



## MINUTES

# CITY OF PACIFIC GROVE HISTORIC RESOURCES COMMITTEE REGULAR MEETING

3:00 p.m., Wednesday, July 22, 2015

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

*Recordings of the meetings are available upon request.*

**1. Call to Order at 3:02 p.m.**

**2. Roll Call.**

Members present: Steve Covell, David Hines (Secretary), Maureen Mason (Chair), Michael Meloy, Claudia Sawyer.

Members absent: none.

**3. Approval of HRC Minutes.**

**a. June 24, 2015 Minutes**

The following corrections were noted:

Member Hines on Item 7c: "...ineligible for the Historic Resources Inventory because the property has undergone significant alterations to the windows, siding, doors and addition" should be "...ineligible for the Historic Resources Inventory because the property has undergone significant alterations to the primary or most visible façade (windows, siding, doors, and addition)."

Member Sawyer on item 8: "Member Meloy reported that the event..." (remove "out").

**On a motion by Member Covell, seconded by Member Hines, the board voted 5-0-0 to approve the June 24, 2015 with the noted changes. Motion passed.**

**4. Public Comments.**

**a. Written Correspondence**

None.

**b. Oral Communications**

Mr. Gash, Monterey Capital Pacific Grove Group, introduced himself and fellow group members, presenting renderings of their potential project at the Holman Building (545 Lighthouse Ave.) to the Board members.

Anthony Ciani, resident, commented that he attended a 1-day workshop presented by the California Preservation Foundation on Historic Districts. He urged the Historic Resources Board Members to review the Page and Turnbull recommendations regarding districts and consider having their own 1-day workshop on the topic.

**5. Items to be Continued or Withdrawn.**

None.

**6. Consent Agenda.**

**a. Initial Historic Screening Request No. IHS 15-307: 906 Egan Ave.**

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant/Owner: Charles Huff/Bob and Betty Ricks

CEQA status: Not a project

Staff reference: Mark Brodeur, Director

Recommended action: Determine ineligible for Historic Resources Inventory.

**b. Initial Historic Screening Request No. IHS 15-311: 858 17 Mile Drive**

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant/Owner: Adrianna James

CEQA status: Not a project

Staff reference: Mark Brodeur, Director

Recommended action: Determine ineligible for Historic Resources Inventory.

**c. Initial Historic Screening Request No. IHS 13-340: 259 Gibson**

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant/Owner: Robert Brosky/Suzi Baker

CEQA status: Not a project

Staff reference: Mark Brodeur, Director

Recommended action: Determine ineligible for Historic Resources Inventory.

**d. Initial Historic Screening Request No. IHS 15-353: 1309 Lincoln Ave.**

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant/Owner: Robert Mein/Ted Qian

CEQA status: Not a project

Staff reference: Mark Brodeur, Director

Recommended action: Determine ineligible for Historic Resources Inventory.

Items 6a, 6c, and 6d were pulled from the consent agenda.

**On a motion by Member Sawyer, seconded by Member Hines, the board voted 5-0-0 to approve item 6b. Motion passed.**

**7. Regular Agenda.**

**a. Initial Historic Screening Request No. IHS 15-331: 460 17 Mile Drive**

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant/Owner: Joshua Ferranti/Beverly Ferranti

CEQA status: Not a project

Staff reference: Mark Brodeur, Director

Recommended action: Discuss and take appropriate action.

Beverly Ferranti, property owner, spoke.

**On a motion by member Covell, seconded by member Hines, the board voted 5-0-0 that a determination of ineligibility cannot be made and a Phase 1 Historic Assessment (DPR 523 Form) is required. Motion carried.**

**b. Initial Historic Screening Request No. IHS 15-307: 906 Egan Ave.**

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant/Owner: Charles Huff/Bob and Betty Ricks

CEQA status: Not a project

Staff reference: Mark Brodeur, Director

Recommended action: Determine ineligible for Historic Resources Inventory.

**On a motion by Member Meloy, seconded by Member Sawyer, the board voted 5-0-0 to determine the property located at 906 Egan Ave to be ineligible for the historic resources inventory because the property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement. Motion passed.**

**c. Initial Historic Screening Request No. IHS 15-353: 1309 Lincoln Ave.**

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant/Owner: Robert Mein/Ted Qian

CEQA status: Not a project

Staff reference: Mark Brodeur, Director

Recommended action: Determine ineligible for Historic Resources Inventory.

**On a motion by Member Meloy, seconded by Member Hines, the board voted 5-0-0 to determine the property located at 1309 Lincoln Ave to be ineligible for the historic resources inventory because the property has undergone significant alterations to the primary or most visible façade. Motion passed.**

**d. Initial Historic Screening Request No. IHS 13-340: 259 Gibson**

Description: Review available information and consider whether a preliminary determination of ineligibility can be made.

