



## MINUTES

# CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING MINUTES

4:00 p.m., February 12, 2019

Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

**1. Called to Order – 4:02 pm**

**2. Roll Call**

Architectural Review Board Members Present: Sarah Boyle, Jeff Edmonds, Michael Gunby, Terrence Coen, Garrett Van Zantan

Absent: Jen Veitengruber

**3. Election of Officers: Chair, Vice-Chair and Secretary**

Staff Reference: Alyson Hunter, Associate Planner

CEQA: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378

Member Edmonds nominated Member Boyle for Chair, seconded by Member Gunby. The Board voted 5-0-1 (Member Veitengruber absent) to elect Member Boyle as Chair.

**Motion passed.**

Member Gunby nominated Member Edmonds for Vice Chair, seconded by Member Coen. The Board voted 5-0-1 (Member Veitengruber absent) to elect Member Edmonds as Vice-Chair

**Motion passed.**

Chair Boyle nominated Member Gunby for Secretary, seconded by Member Coen. The Board voted 5-0-1 to elect Member Gunby as Secretary.

**Motion passed.**

**4. Approval of Agenda**

On a motion by Member Gunby, seconded by Member Edmonds, the Board voted 5-0-1 (Member Veitengruber absent) to approve the agenda.

**Motion passed.**

**5. Approval of Minutes**

**a. Approval of January 8, 2019 Minutes**

Recommended Action: Approve as presented

On a motion by Member Edmonds, seconded by Member Gunby, the Board voted 5-0-1 (Member Veitengruber absent) to approve the minutes.

**Motion passed.**

## 6. Public Comments

### a. Written Communications

None

### b. Oral Communications

Lisa Ciani – Staff Reports and Historic Preservation Ordinance

Betty Aecklin – Requests ARB members be present for a Zoning Administrator hearing.

Mary Ann Larson Spradling – Voices support of Ms. Aecklin.

## 7. Reports of Council Liaison

Mayor Peake provided an update on actions taken by the City Council during its most recent meeting.

## 8. Consent Agenda

### a. Address: 642 Hillcrest Avenue (APN 006-652-015)

**Application #:** Use Permit (UP) / Admin. Architectural Permit (AAP) 18-0993

**Description:** A recommendation from the ARB to the Planning Commission is needed for exterior and interior alterations to, as well as for a change in use of, an existing detached accessory building in excess of 120 sq. ft. in size. No changes to the existing building are proposed at this time. This review will assist in legitimizing alterations that have occurred in the recent past without the benefit of review.

On a motion by Chair Boyle, seconded by Member Edmonds, the Board voted 5-0-1 (Member Veitengruber absent) to approve the Consent Agenda.

## 9. Regular Agenda

*Members of the public are welcome to offer their comments on any of the following items after being recognized by the Chair. Presentations will be limited to three minutes, or as otherwise established by the Commission Chair. Persons are not required to give their name or address, but it is helpful for speakers to state their name in order that they are identified in the minutes.*

### a. Address: 246 Forest Avenue (APN 006-281-008)

**Application #:** Architectural Permit (AP) 18-0733

**Description:** The proposed project is for the development of two, two-bedroom residential units above the Mum's Place commercial building located at 246 Forest Avenue. The two units will total ± 2,783 sq. ft. and will be located at the rear one-third of the building overlooking 16<sup>th</sup> Street. One onsite parking space will be provided in the existing garage. Additional access improvements on the 16<sup>th</sup> Street side are included as is the return of an in-fill window on the Forest Ave. façade to match the other existing windows. Although this building is not on the City's Historic Resources Inventory, it is considered a historic resource given its age and remaining original architectural features. A Phase II Historic Assessment was prepared by a qualified historian which indicates that the project will retain the building's existing character-defining features and will be undertaken in substantial conformance to the Secretary of the Interior's Standards for Rehabilitation.

Alyson Hunter, Associate Planner, provided a staff report and answered the Board's questions.

Jeanne Byrne, the project Architect presented the project and answered the Board's questions

The Chair opened the floor to public comments.

Lisa Ciani spoke in opposition to the proposed CEQA Exemption, and asked that the project be reviewed by the Historic Resources Committee.

Rick Steres spoke in favor of the project.

Anthony Ciani recommended changes be made to the design to respect the historicity of the building.

Frank Pierce spoke on the proposed CEQA Exemption findings.

The Chair closed the floor to public comment.

The Board discussed the item.

