



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING AGENDA

4:00 p.m., March 27, 2018

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. Called to Order – 4:00 pm

2. Roll Call

Architectural Review Board Members: Sarah Boyle, , Michael Gunby, Tom Lane, Terrence Coen, Rick Shekell, Jen Veitengruber

Absent: Jeff Edmonds

3. Approval of Agenda

Laurel O'Halloran reported that 518 Beaumont has been withdrawn and will not be heard at today's ARB hearing.

On a motion by Member Lane, seconded by Member Gunby, the Board voted 6-0-1 (Member Edmonds absent) to amend the agenda. Motion passed.

4. Approval of Minutes

None

5. Public Comments

a. Written Communications

None.

b. Oral Communications

None.

6. Consent Agenda

None.

7. Continued Agenda-WITHDRAWN

a. Address: 518 Beaumont Avenue (006-685-001)

Permit Application: Architectural Permit 18-113

Project Description: To allow a second story addition of 854 square feet for a master bedroom and bathroom to an existing 2,916 square foot single story single family residence including the garage for a total of a 3,770 square foot two-story single family residence

Applicant/Owner: Dale Bender, Contractor on behalf of Ellen Haley, owner

Zone District/ Land Use: R-1/Medium Density 17.4 du/ac

CEQA Status: Categorical Exemption, Section 15301 Class 1, Existing Facilities
Staff Reference: Laurel O'Halloran, Associate Planner
Recommended Action: Approve, subject to recommended findings and conditions.

The applicant has requested consideration of his application be withdrawn from this hearing and continued to the April 24, 2018 ARB hearing.

8. Regular Agenda

a. Address: 1015 Jewell Avenue

Permit Application: Architectural Permit 18-173

Project Description: To allow the remodel of an existing 2-story residence with a replacement and modification openings of selected window and doors, to expand an existing balcony and entry front porch patio, to install new wood shingle detail siding and a stone veneer planter/foundation finish.

Applicant/Owner: Gretchen Fletcher, Architect, on behalf of Richard and Pamela Shekell, owners.

Zone District/ Land Use: R-1/Medium Density 17.4 du/ac

CEQA Status: Categorical Exemption, Section 15301 Class 1, Existing Facilities

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Approve, subject to recommended findings and conditions.

Laurel O'Halloran, Project Planner presented a Staff report.

The Chair opened the floor to public comments.

Gretchen Flesher, architect, presented the project.

Pam Shekell, owner, spoke in favor of the project.

Kevin Owen, neighbor, spoke in opposition to the project.

The Chair closed the floor to public comments.

On a motion by Member Gunby, seconded by Member Lane the Board voted 6-0-1 (Edmonds absent) to approve the project as proposed.

b. Address: 157 Grand Avenue (006-175-001)

Permit Application: Architectural Permit/ Use Permit 16-203

Project Description: To allow the demolition of the existing single-story building and to build a 125- room, four-story hotel. The project proposes a total gross floor area of 86,070 square feet on a 0.77 acre lot.

Applicant/Owner: Randall Russom, Architect on behalf of Nader Agha, owner

Zone District/ Land Use: C-1-T/Light Commercial/Hotel/Condominium District

CEQA Status: Environmental Impact Report

Staff Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Recommend approval of the design to the Planning Commission.

Laurel O'Halloran, Project Planner presented a Staff report.

The Chair opened the floor to public comments.

Victor Montgomery, Architect, presented a report on the project.

Randy Russell, Architect for the project, presented a power point on the project design.

Steve Kane, concerned citizen, spoke in opposition to the project.

Jeff Becom, concerned citizen, spoke about the role of the ARB and spoke in opposition to the design.

Terrane Zito concerned citizen, spoke in opposition to the design.

Read Norris from Everyone's Harvest spoke in favor of the City and his appreciation for the City working with the Farmer's Market.

Claudia Sawyer, Chair of the Historic Resources Committee, spoke about in-fill in historic settings and in opposition to the project.

Lisa Ciani, concerned citizen, spoke about the lack of story poles and in opposition to the project.

Inge Lorentzen Daumer, concerned citizen, spoke in opposition to the design.

Jayne Haines, concerned citizen, spoke in opposition to the EIR and wants the City Attorney to review her letters and give input.

Tom McMann, Chair of the Business Improvement District (BID), spoke in favor of the project and feels the concerns about water and parking were addressed by the applicant. The BID gives unanimous approval of the project.

Karen Locke, Concerned citizen, spoke in favor of having the design incorporate a living roof and living walls for an environmentally friendly hotel.

Monique Gardner, Citizen, spoke in high support of the project and the design.

Margaret-Anne Coppernoll, spoke in support of the project and the design.

Victor Montgomery, Project Architect, spoke again noting the City has added a Condition of Approval that construction will not occur near the Farmer's Market during that time.

The Chair closed Public Comment.

On a motion by Member Gunby, seconded by Member Lane the Board voted 6-0-1 (Edmonds absent) to approve the project with the following additional condition:

The applicant reduce the massing of the design on Fountain, Grand and Central Avenue and the applicant reduce the number of rooms and still have the same amount of parking.

c. Architectural Review Guidelines for Downtown Commercial Buildings

Description: Discussion of proposed design guideline for Pacific Grove Commercial-Downtown zoning district.

Staff Reference: Mark Brodeur, Director of Community & Economic Development Department

Recommended Action: Receive as information and review, and prepare to provide comments at a following meeting.

Mark Brodeur, Director of Community & Economic Development Department, provided a staff report.

The Chair opened the floor to public comments.

Lisa Ciani, resident, spoke.

The Chair closed the floor to public comments.

The Architecture Review Board discussed the project, and will provide comments and photographs to Director Brodeur.

9. Reports of ARB Members

None.

10. Reports of Council Liaison, Rudy Fischer

Councilmember Fischer provided an update on the March 21, 2018 City Council meetings.

11. Staff Updates

None.

12. Adjournment at 6:13 p.m.

APPROVED BY ARCHITECTURAL REVIEW BOARD

Tom Lane, Secretary

Date