James E. McClerahen, Mayflower Church of Pacific Grove

Zone District/ Land Use: R-3-PGR / High Density to 29.0 DU/ac

CEQA Status: Exempt, CEQA Guidelines Section 15311, Class 11

Staff Reference: Wendy Lao, AICP, Associate Planner

Recommended Action: Approve, subject to staff-recommended findings and conditions, including to modify colors, materials, and direction of lighting.

Wendy Lao, AICP, Associate Planner, provided a Staff report.

The Chair opened the floor to public comments.

Charlie Hornisher, project applicant, presented the project.

Paul Davis, resident, supported the proposed project, however, asked if the lights could be changed to downward facing.

Lisa Ciani, resident, stated that the sign needs to be reflective of the historic character of the neighborhood.

The Chair closed the floor to public comments.

The Board discussed the item.

On a motion by Member Edmonds, seconded by Member Shekell, the Board voted 5-2-0 (Chair Boyle and Member Gunby dissent) to approve Sign Permit #18-637 subject to the following conditions:

- 1) Reduce the overall size of the sign by 25 percent; and**
- 2) Color of the circle to be off white and approved by staff.**

Motion passed.

b. Address: 1150 Lighthouse Ave

Permit Application: Sign Permit #18-722

Project Description: To allow the removal of the existing sign, and to install 1 (one) sign with a sculpture of 14' -6 ¾" height by 4' width.

Applicant/Owner: Edna Quiaoit/Bill Perkins / Pacifica Lighthouse, LP

Zone District/ Land Use: R-3-M / VA/MDR

CEQA Status: Exempt, CEQA Guidelines Section 15311, Class 11

Staff Reference: Wendy Lao, AICP, Associate Planner

Recommended Action: Consider Sign Permit Application #18-722 and approve, subject to staff-recommended findings and conditions, including a condition of approval to reduce sculpture height to 12' to be in compliance with the municipal code.

Wendy Lao, AICP, Associate Planner, provided a Staff report.

The Chair opened the floor to public comments.

Lisa Ciani, resident, stated that a rendering of the proposed sign may be helpful in the final approval of the project.

Bill Perkins, project applicant, clarified the Board's questions about the sign.

The Chair closed the floor to public comments.

The Board discussed the item.

On a motion by Member Lane, seconded by Member Edmonds, the Board voted 7-0-0 to approve Sign Permit #18-722. Motion passed.

c. *Previously item 6b on the Consent Agenda*

Address: 607 Forest Avenue

Permit Application: Use Permit and Administrative Architectural Permit #17-1076

Project Description: To allow an office use in the existing residence, and to allow the removal of the existing 520 square foot detached garage, to be replaced by a new 417 square foot 2-car detached carport, and to also create 3 uncovered off-street parking spaces, creating a total of 5 off-street parking spaces.

Applicant/Owner: Douglas Roberts, AIA, architect, on behalf of Carie Broecker, owner, Peace of Mind Dog Rescue

Zone District/ Land Use: R-4/ PO/HDR

CEQA Status: Exempt, CEQA Guidelines Section 15303, Class 3

Staff Reference: Wendy Lao, AICP, Associate Planner

Recommended Action: Recommend approval to the Planning Commission, subject to staff-recommended findings and conditions.

Wendy Lao, AICP, Associate Planner, provided a Staff report.

The Chair opened the floor to public comments.

Douglas Roberts, project architect, presented the project.

Carie Broecker, CEO at Peace of Mind Dog Rescue, addressed the Board in favor of the project.

Rob Carswell, resident, expressed concerns about the project and asked that the tandem parking must only be used for parking and that the doors be moved to the alley.

Geva Arcanin, resident, expressed concerns about the project and removal of the existing garage.

Allison Souza, Operations Manager at Peace of Mind Dog Rescue, spoke in favor of the project.

Matt Schulz, resident, expressed concerns about the project and stated that he was not notified about the site plans and asked the hearing be continued.

Carie Broecker, owner, clarified the Board's and previous speakers questions and points.

The Chair closed the floor to public comments.

The Board discussed the item.

On a motion by Member Gunby, seconded by Member Edmonds, the Board voted 7-0-0 to approve Administrative Architectural Permit #17-1076. Motion passed.

8. Reports of ARB Members

a. Architectural Review Guidelines for Downtown Commercial Buildings - Subcommittee

Member Gunby reported that the Subcommittee for the Downtown Commercial Design Guidelines Review met with Mark Brodeur, CEDD Director, to discuss the draft Downtown Commercial Design Guidelines. Member Gunby stated that the Subcommittee will hold another meeting in early September to further discuss the draft Guidelines and will discuss a community workshop for stakeholder input to be held sometime in October.

Chair Boyle provided an update on the August 28th HRI Advisory Group meeting, and the HRI Update process.

9. Reports of Council Liaison, Rudy Fischer

Councilmember Fischer informed the Committee regarding actions (including approval of the revised Hotel Durell project) taken by the City Council at its August 15, 2018 meeting.

Councilmember Fischer also informed Committee members regarding a few upcoming City Council items including consideration of an appeal of Planning Commission's approval of Use Permit #17-1111 to allow a new pole with a small-cell antenna and associated wireless telecommunications facility equipment.

Councilmember Fischer stated that the Candidates' Forum will be held on September 11, 2018, at 5:30 p.m. at the Community Center. Councilmember Fischer also provided an update on Car Week and the upcoming Pine Ave Corridor Improvement Community Workshop.

10. Staff Updates

Anastazia Aziz, AICP, Principal Planner, introduced the new Associate Planner, Alyson Hunter, and informed the Committee that Wendy Lao's last day of work with the City will be September 5, 2018.

11. Adjourned at 5:40 p.m.

APPROVED BY ARCHITECTURAL REVIEW BOARD



Tom Lane, Secretary



Date