



MINUTES

CITY OF PACIFIC GROVE
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING

Tuesday, June 11, 2019, 4:00 P.M.

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

1. CALL TO ORDER AND ROLL CALL

Board Members Present: Sarah Boyle, Chair; Jeff Edmonds, Vice-Chair; Michael Gunby, Secretary; Terrence Coen, Jen Vietengruber, Garrett Van Zanten. One vacancy.

Absent: None

2. APPROVAL OF AGENDA

On a motion by Gunby, seconded by Edmonds, the Board voted 6-0-0 (One vacancy) to approve the agenda.

Motion passed.

3. BOARD AND STAFF ANNOUNCEMENTS (City-Related Items Only)

None.

4. GENERAL PUBLIC COMMENT

General Public Comment must deal with matters subject to the jurisdiction of the City and the Architectural Review Board (ARB) that are not on the Regular Agenda. This is the appropriate place to comment as to items on the Consent Agenda, only if you do not wish to have the item pulled for individual consideration by ARB. Comments from the public will be limited to three minutes and will not receive ARB action. Comments regarding items on the Regular Agenda shall be heard prior to ARB’s consideration of such items at the time such items are called. Whenever possible, written correspondence should be submitted to the Board in advance of the meeting, to provide adequate time for its consideration.

None.

5. REPORTS OF COUNCIL LIAISON

Mayor Peake provided an update on the actions taken at recent City Council meetings.

CONSENT AGENDA

6. A. Minutes of the May 14, 2019, ARB Meeting

Reference: Alyson Hunter, Staff liaison

Recommended Action: Approve minutes.

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

15378.

On a motion by Member Gunby, seconded by Member Coen, the Board voted 6-0-0 (One vacancy) to approve the consent agenda.

Motion passed.

REGULAR AGENDA

7. PUBLIC HEARINGS

For public hearings involving a quasi-judicial determination by ARB, the proponent of an item may be given 10 minutes to speak and others in support of the proponent's position may be given three minutes each. A designated spokesperson for opposition to the item may be given 10 minutes to speak and all others in opposition may be given three minutes each. Very brief rebuttal and surrebuttal may be allowed in the sole discretion of ARB. In public hearings not involving a quasi-judicial determination by the Board, all persons may be given three minutes to speak on the matter. Public hearings on non-controversial matters or for which testimony is not anticipated may be placed on the Consent Agenda, but shall be removed if any person requests a staff presentation or wishes to be heard on the matter.

A. 1235 Surf Avenue | AP / AUP / TPD 19-0179 | APN 006-013-002

Description: Demolition of an existing 1,673 square foot two-story single-family residence and construction of a new 3,233 square foot two-story, single-family residence with a second story deck. The project also includes the removal and of three Monterey Cypress trees at the rear of the lot.

Zone District/General Plan Designation: R-1-H / Residential Medium Density (up to 17.4 units per acre)

Coastal Zone: No **Archaeological Zone:** Yes **Historic Resources Inventory:** Yes

Area of Special Biological Significance: Yes

CEQA Status: Exempt per Section 15301(l) – Existing Facilities and Section 15303 (a) – New Construction

Applicant/Owner: James Newhall Smith (Applicant) for Melissa McCleskey & Mark Fuqua (Owners)

Staff Reference: Alex Othon, Assistant Planner | aothon@cityofpacificgrove.org

Alex Othon, Assistant Planner, provided a staff report.

The project architect, James Smith, spoke and answered Board Members questions.

The property owner, Melissa McCleskey, spoke and answered Board Member questions.

The Chair opened the floor to public comment.

The following members of the public spoke on the project: Lisa Ciani, Lynn Neeson

The Chair closed the floor to public comment and the Board discussed the item.

On a motion by Member Edmonds, seconded by Member Coen, the Board voted 6-0-0 (One vacancy) to approve the project subject to findings, conditions of approval, and Class 1 & 3 CEQA exemptions, with the added conditions that the tree protection area for the remaining Cypress tree be as close to one foot beyond the drip line as possible, and that the three replacement trees on site be chosen from the list of protected trees and approved by a licensed arborist.

Motion passed.

B. 510 Evergreen Road | AP 19-0217 | APN 006-422-022

Description: Architectural Permit (AP) 19-0217 for the construction of a new, one-story 3,349 sf residence. No trees are proposed to be removed.

Zone District/General Plan Designation: R-1-B-3 / Res. Low Density (up to 5.4 units per acre)

Coastal Zone: No **Archaeological Zone:** No **Historic Resources Inventory:** No

Area of Special Biological Significance: No

CEQA Status: Exempt per Section 15303(a) – New Construction

Applicant/Owner: Anne Marie & Andrew Miller, owner

Staff Reference: Alyson Hunter, Associate Planner | ahunter@cityofpacificgrove.org

Alyson Hunter, Associate Planner, provided a staff report.

Dan Fletcher, representing the applicants, spoke and answered Board Member questions.

The Chair opened the floor to public comment.

The following members of the public spoke on the item: Lisa Ciani

The Chair closed the floor to public comment and the Board discussed the item.

On a motion by Member Gunby, seconded by Member Edmonds, the Board voted 6-0-0 (One vacancy) to approve the project subject to findings, conditions of approval, and a Class 3 CEQA exemption.

Motion passed.

8. FULL PRESENTATIONS

None

ADJOURNMENT – 4:44pm.

APPROVED BY ARCHITECTURAL REVIEW BOARD

Michael Gunby, Secretary

Date