



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD MEETING AGENDA

4:00 p.m., July 14, 2015

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 and the CEDD 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/arb

1. Call to Order at 4:02 pm

2. Roll Call

Members Present: Sarah Boyle, Rick Steres (Chair), Michael Gunby, Jeff Edmonds

Members Absent: Larry Doocy, two vacancies.

3. Approval of Minutes

a. Approval of June 9, 2015 Regular and Site Review Minutes

Member Gunby corrected the date on the Site Review Minutes

Staff noted an incorrection on the address of item 3a on the site visit minutes.

On a motion by Member Edmonds, seconded by Member Gunby, the Board voted 4-0-1 (Member Doocy Absent) to approve the June 9, 2015 Site Visit and Regular Meeting Minutes.

Motion Passed.

4. Public Comments

a. Written Communications

None.

b. Oral Communications

None.

5. Items to be Continued or Withdrawn

None.

6. Consent Agenda

None.

7. Regular Agenda

a. Address: 477 Lighthouse Ave.

Permit Application: Architectural Permit (AP) 15-310

Project Description: Enclosing the 140 square foot patio with new windows, new

exterior stucco, and clay tile roof to match the existing at Petra Restaurant

Applicant/Owner: Greg Carey / George Nimri

Zone District: Commercial Downtown

General Plan Designation: Commercial

Assessor's Parcel Number: 006-273-009

CEQA Status: Section 15301(e) (1) Class 1 Categorical Exemption

Staff Reference: Ashley Hobson, Contract Planner

Recommended Action: Approved subject to the attached conditions

The applicant, Greg Carey, presented the item.

The public comment period was opened, and seeing none, closed.

The board discussed the item.

Chair Steres questioned the window materials and applicant, Greg Carey, clarified that they were proposed to be white-painted, wood casement windows to match existing.

On a motion by Member Gunby, seconded by Member Steres, the Board voted 4-0-1 (Member Doocy absent) to approve Architectural Permit 15-310 as presented.

Motion passed.

8. New Business

a. Local Coastal Program Update Land Use Plan

Description: The Draft Land Use Plan – Community Design.

CEQA Status: Statutory Exemption

Staff Reference: Anastazia Aziz, AICP, Senior Planner

Recommended Action: Discuss and provide comments.

Anastazia Aziz, AICP, Senior Planner, presented the item and gave an overview of the Local Coastal Program (LCP) Update process and the Draft Land Use Plan.

The public comment period was opened and the following members of the public spoke:

1. Judy Cole, resident of the Monarch Pine Mobile Home Park, commented on concerns with the effects to the Mobile Home Park located within the Coastal Zone.
2. Cosmo Bua, resident, commented on concerns with the protection of trees as an important factor in view protection. Mr. Bua also recommended to the Board that the Local Coastal Program include a definition of view.
3. Tony Ciani, resident, commented on the compatibility of buildings in open space and the importance of view sheds protection more than just views of the ocean.

The public comment period was closed.

Anastazia Aziz, AICP, Senior Planner, commented that the Planning Commission will continue reviewing the rest of the draft Local Coastal Program Land Use Plan. The Historic Resources Board will review the Cultural Resources section at their next regularly scheduled meeting and the Beautification and Natural Resources Board will review the Natural Systems and Resource Management Chapter at their next regularly scheduled meeting.

Anastazia Aziz, AICP, Senior Planner, recommended that all members of the Architectural Review Board submit comments.

b. Review preliminary plans for proposed hotel located at 157 Grand Ave.

Staff Reference: Anastazia Aziz, AICP, Senior Planner

Recommended Action: Discuss and provide comments

Staff presented the item and explained that the Community & Economic Development Director requested that this project come before the Architectural Review Board as a conceptual design for advice and recommendations. Staff also clarified that no application is currently on file and the ARB should not make a decision on this item.

The applicant, Victor Montgomery and Randy Russom, RRM Design Group, presented a PowerPoint to the board showing conceptual drawings of the elevations and site plan.

The public comment period was opened and the following members of the public spoke:

1. Sally Aberg, resident, questioned if the applicant has reviewed a Historic Assessment that was previously completed.
2. Maureen Mason, resident, questioned the Assessor's Parcel Number that was shown on the presented plans and asked if it was consistent with the lot split that was recently approved by the City Council.
3. Jeff Becom, resident, expressed his concerns with the loss of a historic structure and concerns with the height along Central Ave. blocking the recently restored garden in front of the Public Library. Additionally, Mr. Becom expressed concerns with the proposed parking.
4. Luke Coletti, resident, commented that the City and the Water Management District are currently reviewing the Pacific Grove Local Water Project and encourages the public to attend the meeting on Monday evening.
5. Sally Moore, resident, commented that the parking entrance is proposed to be mid-block along Central which may create additional parking issues along the block.
6. Tony Ciani, resident, questioned if the valet will serve both the restaurant and the hotel, and if the restaurant patrons will be required to pay for the service. Additionally, he commented that a deed restriction should be required for the off-site parking off of Fountain Ave.

The public comment period was closed.

The board discussed.

Vice Chair Edmonds expressed concerns with the Architectural style matching that of Pacific Grove. He commented that he'd like to see more of the original design incorporated into the proposal.

Member Gunby commented that he would like to see more Pacific Grove compatibility. Additionally, he expressed that he liked the stepped back approach to allow more sunlight for the library. Member Gunby also expressed concerns with the effects on the existing businesses in the building and surrounding the site.

Member Boyle commented that the proposed parking does not appear adequate for the proposal, and the reduction of rooms may help to alleviate those parking concerns.

Chair Steres presented a photograph to the applicant of a commercial building with flat awnings rather than angled fabric awning. He expressed concerns with the cleanliness on the angled awnings and encourages the architect to incorporate the flat style.

Victor Montgomery, AIA, applicant, commented that the parking concerns will continue to be discussed with the property owner and with Planning Staff. The applicant thanked the board members and the members of the public for their input.

9. Reports of ARB Members

Member Gunby commented on the subcommittee for 619 Eardley Ave. He announced that he and Vice Chair Edmonds approved the revised plans.

Member Gunby provided an update on the Historic and Design Review Committee and announced that they had come to an agreement to recommend that the City continue with two separate committee (Architectural Review Board and Historic Resources Committee), but the Historic Resources Committee will become a Board and they will review and make a determination on all Architectural Permits for homes listed on the Historic Resources Inventory.

10. Reports of Council Liaison

Councilmember Rudy Fischer addressed the Board. He stated that the City Council has not had a meeting in the last couple of weeks and he does not have any updates to share with the Board.

11. Staff Update

- a. Staff stated that the Planning Commission July 16, 2015 meeting will be held at Hopkins Marine Station library, 6pm.
- b. Staff stated the Local Coastal Program Update will include an Archaeology Talk on August 20, 2015, 9:30am at Lovers Point.

- c. Staff reviewed the current planning database that is available for viewing on the City's main webpage.

12. Adjournment at 5:30pm

- a. **Next ARB meeting is scheduled for August 11, 2015.**

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GENERAL NOTICE

- Please note that Section 65009(b)(2) of the California Government Code provides that legal challenges to the City's action on a project may be limited to only those issues raised in testimony during the public hearing process.