



# MINUTES

## CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING

4:00 p.m., November 8, 2016

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

**1. Called to Order – 4pm**

**2. Roll Call**

ARB Members Present: Sarah Boyle, Jeff Edmonds, Michael Gunby, Tom Lane, Rick Steres (Chair), one vacancy.

ARB Members Absent: Larry Doocy

**3. Approval of Minutes**

- a. Approval of October 11, 2016 Minutes  
**Recommended Action:** Approve as presented

**On a motion by Member Gunby, seconded by Member Lane, the Board voted 5-0-1 (Member Doocy absent) to approve the October 11, 2016 ARB Minutes. Motion passed.**

**4. Public Comments**

- a. Written Communications  
**None.**
- b. Oral Communications  
**None.**

**5. Consent Agenda**

- a. **None**

**6. Items Continued or Withdrawn**

- a. **None**

**7. Regular Agenda**

- a. **Address:** 879 Marino Pines  
**Permit Application:** Architectural Permit (AP) 16-767  
**Description:** To allow a first floor addition of 44 sf and a second story addition of 347 sf to an existing one story 1,326 sf residence for a total of a 2,230 sf two story residence.  
**Applicant/Owner:** Darrin Gambello  
**Zoning/Land Use:** R-1/ Medium Density 29 du/ac  
**CEQA Status:** Categorical Exemption, Section 15301(e)(1), Class 1

**Staff Reference:** Laurel O'Halloran, Associate Planner

**Recommended Action:** Final approval

Laurel O'Halloran, Associate Planner, provided a staff report.

The Chair opened the floor to public comments.

Darrin Gambello, owner, spoke in favor of the project.

The Chair closed the floor to public comments.

The Board discussed the project.

**On a motion by Gunby, seconded by Chair Steres, the Board voted 5-0-1 (Member Doocy absent) to approve Architectural Permit (AP) 16-767. Motion Passed.**

**b. Address:** 1114 Crest Avenue

**Permit Application:** Architectural Permit (AP) 16-862

**Description:** To allow the addition of 202 sf to the 1st floor and 823 sf for a 2nd story to an existing single family residence for a total residence of 2,789 sf; to also remodel the 1st floor add new siding, chimney, doors and windows.

**Applicant/Owner:** Jeff Edmonds/Michael Markham

**Zoning/Land Use:** R-1-H/ Medium Density 17.4 DU/ac

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

**Staff Reference:** Laurel O'Halloran, Associate Planner

**Recommended Action:** Final approval

Member Edmonds, as the project architect, recused himself.

Laurel O'Halloran, Associate Planner, provided a staff report.

The Chair opened the floor to public comments.

Jeff Edmonds, architect, spoke in favor of the project.

Walter S. Clausen, neighbor, spoke on opposition of the project.

The Chair closed the floor to public comments.

The Board discussed the project.

**On a motion by Gunby, seconded by Chair Steres, the Board voted 4-0-1-1 (Member Doocy absent and Member Edmonds recuse) to approve Architectural Permit (AP) 16-862 with the following conditions.**

- 1) **Raise the sill height of the three north facing second story windows by six inches; and**
- 2) **Lower the plate height of the second story by six inches.**

**Motion Passed.**

**8. New Business**

- a. None

**9. Reports of ARB Members**

Member Gunby informed the Board about the Planning Commission Call-Up of Architectural Permit (AP) 16-753 for 102 2nd St. Member Gunby stated that the Planning Commission's concern was the proposed changes to the legal nonconforming garage and that the Planning Commission will review the project at their next regular meeting on November 17, 2016.

**10. Reports of Council Liaison, Rudy Fischer**

None.

**11. Staff Update**

- a. **Local Coastal Program Update**

Laurel O'Halloran, Associate Planner, informed the Board that the Planning Commission will continue to review the suggested changes and modifications to the Land Use and Implementation Plans at their next regular meeting on November 17, 2016.

**12. Adjourned 4:40 p.m.**

APPROVED BY ARCHITECTURAL REVIEW BOARD

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Sarah Boyle, Secretary

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Date