



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD MEETING AGENDA

4:00 p.m., Tuesday, November 25, 2014

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

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1. Call to Order at 4:00pm

2. Roll Call

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

Members Absent: Sarah Boyle

3. Approval of Agenda

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

4. Approval of Minutes

a. Approval of October 28, 2014 Meeting Minutes

On a motion by Member Steres with seconded by Member , 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 Items to be Continued or Withdrawn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: 322 Lighthouse Ave.](#)

Permit Application: Architectural Permit 14-547

Project Description: The addition of a roof dormer on the west elevation allowing for a second story bedroom, a second floor deck balcony on the east elevation, and the addition of a 2nd story window on the front elevation

Applicant/Owner: Joseph Rock, Applicant / Amy Delaney, Owner

Zone District/ Land Use: R-3-PGR / High Density

Assessor's Parcel Number: 006-204-007
CEQA Status: Section 15331 Class 31 Categorical Exemption
Staff Reference: Ashley Hobson, Contract Planner

On a motion by Member Becom to approve, seconded by Member Doocy, the board voted 6-0-1-0 (Member Boyle Absent) to approve Architectural Permit 14-547 Motion passed.

b. [Address: 1109 Ripple Avenue](#)

Permit Application: Architectural Permit 14-551
Project Description: To allow the addition of 357 sf to a 1502 existing single family residence for a total of 1859sf.
Applicant/Owner: Rick Steres, Applicant / Marcus and Suzanne Zevalkink, Owner
Zone District/ Land Use: R-1-H / Medium Density 17.4 du
Assessor's Parcel Number: 006-054-011
CEQA Status: Section 15331(e)(1) Class 1 Categorical Exemption
Staff Reference: Laurel O'Halloran, Assistant Planner

On a motion by Member Becom, seconded by Member Collines, the board voted 5-0-1-1 (Member Boyle absent and Member Steres abstained) to approve AP 14-551. Motion passed.

8. Regular Agenda

a. [Address: 513 Congress Ave](#)

Permit Application : Architectural Permit/ Historic Preservation Permit AP/HPP 14-526
Project Description: The removal of sheet asbestos shingles and replace with board and batten exterior wall cladding. To allow the demolition of a deteriorated detached two-car garage on the north side of the parcel and construct a new 440 sf garage on the property and relief from setback requirements for the garage due to the property's listing on the HRI.
Applicant/Owner: Daryl Hawkins, Architect/Bob Gruber
Zone District/ Land Use: R-1/ Medium Density 17.4 DU/AC
Assessor's Parcel Number: 006-465-010
CEQA Status: Section 15331 Class 31 Categorical Exemption
Staff Reference: Laurel O'Halloran, Assistant Planner
Recommended Action: Final Approval

Member Collins recused herself.

On a motion by Member Becom, seconded by Member Steres, the board voted 5-0-1-1 (Member Boyle absent, Member Collins abstained) to approve Architectural Permit and Historic Preservation Permit 14-526 with the requirement that the front window 'pops out' to match the existing windows. 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.

Mark Brodeur, Director, advised the ARB to base their decision on the building design, the sign program and the landscaping. The Planning Commission will address zoning, land use and the impacts as part of the use permit.

Applicant Jim McCord spoke on behalf of the project stating the 2nd story roof deck has been removed. He also provided a report on the trees that will be planted for the project.

David Sweigert, representing the Borg's Motel, expressed gratitude to the ARB, staff and the applicant for their willingness to listen and modify the plans to remove the 2nd story deck. Based on this redesign the owners of the Borg's Motel withdraw their opposition to this project and urge the ARB to recommend approval.

Cosmo Bua, resident, expressed his appreciation on the effort that the applicant and staff have given to work on the trees to be planted. He feels the parking lot should have 30% canopy coverage and questioned if the wind turbine was safe for wildlife.

Luke Coletti, resident, expressed opposition to a wind turbine on the site.

Lynn Mason, resident, commented that she would like to see trees planted on both sides of the outdoor seating areas.

Wendy Giles, resident, spoke in opposition to the wind turbine.

Carmelita Garcia spoke in opposition of the wind turbine. She also wanted to make sure that the parking spaces were in conformance with ADA laws.

Sally Moore commented that there was a wind turbine in her neighborhood and it was very loud and small.

Micky Jenot, resident of Ripple Ave, expressed that she is very excited about the project however she is concerned with parking and would prefer solar panels instead of wind turbines.

The Vice Chair closed the public comment.

On a motion by Member Steres, seconded by Member Becom, the board voted 5-0-1-1 (Member Boyle absent, Chair McCord abstained) to approve the building plans and sign program to the Planning Commission. Motion passed.

On a motion by Member Steres, seconded by Member Becom, the board voted 5-0-1-1 (Member Boyle absent, Chair McCord abstained) to defer the landscape and outdoor lighting plans to Planning Commission for approval. Motion passed.

9. New Business

None.

10. Reports of ARB Members

Member Steres reported that the Subcommittee for 191 Ocean View Blvd met and approved the project.

11. Reports of Council Liaison

None.

12. Director's Report

Mark Brodeur reported that he is working with the Chair of the PC and the ARB to discuss the process for concurrent projects so we can move projects in an efficient manner.

Cosmo Bua made a public comment in favor of Mark's report and asked him to tell the local newspaper.

13. Adjournment at 5:45 PM

APPROVED BY ARCHITECTURAL REVIEW BOARD:

Jennifer Groben, Secretary

Date