



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING MINUTES

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

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

1. Call to Order – 4:00 pm

2. Roll Call

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

Members Absent: Tom Lane, Secretary

3. Approval of Agenda

On a motion by Member Gunby, seconded by Vice-Chair Edmonds, the Board voted 5-0-1-0 (Member Lane absent) to approve the Agenda subject to continuance of Item 7b to the February 12th meeting.

Motion passed.

4. Approval of Minutes

a. November 27, 2018

On a motion by Member Gunby, seconded by Vice-Chair Edmonds, the Board voted 5-0-1-0 (Member Lane absent) to approve the minutes from the November 27th meeting.

Motion passed.

5. Public Comments

a. Written Communications

None

b. Oral Communications

None

6. Consent Agenda

None.

7. Regular Agenda

- 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 Silvergate, owner(s)

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

Alyson Hunter, Associate Planner, provided the Staff Report.

Joshua Stewman, the designer for the project, answered Board Member's questions.

The Chair opened the floor to public comment.

The Chair closed the floor to public comment.

The Board discussed the project.

On a motion by Member Gunby, seconded by Member Coen, the Board voted 5-0-1-0 (Member Lane absent) to approve the project subject to the Conditions of Approval and CEQA exemption.

Motion passed.

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

Item continued to the February 12th meeting.

8. Reports of ARB Members

Member Gunby provided an update on the Downtown Design Guidelines subcommittee.

9. Reports of Council Liaison

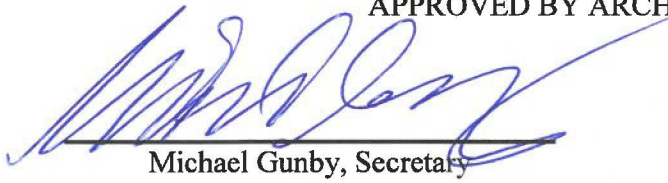
None.

10. Staff Updates

Mark Brodeur, Community & Economic Development Director, provided the Board Members with a Design Review packet from the American Planning Association.

11. Adjournment at 4:15pm.

APPROVED BY ARCHITECTURAL REVIEW BOARD



Michael Gunby, Secretary

2/12/19
Date