On a motion by Member Gunby, seconded by Member Coen, the Board voted 5-0-1 (Member Veitengruber absent) to approve the project with a change to the required number of parking permits, subject to findings, and Class 1 and Class 31 CEQA Exemptions.

**Motion passed.**

**b. Address:** 945 Jewell Avenue (APN 006-131-005)

**Application #:** Architectural Permit (AP) 18-0946

**Project Description:** An 808 sq. ft. addition to the rear of an existing 1,080 sq. ft. single-story residence. The ± 11,740 sq. ft. parcel is developed with a detached one-car garage, a small shed, and several trees, all of which will remain. All development standards of the R-1 zoning district will be met. No tree removal is proposed.

Alyson Hunter, Associate Planner, provided a staff report.

Aaron Tollefson, the project applicant, spoke on the project and answered the Board's questions.

The Chair opened the floor to public comment.

Lisa Ciani asked for the project to be reviewed by the Historic Resources Committee, and also asked for a tribal monitor to be present during ground disturbing activities and for tree protection during construction.

The Chair closed the floor to public comment.

The Board discussed the item.

The Chair reopened the floor to public comment.

Paul Ratto, the property owner spoke to the tree protection requirements.

The Chair closed the floor to public comment.

The Board discussed the item.

On a motion by Member Gunby, seconded by Member Edmonds, the Board voted 5-0-1 (Member Veitengruber absent) to approve the project, subject to findings, Class 1 and 31 CEQA Exemptions, with an added condition to have a tribal monitor present during ground disturbing activities.

**Motion passed.**

**c. Address:** 909 Egan Avenue (APN 006-092-009)

**Application #:** Architectural Permit (AP) / Tree Permit (TP-D) 18-0896

**Description:** The project consists of a residential remodel including the demolition of a portion of the rear of the existing two-story house, a 176 sq. ft. attached replacement structure, and a new second-story deck of 77 sq. ft. on the northwest corner of the house to match the existing second-story deck on the northeast corner. The project includes removal of one (1) 19” diameter non-native holly tree which is regulated by Title 12 of the PGMC. The project meets all of the development standards of the R-1 zoning district.

Alyson Hunter, Associate Planner, provided a staff report.

Doug Howe, the project Architect, presented and answered Board Member’s questions.

The Chair opened the floor to public comment.

Lisa Ciani asked for additional conditions to be imposed on the project.

The Chair closed the floor to public comment.

The Board discussed the item.

On a motion by Member Gunby, seconded by Chair Boyle, the Board voted 5-0-1 (Member Veitengruber absent) to approve the project with an added condition requiring a tribal monitor during ground disturbing activities, subject to Findings, modified Conditions of Approval, and Class 1 CEQA Exemption.

**Motion passed.**

**d. Address:** 905 Lighthouse Avenue (APN 006-342-003)

***This item was continued from the January 8, 2019, ARB meeting.***

**Application #:** Architectural Permit (AP) / Accessory Dwelling Unit (ADU) 18-0957

**Description:** The project consists of the demolition of an existing detached garage, the remodel of and 1,284 sf addition to an existing 1926 Craftsman style residence, and a new single-car detached garage with a 550 sf ADU above. The project complies with the development standards of the R-4 zoning district.

Alyson Hunter, Associate Planner, provided a staff report.

Maia Gendreau, the Project Architect, and Rich Gallagher, the owner, presented the project and answered the Board's questions.

Jim Bustillo spoke in opposition to the project.

Lisa Ciani spoke in opposition to the project.

Joy Calangelo spoke in favor of the project.

A neighbor spoke in opposition of the project.

Karen Bustillo spoke in opposition of the project.

The Chair closed the floor to public comment.

The Board discussed the item.

On a motion by Member Gunby, seconded by Edmonds, the Board voted 5-0-1 (Member Veitengruber absent) to continue the item to a future meeting to allow the project applicant to revise the height of the proposed Accessory Dwelling Unit and to design the primary residence façade to be more sympathetic to the neighborhood.

**Motion passed.**

## **10. Reports of ARB Members**

Member Gunby provided an update on the Downtown Design Guidelines subcommittee.

Chair Boyle welcomed the newest member of the Architectural Review Board, Garrett Van Zantan.

## **11. Staff Update**

Anastazia Aziz, Principal Planner, provided a status report on the Historic Resources Inventory update.

## **12. Adjournment – 6:04p.m.**

APPROVED BY ARCHITECTURAL REVIEW BOARD

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Michael Gunby, Secretary

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Date