



# MINUTES

## CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING

4:00 p.m., January 23, 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: Sarah Boyle, Jeff Edmonds, Michael Gunby, Tom Lane (leave at approximately 5:30 p.m.), Rick Steres (Chair), Rick Shekell, one vacancy.

**3. Approval of Agenda**

Upon request by Chair Steres, item 6b (503 Chestnut St) was moved from the Consent Agenda to the Regular Agenda.

The Board voted 6-0-0 to approve the Agenda as amended.

**4. Approval of Minutes**

**a. Approval of December 18, 2017 Minutes**

**Recommended Action:** Approve as presented

On a motion by Member Lane, seconded by Member Boyle, the Board voted 6-0-0 to approve the December 18, 2017 minutes as presented. Motion passed.

**5. Public Comments**

**a. Written Communications**

**None.**

**b. Oral Communications**

**None.**

**6. Consent Agenda**

**a. Address: 2 Moreland Avenue**

**Permit Application:** Architectural Permit 17-1125

**Project Description:** To allow a 16' x 4'6" composite wood panel sign with a base of manufactured stone veneer over brown coat.

**Applicant/Owner:** Jose Jimenez on behalf of the Warren family.

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

**CEQA Status:** Categorical Exemption, Section 15301 Class 1, Existing Facilities

**Staff Reference:** Laurel O'Halloran, Associate Planner

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

**b. Address: 503 Chestnut St**

**Permit Application:** Architectural Permit 17-1130

**Project Description:** To build a new 1,879 square foot two-story single-family residence on a vacant lot.

**Applicant/Owner:** Kirstie Wilde on behalf of Eli Miller, owner

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

**CEQA Status:** Categorical Exemption, Section 15303

**Staff Reference:** Laurel O'Halloran, Associate Planner

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

Upon request by Chair Steres, item 6b (503 Chestnut St) was moved from the Consent Agenda to the Regular Agenda.

On a motion by Member Gunby, seconded by Member Edmonds, the Board voted 6-0-0 to approve the Consent Agenda as amended. Motion passed.

**7. Regular Agenda**

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

**Address: 503 Chestnut St**

**Permit Application:** Architectural Permit 17-1130

**Project Description:** To build a new 1,879 square foot two-story single-family residence on a vacant lot.

**Applicant/Owner:** Kirstie Wilde on behalf of Eli Miller, owner

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

**CEQA Status:** Categorical Exemption, Section 15303

**Staff Reference:** Laurel O'Halloran, Associate Planner

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

Member Lane recused himself because the project site was within 500 feet of his residence.

Chair Steres expressed concern about potential impact of development on the two oak trees indicated in project proposal.

Chair Steres opened the floor to public comments.

Kirstie Wilde, on behalf the applicant, spoke in favor of the project and ascertained that the trees will not be impacted by the project.

The Chair closed the floor to public comments.

The Board discussed the project.

**On a motion by Chair Steres, seconded by Member Edmonds, the Board voted 5-0-1 (Member Lane recuse) to approve Architectural Permit 17-1130 with a condition that the suggestions and guidelines of the Arborist Report be taken into account at the time of development.**

**b. Address: 522 Lighthouse Ave**

**Permit Application:** Architectural Permit 17- 1078

**Project Description:** To allow the demolition of the existing 3,472 sf building. To build a new 43,912 square foot mixed use four story structure consisting of fourteen (14) market rate town homes, two workforce townhomes on the upper floors; retail/restaurant on the first floor and an underground parking structure

**Applicant/Owner:** Phil Johnson, Architect on behalf of Gerald Leigh Properties, owner

**Zone District/ Land Use:** Commercial Downtown/Commercial

**CEQA Status:** Categorical Exemption, Section 15332 Class 32, Infill

**Staff Reference:** Laurel O'Halloran, Associate Planner

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

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

Chair Steres opened the floor to public comments. The following members of the public spoke:

- Philp Johnson, architect, on behalf the owners, presented the project.
- Lisa Ciani, resident, spoke in opposition of the project.
- Louise Ramirez, Chair of the Ohlone Costanoan Esselen Nation (OCEN) Native American tribe, expressed concerns about the project and the potential disturbance of land.
- David C. Sweigert, attorney representing Hudsons, expressed concerns about the project.
- Rudy Fischer, Councilmemebr, spoke in favor of the project.
- Mark Brodeur, CEDD Director, explained income limits.
- Inge Lorentzen Daumer, resident, spoke in opposition of the project.
- Heather, resident, spoke in opposition of the project.

