



MINUTES  
CITY OF PACIFIC GROVE  
HISTORIC RESOURCES COMMITTEE  
REGULAR MEETING MINUTES

3:00 p.m., Wednesday, September 30, 2015

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

*Copies of the agenda packet are available for review at the Pacific Grove Library located at 550 Central Avenue; the CDD counter in City Hall at 300 Forest Avenue, Pacific Grove from 8 a.m. – 12 p.m. and 1 p.m. – 5 p.m., Monday through Thursday; and on the internet at [www.cityofpacificgrove.org/hrc](http://www.cityofpacificgrove.org/hrc). Recordings of the meetings are available upon request.*

**1. Call to Order- 3:00 p.m.**

**2. Roll Call.**

HRC Members: Steve Covell, David Hines (Secretary), Maureen Mason (Chair), Claudia Sawyer, three vacancies.

**3. Approval of HRC Minutes.**

- a. August 26, 2015 Minutes

**On a motion by Member Hines, seconded by Member Sawyer, the board voted 4-0-0 to approve the 08-26-15 HRC Minutes. Motion passed.**

**4. Public Comments.**

- a. Written Correspondence

None.

- b. Oral Communications

None.

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 Items to be Continued or Withdrawn.**

None.

**6. Consent Agenda.**

**Items 6.a, 6.b, 6.c, and 6.d were pulled by Member Sawyer and placed on the Regular Agenda as Items 7.a, 7.b, 7.c, 7.d.**

**The Committee and CEDD Director Brodeur agreed to revisit the language in P.G.M.C. Chapter 23.76 to clarify that any Determination of Ineligibility shall remain in effect for 10 years from the date of HRC approval.**

## 7. Regular Agenda.

- a. **Initial Historic Screening Request No. IHS 15-415: Address: 310 Prescott Lane**  
Description: Review available information and consider whether a preliminary determination of ineligibility can be made.  
Applicant/Owner: Craig Oliver/Same  
CEQA status: Not a project under CEQA  
Staff reference: Mark Brodeur, Director  
Recommended action: Determine ineligible for Historic Resources Inventory.

**On a motion by Member Sawyer, seconded by Member Hines, the Committee voted 4-0-0 to determine the property to be ineligible for the historic resources inventory because the property does not exhibit unique architectural, site or locational characteristics. Motion passed.**

- b. **Initial Historic Screening Request No. IHS 15-433: Address: 511 Gibson Ave.**  
Description: Review available information and consider whether a preliminary determination of ineligibility can be made.  
Applicant/Owner: Aaron Tolefson/Mario and Michelle Ruiz  
CEQA status: Not a project under CEQA  
Staff reference: Mark Brodeur, Director  
Recommended action: Determine ineligible for Historic Resources Inventory.

**On a motion by Member Hines, seconded by Member Sawyer, the Committee voted 4-0-0 to determine the property to be ineligible for the historic resources inventory because the property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps. Motion passed.**

- c. **Initial Historic Screening Request No. IHS 15-512: Address: 343 Bishop Ave.**  
Description: Review available information and consider whether a preliminary determination of ineligibility can be made.  
Applicant/Owner: Roger Magyar/Stepehn Roger Magyar  
CEQA status: Not a project under CEQA  
Staff reference: Mark Brodeur, Director  
Recommended action: Determine ineligible for Historic Resources Inventory.

**On a motion by Member Sawyer, seconded by Member Covell, the Committee voted 4-0-0 to determine the property to be ineligible for the historic resources inventory because the property does not exhibit unique architectural, site, or locational characteristics. Motion passed.**

- d. **Initial Historic Screening Request No. IHS 15-513: Address: 1027 Egan Ave.**  
Description: Review available information and consider whether a preliminary determination of ineligibility can be made.  
Applicant/Owner: Jacob Morelay/Same  
CEQA status: Not a project under CEQA  
Staff reference: Mark Brodeur, Director  
Recommended action: Determine ineligible for Historic Resources Inventory.

**On a motion by Member Covell, seconded by Member Sawyer, the Committee voted 4-0-0 to determine the property to be ineligible for the historic resources inventory because the property does not exhibit unique architectural, site, or locational characteristics. Motion passed.**

**e. Initial Historic Screening Request No. IHS 15-488 Address: 367 Gibson Ave.**

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

Applicant/Owner: Michael Dickinson/Same

CEQA status: Not a project under CEQA

Staff reference: Mark Brodeur, Director

Recommended action: Discuss and take appropriate action.

The HRC discussed the project.

The public comment period was opened. The owner, Michael Dickensen, spoke.

The public comment period was closed.

**On a motion by Member Sawyer, seconded by Chair Mason, the board voted 4-0-0 to determine the property to be ineligible for the historic resources inventory because the property does not exhibit unique architectural, site, or locational characteristics. Motion passed.**

**f. Historic Demolition Permit HDP 14-405 - 260 Sinex Ave APN: 006-528-001**

Description: Historic Demolition Permit to demolish a pumphouse structure listed on the City's Historic Resources Inventory

Applicant/Owner: Cal-Am

CEQA status: Environmental Impact Report

Staff reference: Anastazia Aziz, AICP, Senior Planner

Recommended action: Discuss and make recommendation with findings to the Architectural Review Board.

