



## MINUTES

# CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING

Tuesday, August 13, 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; Michael Gunby, Secretary; Terrence Coen, Garrett Van Zanten

Absent: Jeff Edmonds, Vice Chair; Jen Veitengruber

One vacancy.

### 2. APPROVAL OF AGENDA

**On a motion by Gunby, seconded by Coen, the Board voted 4-0-2 (Edmonds, Veitengruber absent, one vacancy) to approve the agenda.**

**Motion passed unanimously.**

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

Alyson Hunter, Senior Planner, gave an update on the story pole subcommittee.

### 4. GENERAL PUBLIC COMMENT

Jennifer Hirsch submitted an independent arborist report for a project located adjacent to 511 17<sup>th</sup> Street.

### 5. REPORTS OF COUNCIL LIAISON

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

### CONSENT AGENDA

#### 6. A. Minutes of the July 9<sup>th</sup>, 2019, ARB Meeting

Reference: Laurel O'Halloran, Staff liaison

Recommended Action: Approve minutes.

CEQA: Does not constitute a "Project" as defined by CEQA Guidelines Section 15378.

**On a motion by Gunby, seconded by Coen, the Board voted 4-0-2 (Edmonds, Veitengruber absent, one vacancy) to approve the consent agenda.**

**Motion passed unanimously.**

**REGULAR AGENDA**

**7. PUBLIC HEARINGS**

**A. 301 Grand Avenue | AP/UP 19-0173 | APNs 006-278-006, -012**

**Description:** An Architectural Permit and Use Permit for the development of three (3) new second-story, income-qualified affordable residential units over the parking area approved under the previous permit. *This item was continued from the July 9, 2019, ARB meeting.*

**Zone District/General Plan Designation:** C-D / Commercial

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

**Area of Special Biological Significance:** Yes

**CEQA Status:** Exempt per Section 15332 – In-fill Development

**Applicant/Owner:** Safwat Malek for Manal Mansour and Ayman Adeeb, owner(s)

**Recommendation:** Approve the project as proposed based on findings, conditions of approval and a Class 32, §15332 CEQA exemption.

**Staff Reference:** Alyson Hunter, Assoc. Planner | [ahunter@cityofpacificgrove.org](mailto:ahunter@cityofpacificgrove.org)

Alyson Hunter, Senior Planner, provided a staff report.

Safwat Malek, the project architect, spoke on the project.

The Chair opened the floor to public comment.

The following members of the public spoke on the project: Pam Silkwood, Unknown resident, Carolyn Hill, Eric Kawashima, Paul Marko & Heather Gregg, Lisa Ciani, and Kim Barnes.

The Chair closed the floor to public comment.

The Board discussed the item.

**On a motion by Gunby, seconded by Coen, the Board voted 4-0-2 (Edmonds and Veitengruber absent) to recommend approval of the project subject to findings, a Class 32 CEQA exemption, and Conditions of Approval as amended.**

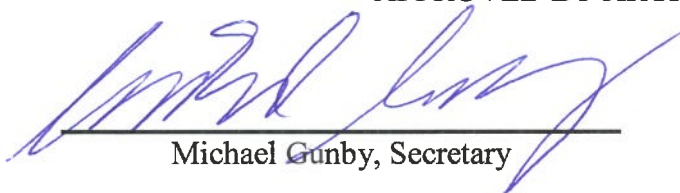
**Motion passed unanimously.**

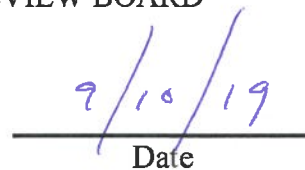
**8. FULL PRESENTATIONS**

None

**ADJOURNMENT** – 5:10pm.

APPROVED BY ARCHITECTURAL REVIEW BOARD

  
\_\_\_\_\_  
Michael Gunby, Secretary

  
\_\_\_\_\_  
Date