



NOTICE OF PUBLIC HEARING

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING AGENDA

Tuesday, January 8, 2019, 4:00 P.M.

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 – 4:00 pm

2. Roll Call

Architectural Review Board Members: Sarah Boyle, Chair, Jeff Edmonds, Vice-Chair Michael Gunby, Tom Lane, Secretary, Terrence Coen, Jen Veitengruber, one vacancy

3. Approval of Agenda

4. Approval of Minutes

- a. [November 27, 2018](#)

5. Public Comments

a. Written Communications

Communications relevant to ARB jurisdiction, but not related to a matter on this agenda, are attached under this agenda item.

b. Oral Communications

Comments from the audience will not receive ARB action. Comments must deal with matters subject to the jurisdiction of the ARB and will be limited to three minutes. Comments regarding agenda items shall be heard at the time such items are called. Whenever possible, letters should be submitted to the ARB in advance of the meeting.

6. Consent Agenda

The Consent Agenda deals with routine and non-controversial matters, and may include action on resolutions, ordinances, or other public hearings for which testimony is not anticipated. The vote on the Consent Agenda shall Pacific Grove City Council Agenda shall apply to each item that has not been removed. When items are pulled for discussion, they will be automatically placed at the end of their respective section within the Regular Agenda. One motion shall be made to adopt all remaining items on the Consent Agenda.

None.

7. Regular Agenda

Members of the public are welcome to offer their comments on any of the following items after being recognized by the Chair. Presentations will be limited to three minutes, or as otherwise established by the Commission Chair. Persons are not required to give their name or address, but it is helpful for speakers to state their name in order that they are identified in the minutes.

a. [Address: 1246 Del Monte Avenue, Pacific Grove, CA 93950 \(APN 006-015-012\)](#)

Application #: Architectural Permit (AP) / Admin. Use Permit (AUP) 18-0945

Description: The project consists of the interior and exterior remodel of an existing one-story ranch-style residence to add an approx. 433 sq. ft. second-story addition with an approx. 160 sq. ft. covered second-story deck on the north side. The project includes the conversion of an existing two-car garage to a one-car garage, the realignment of the driveway and an AUP to allow the chimney to exceed the 25' maximum height limit.

Zone District/General Plan Designation: R-1-H / Res. Medium Density (up to 17.4 du/acre)

Coastal Zone: No **Archaeological Zone:** Yes **Historic Resources Inventory:** No

Area of Special Biological Significance: Yes

CEQA Status: Exempt per CEQA Guidelines Section 15301(e)(1), *Minor Additions*

Applicant/Owner: Homelife Design Studio, on behalf of Paul & Jennifer Silverglate, owner(s)

Staff Reference: Alyson Hunter, Associate Planner | ahunter@cityofpacificgrove.org

b. [Address: 905 Lighthouse Avenue, Pacific Grove, CA 93950 \(APN 006-342-003\)](#)

Application #: Architectural Permit (AP) / Accessory Dwelling Unit (ADU) 18-0957

Description: The project consists of the demolition of an existing detached garage, the remodel of and 1,284 sf addition to an existing 1926 Craftsman style residence, and a new single-car detached garage with a 550 sf ADU above. The project complies with the development standards of the R-4 zoning district.

Zone District/General Plan Designation: R-4 / Residential High Density (up to 29 units per acre)

Coastal Zone: No **Archaeological Zone:** No **Historic Resources Inventory:** No

Area of Special Biological Significance: Yes

CEQA Status: Exempt per CEQA Guidelines Sections 15301(l) (Residential Demolition) and 15303(a) (New Construction)

Applicant/Owner: MBA Architects, on behalf of Richard Gallagher, owner

Staff Reference: Alyson Hunter, Associate Planner | ahunter@cityofpacificgrove.org

8. Reports of ARB Members

9. Reports of Council Liaison

10. Staff Updates

11. Adjournment

The City of Pacific Grove does not discriminate against persons with disabilities. City Hall is an accessible facility. A limited number of devices are available to assist those who are deaf or hard of hearing.

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.

NOTICE TO APPLICANTS

- **Appearance by Applicant/Representative:** Applicants or their representatives must be present at the meeting for which their item, including those items on the Consent Agenda, is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. The item may be denied if continuance is not requested.
- **Appeals and Appeal Period:** Decisions rendered may be appealed using a form available at the CDD. The appeal form, plus an appeal fee, must be filed with the CDD within 10 days of the action.
- **Judicial Time Limits:** This serves as written notice that Pacific Grove Municipal Code (PGMC) §1.20.010 incorporates §1094.6 of the Code of Civil Procedure of the State of California and provides a ninety-day limitation for judicial review of any final administrative decision by the council, or any board, commissioner, or officer of the city.