The Chair closed the floor to public comments.

The Board discussed the project and made the following recommendations on the project to the Planning Commission, the deciding body for this project. Member Gunby and Member Lane recommended approval of the project. Chair Steres did not think the design fits into the character of the downtown and would recommend a design that would “bring life” into the City. Member Edmonds agreed and did not support the design due to its lack of scale and sidewalk engagement. Member Shekell felt that the design did not belong in Pacific Grove, but supported the idea of affordable housing and wanted the project to provide more than two workforce housing units. Revised plans as of February 9, 2018 now provide more workforce housing units. Member Boyle recommended an alternative design to “better engage” the Lighthouse Street side to revitalize the downtown.

**c. Address: 1355 Lighthouse Ave, Pacific Grove (APN 007-031-017)**

**Permit Application:** Architectural Permit (AP) and Tree Permit with Development (TPD) 16-582

**Project Description:** Adoption of Initial Study/Mitigated Negative Declaration, and approval of AP TPD 16-582 to allow a new 5,367 gross sq. ft. two-story single-family residence with an attached 3-car garage on a vacant property. The site is

located in the Coastal Zone, the Environmentally Sensitive Habitat Area, and the Archaeological Zone. The project proposes to remove 5 Pine trees, and will be replaced with 32 replants. The project is requesting a water fixture unit count of 16.4 for a single-family residence through the Monterey Peninsula Water Management District, and would be placed on the City's water waitlist.

**Applicant/Owner:** Joseph Rock, architect, and Pamela Silkwood, attorney, on behalf of Kevin and Linda Smith, owners

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

**CEQA Status:** Initial Study/Mitigated Negative Declaration

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

**Recommended Action:** Adopt an Initial Study/Mitigated Negative Declaration, and approve AP TPD 16-582, subject to recommended findings and conditions.

Continued from October 10 and November 28, 2017.

*(Note: Member Lane left the meeting at approximately 5:30 p.m.)*

Wendy Lao, Associate Planner, provided a staff report.

Chair Steres opened the floor to public comments. The following members of the public spoke:

- Joseph Rock, project architect, presented the project.
- Pamela Silkwood, attorney, expressed support for the project.
- Lisa Ciani, resident, expressed concerns about the project.
- Tom Burgg, resident, expressed support for the project.
- Frost Eliness, resident, expressed support for the project.
- Louise Ramirez, Chair of the Ohlone Costanoan Esselen Nation (OCEN) Native American tribe, expressed concerns about the project.
- Judith Meade, resident, expressed concerns for the project.
- Dana Smith, resident, expressed concerns about the project.
- Pamela Silkwood, attorney, expressed support for the project.
- Cliff Roseman, resident, expressed support for the project.

The Chair closed the floor to public comments.

The Board discussed the project.

**On a motion by Member Gunby, seconded by Member Edmonds, the Board voted 3-2-1 (Member Boyle and Chair Steres dissenting, and Member Lane absent) to approve the project. Motion failed.**

**On a motion by Chair Steres, seconded by Member Gunby, the Board voted 5-0-1 (Member Lane absent) to continue the project to February. Motion passed.**

## 8. Reports of ARB Members

None.

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

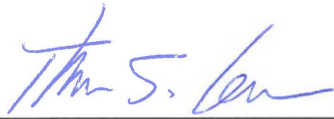
Councilmember Fischer provided an update on the January 10, 2018 and January 17, 2018 City Council meetings.

**10. Staff Update**

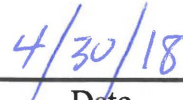
None.

**11. Adjourned 7:50 p.m.**

APPROVED BY ARCHITECTURAL REVIEW BOARD



Tom Lane, Secretary



Date