



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD MEETING AGENDA

4:00 p.m., Tuesday, October 28, 2014

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

Copies of the agenda packet, and materials related to an item on the agenda submitted after distribution 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.ci.pg.ca.us/pc.

1. Call to Order at 4pm

2. Roll Call

Architectural Review Board Members: Jeff Becom, Sarah Boyle, Lydia Collins, Larry Doocy, Jennifer Groben (Secretary), Jim McCord (Chair), Rick Steres (Vice Chair)

Members Absent: none

3. Approval of Agenda

On a motion by Member Becom, seconded by Member Steres, the board voted 7-0-0 to approve the agenda. Motion passed.

4. Approval of Minutes

a. [Approval of September 23, 2014 Meeting Minutes](#)

On a motion by Member Collins, seconded by Member Becom, the board voted 7-0-0 to approve the agenda. Motion passed.

5. Public Comments

a. Written Communications
None.

b. Oral Communications
None.

6. Items to be Continued or Withdrawn

None.

7. Consent Agenda

a. **Address:** [191 Ocean View Boulevard, Pacific Grove, 93950](#)

Permit Application: Architectural Permit AP 14-507

Project Description: To allow the installation of new French doors at the first floor level, the installation of new swinging French doors and fixed pane windows to the existing 2nd floor bay window, and the installation of an iron balcony and railing extending 36' out from the existing bay windows in front of the French doors, as well as the application of stucco over the existing red brick fireplace chimney to match the existing stucco finish of the house.

Applicant/Owner: William Hemmer/ Richard and Jane Kendall

Zoning/Land Use: R-3/High Density 29.0
Legal Description: Lot 10, Block 2, Pacific Grove Retreat, APN: 006-224-002
CEQA Status: EXEMPT Class 1.Section 15301(e) (1)
Staff Reference: Laurel O'Halloran, Assistant Planner
Recommended Action: **Final Approval**

Member Steres requested to pull item 7a from the consent agenda.

William Hemmer spoke on behalf of the project.

Member Steres noted unclear dimensions and requested more information regarding the measurement of the project's setback line.

The members requested that project plans be clarified, specifically front setbacks to show balcony details and the cantilevered deck.

On a motion by Member Becom, seconded by Member Collins, the board voted 7-0-0 to approve Architectural Permit 14-507, subject to subcommittee review in order to clarify and ensure that setbacks are clearly shown, balcony structural details, and rail details approved. Motion passed.

Subcommittee: Member Becom and Member Steres.

8. Regular Agenda

a. Address: [372 Junipero Ave.](#)

Permit Application: Architectural Permit (AP) Application 14-516

Project Description: Architectural Permit 14-516 to allow the addition of approximately 125 square feet to the lower floor and 164 square feet to the second floor, including a new second story balcony, to an existing two-story home on the historic resources inventory

Applicant: Jeff Crocket

Owner: Chris & Stephanie Sullivan

Zone District/ Land Use: R-1

Assessor's Parcel Number: 006-508-007

CEQA Status: Exempt Section 15331

Staff Reference: Ashley Hobson

Recommended Action: **Final Approval**

Staff gave a brief report explaining that the existing home has vinyl windows and the applicant is proposing vinyl windows.

Jeff Crockett, architect, spoke on behalf of the project.

A letter was received from a neighbor, The Tufts which discussed concerns regarding possible dimensions of new deck.

Member Collins questioned the size of the new enlarged window on the front elevation. The applicant clarified that the windows is necessary to meet the building code egress.

The applicant confirmed that deck will be painted to match house and the deck details will match historic integrity of the home.

Applicant is willing to use a solid wood at the front of the house and conform to window guidelines for the new addition.

On a motion by Member Doocy, seconded by Member Becom, the board voted 7-0-0 to approve Architectural Permit 14-507 subject to subcommittee review window details, deck height, and deck details. Motion passed.

b. Address: [631 Ocean View Blvd](#)

Permit Application: Use Permit (UP) and Architectural Permit (AP) Application 14-441

Project Description: UP and AP Application No. 14-441 to reestablish a restaurant previously the Latitudes restaurant, to allow both the off and on sale of alcohol, to create a master sign program consistent with PGMC 20.04 in general for the proposed project @loverspoint, to allow renovation of an existing full service restaurant structure, to reconfigure the existing structure and site to accommodate a smaller full service restaurant and four additional food and/or retail related uses including development of common use facilities.

Applicant/Owner: James McCord/Ostrich, Inc. c/o Chris Hygelund

Zone District/ Land Use: R-3-M/ Commercial

General Plan Designation: Visitor Commercial

Assessor's Parcel Number: 006-084-002

CEQA Status: Exempt Class 1. Section 15301

Staff Reference: Laurel O'Halloran

Recommended Action: Recommend approval to the Planning Commission

Chair McCord recused himself due to his involvement in the project.

Staff reported to the board that the project will require a three step process including a Use Permit, an Architectural Permit, and a Coastal Development Permit and therefore it will be heard by the Architectural Review Board, the Planning Commission, and the California Coastal Commission.

Jim McCord, architect, presented the project. He presented the project plans to the board and answered questions.

Member Collins questioned how the parking would be restricted to patrons and diners only.

David Sweigert, representing the Borg Family, discussed noise impacts to the neighboring hotel, The Borg's Hotel. Mr. Sweigert presented a Brown and Bunton Noise Study to the commissioners. Mr. Sweigert proposed the board condition the approval to remove the 2nd floor deck as well as outdoor dining.

Kathy Benici, Borg Family Member, spoke in opposition of the project.

Public Opinion: Agrees with noise studied by Brown and Button, regarding changing character of the noise.

Alan Robinson, architect representing the Borg Family, spoke in opposition of the project

Paul Gehracka, owner and Borg Family member, spoke in opposition of the project.

Cosmo Bua, Pacific Grove Resident, commented on the required 33% canopy coverage and requested that a landscape plan is presented prior to approval.

Staff reported that they will return with a parking report and more information regarding any building code discrepancies.

On a motion by Member Steres, seconded by Member Becom, the board voted 7-0-0 to continue the item to the next regularly scheduled Architectural Review Board meeting. Motion passed.

9. New Business

10. Reports of ARB Members

None

11. Reports of Council Liaison

None.

12. Director's Report

None.

13. Adjournment at 5:57 PM