Applicant/Owner: Robert Brosky/Suzi Baker

CEQA status: Not a project

Staff reference: Mark Brodeur, Director

Recommended action: Determine ineligible for Historic Resources Inventory.

**On a motion by Member Sawyer, seconded by Member Covell, the board voted 5-0-0 to determine the property located at 259 Gibson Ave to be ineligible for the historic resources inventory because the property has undergone significant alterations to the primary or most visible façade. Motion passed.**

e. **Historic Demolition Permit HDP 14-405 Draft Environmental Impact Report comments**

Description: The project consists of demolition of a pumphouse located at 260 Sinex Ave, in the roundabout. The structure is listed on the City's Historic Resources Inventory. A Historic Demolition Permit requires an Environmental Impact Report.

Applicant: California American Water

Staff Reference: Ashley Hobson, Assistant Contract Planner

Recommendation: Receive comments.

The public comment period was opened.

Jeff Becom, resident and board member of the Association of Monterey Area Preservationists (AMAP), commented that he felt it was the responsibility of the property owner to maintain the pump house. Additionally, he announced to the board that AMAP has also written a letter which they have submitted to the City.

Anthony Cianni, resident, commented that deteriorated buildings can still qualify for the national, state and local register.

Luke Coletti, resident, commented that just because the building is no longer utilized as a pump house, does not mean that it warrants a demolition.

The public comment period was closed.

Subcommittee Member Sawyer gave a brief overview of the letter that the HRC subcommittee (Member Sawyer and Member Hines) wrote on the Draft Environmental Impact Report (DEIR).

Chair Mason thanked the subcommittee members for their work.

**On a motion by Chair Mason, seconded by Member Meloy, the board voted 5-0-0 to submit the revised letter as a comment to the Draft EIR. Motion passed.**

f. **Local Coastal Program Update Land Use Plan**

Description: The Draft Land Use Plan Chapter on Cultural Resources, both Archeological and Historical.

CEQA Status: Statutory Exemption

Staff Reference: Mark Brodeur, Director

Recommended Action: Discuss and provide comments.

Mark Brodeur, Community & Economic Development Director, gave a staff report.

The Public Comment period was opened.

Lisa Cianni recommended that Pacific Grove designate special communities as part of the Local Coastal Program (LCP) update.

Tony Cianni also provided comments.

Luke Coletti commented that he is interested to know why the Coastal Zone only contains a few buildings.

Jeff Becom, resident, commented that he would like to see protection of historic resources.

The public comment period was closed.

Chair Mason suggested that a subcommittee be formed to construct a formal response regarding the draft LCP. Chair Mason and Member Sawyer volunteered to be on the committee.

Chair Mason specifically commented on the omission of the Chautauqua movement in section 3.3.5 as an important factor leading to the scientific movement and development of the peninsula. She also noted that Policy CRS-18 is confusing and should have a greater explanation.

Member Meloy commented that he agrees with the importance of the Chautauqua movement and he agrees that it should be included.

Member Sawyer commented that the historic discussion needs to expand beyond just the retreat area.

#### **8. Reports of HRC Members.**

Chair Mason commented that the Historic Design Review Committee is meeting on July 28<sup>th</sup> at 4pm to assess the public hearing review process.

#### **9. Reports of Council Liaison.**

#### **10. Reports of Staff.**

##### **a. Report out on Carmel's Historic Review Process – Ashley Hobson, Contract Planner**

Ashley Hobson, Contract Planner, gave an overview of the City of Carmel-by-the-Sea's Historic Review process.

##### **b. Grant application with Heritage Society for Historic Resources Inventory List Update**

Mark Brodeur, director, announced that he has asked the Heritage Society to apply for a grant through the Monterey County Grant Program to have a professional consultant review all of the properties listed on the Historic Resources Inventory.

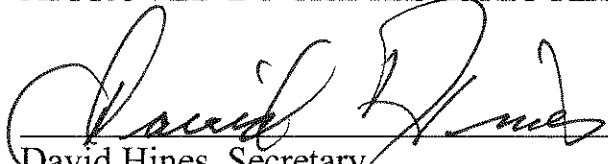
Member Sawyer commented that the Heritage Society's intent is not to use the money to hire a consultant to review the current Historic Resources Inventory.

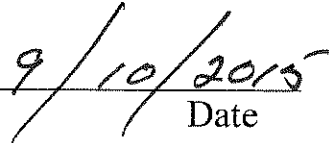
c. August 20<sup>th</sup> 2015 Archeology Talk at Lovers Point Park – Local Coastal  
Program Update

Staff invited all of the members to attend the Archaeology talk on August 20,  
2015 at 9:30am.

11. Adjournment at 4:53pm.

APPROVED BY THE HISTORIC RESOURCES COMMITTEE

  
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David Hines, Secretary

  
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Date