



NOTICE OF PUBLIC HEARING

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING AGENDA

Tuesday, March 12, 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 (Secretary), Terrence Coen, Jen Veitengruber, Garrett Van Zantan

3. Approval of Agenda

4. 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.

5. Reports of Council Liaison

6. Consent Agenda

a. Approval of Minutes

[Approval of February 12, 2019, Minutes](#)

Recommended Action: Approve as presented

b. [Address: 835 Sea Palm Avenue \(APN 006-074-007\)](#)

Application #: Architectural Permit (AP) 18-1021

Project Description: A new second-story deck on the front elevation of a two-story single-family residence. Project includes 528 sq. ft. addition to a detached garage at the rear of the lot. No tree removal is proposed.

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

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

Area of Special Biological Significance: Yes

CEQA Status: Exempt per CEQA Guidelines Sections 15301(e) (Additions to Existing Facilities)

Applicant/Owner: Randy & Kim-Anh Scianna, Owners

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

c. [Address: 1128 Shell Avenue \(APN 006-023-012\)](#)

Application #: Architectural Permit (AP) 19-0056

Project Description: A two-story addition of 330 square feet to an existing two-story single-family residence. Project includes the replacement of an existing second-story deck with a smaller deck of 66 sq. ft. No tree removal is proposed.

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

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

Area of Special Biological Significance: Yes

CEQA Status: Exempt per CEQA Guidelines Sections 15301(e) (Additions to Existing Facilities)

Applicant/Owner: Jeff Crockett, on behalf of Mr. & Mrs. Fred Sammis, owners

Staff Reference: Alex Othon, Assistant Planner | aathon@cityofpacificgrove.org

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: 2816 Forest Hill Avenue \(APN 007-643-010\)](#)

Application #: Architectural Permit (AP) / Accessory Dwelling Unit (ADU) 19-0034

Project Description: A two-story addition to include a new roof deck located on the rear of an existing two-story, single-family dwelling, and an interior conversion of 799 sq. ft. from a single-family dwelling to an accessory dwelling unit. No tree removal is proposed.

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

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

Area of Special Biological Significance: No

CEQA Status: Exempt per CEQA Guidelines Sections 15301(e) (Additions to Existing Facilities) and 15303(a) (Conversion of Small Structures)

Applicant/Owner: Terry Latasa, on behalf of Jeff & Dany Langham, owners

Staff Reference: Alex Othon, Assistant Planner | aathon@cityofpacificgrove.org

b. [Address: 112 14th Street \(APN 006-182-005\)](#)

Application #: Admin. Architectural Permit (AP) 19-0005

Project Description: Extend an existing second-story deck on the front façade by four (4) feet in depth; and create two (2) new 3' wide decks along the north and south sides of the building for a distance of 10 feet. New stairs will be developed on the north side. No tree removal is proposed.

Zone District/ Land Use: R-3-PGR / High Density to 29.0 du/ac

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

Area of Special Biological Significance: Yes

CEQA Status: Exempt per CEQA Guidelines Sections 15301(e) (Additions to Existing Facilities)

Applicant/Owner: Carl Alasko

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

8. Reports of ARB Members

9. Staff Update

10. 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.