The public comment period was opened.

Jeff Becom, resident and board member of the Association of Monterey Area Preservationists (AMAP), spoke in opposition of the proposed project.

John Pfaff, resident, spoke in favor of the proposed project.

Lucy Hazen, resident, spoke in favor of the proposed project.

Cosmo Bua, resident, spoke in opposition of the proposed project.

The public comment period was closed.

Senior planner Anastazia Aziz gave a staff report and explained the CEQA definition of Significant Unavoidable Impacts.

The HRC discussed the project.

**On a motion by Member Hines, seconded by Member Covell, the board voted 4-0-0 to recommend denial of the application to demolish the pumphouse structure listed on the City's Historic Resources Inventory because the proposed action is not consistent with the purposes of historic preservation as set forth in P.G.M.C 23.76.010 or the historic preservation element of the general plan, as described in P.G.M.C 23.76.090(e)(2), as well as CEQA Guidelines, Section 15041 (a), and Section 15126.6 (b). Motion passed.**

- g. **Historic Determination No. HD 15-525: 157 Grand Ave. APN: 006-173-001**  
Description: Determine whether the Holman Garage Building meets the criteria for addition to the City's Historic Resources Inventory.  
Applicant/Owner: Nader Agha  
CEQA status: Not a project under CEQA  
Staff reference: Mark Brodeur, Director  
Recommended action: Accept Phase 1 Historic Report and do not add to Historic Resources Inventory.

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

The public comment period was opened. The following members of the public spoke in support of the adding the structure to the HRI:

- Jeff Becom, resident and board member of the Association of Monterey Area Preservationists (AMAP);
- Cosmo Bua, resident;
- James Smith, resident.

The following members of the public spoke in opposition of adding the structure to the HRI:

- Victor Montgomery, applicant;
- Nader Agha, owner.

The public comment period was closed.

The HRC discussed the project.

Senior planner Anastazia Aziz explained that Ordinance 15.006, which was approved by City Council at its March 14<sup>th</sup>, 2015 meeting, states a quorum is composed of a majority of total members, but an affirmative vote of the majority of the *appointed* members of the board shall be required for any action. In the case of the HRC, 4 members are necessary to achieve a quorum and 3 members votes are required to pass a motion.

**On a motion by Member Covell, seconded by member Hines, the Committee voted 2-2-0 (Mason and Sawyer opposed) to accept a Phase 1 Historic Report and do not add the property to the Historic Resources Inventory. The motion did not pass.**

**On a motion by Chairperson Mason, seconded by Member Sawyer, the Committee voted 4-0-0 to continue the item to the October 28<sup>th</sup>, 2015 HRC Meeting when the HRC is expected to have five Members. Motion passed.**

**h. Appoint HRC member to Historic Preservation Ordinance Update Committee**

**On a motion by Member Hines, seconded by Member Covell, the Committee voted 4-0-0 to appoint Chairperson Maureen Mason to be the HRC Representative to the Historic Preservation Ordinance Update Committee. Motion passed.**

**8. New Business**

- a. Review plans for proposed mixed use development located at 542 Lighthouse Ave. (Holman Building) a structure listed on the City's Historic Resources Inventory.

Staff Reference: Mark Brodeur, Director

Recommended Action: Discuss and provide comments

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

Ken Turgen, WR&D Architects, presented a powerpoint.

The HRC discussed the project.

**9. Reports of HRC Members.**

Member Sawyer stated that the City of Pacific Grove will be celebrating Chautauqua Days this weekend on October 2<sup>nd</sup> – 4<sup>th</sup>, 2015.

**10. Reports of Council Liaison.**

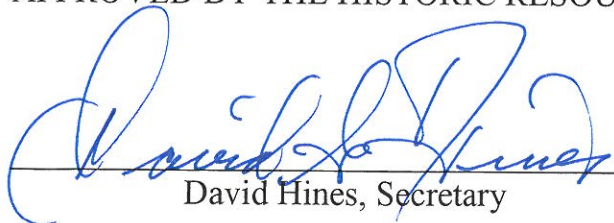
Councilmember Cuneo stated the possibility that approval of a new HRC Board Member may not be approved at the City Council meeting.

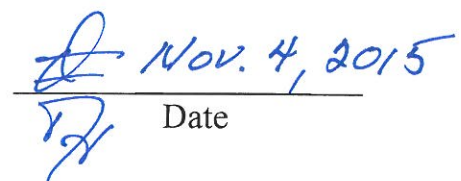
**11. Reports of Staff.**

Senior Planner Anastazia Aziz stated that the Local Coastal Program workshops are planned for Monday, October 19<sup>th</sup>, 2015 from 6-8:30pm at the Pacific Grove Community Center and Friday, November 20<sup>th</sup>, 2015 from 9:00-11:40am at the Asilomar Conference Center. There will also be a joint Planning Commission meeting with the City of Monterey on October 27<sup>th</sup>, 2015 at 4:00pm where Coastal Commission staff will present the Commissions Sea Level Rise Guidance document.

**12. Adjournment at 4:40pm.**

APPROVED BY THE HISTORIC RESOURCES COMMITTEE.

  
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David Hines, Secretary

  
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Date