



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING MINUTES

Tuesday, July 9, 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, Jen Vietengruber, Garrett Van Zanten

Absent: Jeff Edmonds, Vice Chair.

One vacancy.

2. APPROVAL OF AGENDA

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

Motion passed unanimously.

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

None.

4. GENERAL PUBLIC COMMENT

None.

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 June 11, 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 5-0-1 (Edmonds absent, one vacancy) to approve the consent agenda.

Motion passed unanimously.

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.

Member Van Zanten recused himself for the following item.

- A. Vacant parcel immediately south of 511 17th Street, on the easterly side of 17th Street between Spruce Ave and Junipero Ave | AP/TP-D 19-0163 | APN 006-475-014**

Description: The construction of a new 1,155 sq. ft. two-story, single-family residence on a currently vacant lot.

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

Coastal Zone: No **Archaeological Zone:** No **Historic Resources Inventory:** No
Area of Special Biological Significance: Yes

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

Applicant/Owner: Charles Van Vliet (Applicant) / Jim MacArthur (Owner)

Recommendation: Approve the project as proposed based on findings, conditions of approval, and a Class 3, §15303(a) CEQA exemption

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

Alex Othon, Assistant Planner, provided a staff report.

The property owner, Jim MacArthur, spoke and answered Board Members questions.

The Chair opened the floor to public comment.

The following members of the public spoke on the project:

Steven Pokabla
William Vans
David Ball
Ed Schaup
Jennifer Hirsch
Roberta Williams
Charles Van Vliet
Vicky Magee

The Chair offered the property owner an opportunity for rebuttal.

The Chair closed the floor to public comment.

The Board discussed the item.

On a motion by Gunby, seconded by Coen, the Board voted 4-0-1-1 (Edmonds absent, Van Zanten recused) to approve the project subject to findings, a Class 3 CEQA exemption, and the following amended conditions of approval: lowering the second story plate height to 7 feet, offset the gable roof to the north, and make the granting of the Tree Permit w/ Development contingent upon the condition of the tree

at the time of building permit issuance.

Motion passed.

Member Van Zanten returned to the dais.

B. 1205 Ocean View Boulevard | AP 18-1031 | APN 006-012-017

Description: The complete exterior remodel of an existing two-story residence at the corner of Ocean View Blvd. and Coral St. The existing residence was built in the 1980s and is currently a ranch style house with a mansard roof design.

Zone District/General Plan Designation: R-1-H / Medium Density

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

Area of Special Biological Significance: Yes

CEQA Status: Exempt per Section 15303(e)(1) – Existing Facilities

Applicant/Owner: Mark Mueckenheim/Stacey Tang

Recommendation: Approve the project as proposed based on findings, conditions of approval, and a Class 1, §15301(a)(1) CEQA exemption

Staff Reference: Laurel O’Halloran, Assoc. Planner | lohalloran@cityofpacificgrove.org

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

The project architect, Mark Mueckenheim, spoke and answered Board Members questions.

The Chair opened the floor to public comment.

The following members of the public spoke on the project:

Lisa Ciani

Claudia Sawyer

The Chair closed the floor to public comment.

On a motion by Gunby, seconded by Boyle, the Board voted 5-0-1 (Edmonds absent) to approve the project subject to findings, conditions of approval, and a Class 1 CEQA exemption, with the added condition that the north façade be redesigned to provide more articulation. The minor alteration will be reviewed by staff.

Motion passed unanimously.

C. 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.

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

Alyson Hunter, Associate Planner, provided a staff report.

The project architect, Safwat Malek, spoke and answered Board Members' questions.

The Chair opened the floor to public comment.

The following people spoke on the project:

Pam Silkwood
Lisa Ciani
Kim Barnes
Inge Lorentzen Daumer
Heather Gregg
Paul Marko
Hector Chavez

The Chair closed the floor to public comment.

The Board discussed the item.

On a motion by Gunby, seconded by Van Zanten, the Board voted 5-0-1 (Edmonds absent) to continue the item to the August 13th ARB meeting to allow the applicant to revise the plans as follows:

- **Provide a floor plan showing the project as a whole**
- **Provide revised elevations and renderings to show proposed changes discussed at the meeting.**
- **Reconfigure the east stairs.**
- **Show interior landscaping and the location of a new 15 gal. tree.**
- **Remove Unit 11**
- **Relocate trash/recycling area to the Grand Avenue side of garage.**
- **Alter storypoles and netting to represent new parapet wall roof height for the next meeting.**

Motion passed unanimously.

8. ARB Discussion

A. Story Pole Discussion

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Receive information for discussion

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

Alyson Hunter, Associate Planner, provided a staff report.

The Chair opened the floor to public comment.

The following members of the public spoke on the item:

Lisa Ciani
Claudia Sawyer
Inge Lorentzen Daumer

The Chair closed the floor to public comment.

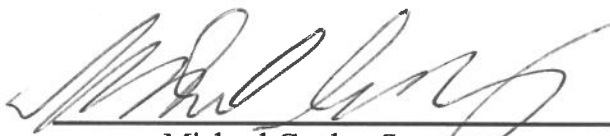
The Board discussed the item.

On a motion by Gunby, seconded by Boyle, the Board voted 5-0-1 (Edmonds absent) to form a subcommittee with members of the Historic Resources Committee to further discuss story pole regulations. Members Coen and Gunby volunteered for the subcommittee.

Motion passed unanimously.

ADJOURNMENT – 6:56 pm.

APPROVED BY ARCHITECTURAL REVIEW BOARD



Michael Gunby, Secretary

8/13/19

Date