



NOTICE OF MEETING

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD REGULAR MEETING AGENDA

Tuesday, May 14, 2019, 4:00 P.M.

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

1. **CALL TO ORDER AND ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **BOARD AND STAFF ANNOUNCEMENTS (City-Related Items Only)**
4. **GENERAL PUBLIC COMMENT**

General Public Comment must deal with matters subject to the jurisdiction of the City and the Architectural Review Board (ARB) that are not on the Regular Agenda. This is the appropriate place to comment as to items on the Consent Agenda, only if you do not wish to have the item pulled for individual consideration by ARB. Comments from the public will be limited to three minutes and will not receive ARB action. Comments regarding items on the Regular Agenda shall be heard prior to ARB's consideration of such items at the time such items are called. Whenever possible, written correspondence should be submitted to the Board in advance of the meeting, to provide adequate time for its consideration.

5. **REPORTS OF COUNCIL LIAISON**

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 apply to each item that has not been removed. Any member of ARB, staff, or the public may remove an item from the Consent Agenda for individual consideration. 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 non-removed items on the Consent Agenda. Items pulled from this section will be placed under 12. Unfinished and Ongoing Business

6. A. **[Minutes of the April 30, 2019, ARB Special Meeting](#)**
Reference: Alyson Hunter, Staff liaison
Recommended Action: Approve minutes.
CEQA: Does not constitute a "Project" as defined by CEQA Guidelines Section 15378.
- B. **[1239 Surf Ave | AP 19-0221 | APN 006-013-001](#)**
Description: The proposed development includes a first-story addition to an existing two-story, single-family home, the expansion of an existing second story deck by 63 sq. ft. over the proposed addition, major façade changes to include new Hardie Panel siding, windows, and exterior lights.
Zone District/General Plan Designation: R-1-H / Res. Medium Density (up to 17.4 units per acre)
Coastal Zone: No **Archaeological Zone:** Yes **Historic Resources Inventory:** No

Area of Special Biological Significance: Yes

CEQA Status: Exempt per CEQA Guidelines 15301(e) – Existing Facilities

Applicant/Owner: Central Coast Civil Engineers (Applicant) / Joanna & Claus Bock (Owners)

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

REGULAR AGENDA

7. PUBLIC HEARINGS

For public hearings involving a quasi-judicial determination by ARB, the proponent of an item may be given 10 minutes to speak and others in support of the proponent's position may be given three minutes each. A designated spokesperson for opposition to the item may be given 10 minutes to speak and all others in opposition may be given three minutes each. Very brief rebuttal and surrebuttal may be allowed in the sole discretion of ARB. In public hearings not involving a quasi-judicial determination by the Board, all persons may be given three minutes to speak on the matter. Public hearings on non-controversial matters or for which testimony is not anticipated may be placed on the Consent Agenda, but shall be removed if any person requests a staff presentation or wishes to be heard on the matter.

A. [905 Lighthouse Ave | AP/ADU 18-0957 | APN 006-342-003](#)

Description: The proposed development includes the demolition of an existing detached garage, the remodel of and 1,050 sf addition to the existing 1926 Craftsman style residence that includes a 1-car garage below, and a new two-story detached, single-car garage with a 550 sf ADU above. The project complies with the development standards of the R-4 zoning district. This item was last heard by the ARB on February 12, 2019, and has been significantly modified to address the concerns of that body and neighbors.

Zone District/General Plan Designation: R-4 / Res. 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

B. [107 20th Avenue | AP/TP-D/AUP 19-0122 | APN 006-145-014](#)

Description: The demolition of an existing 784 sq. ft. single-story residence to be replaced with a new 1,837 sq. ft. two-story residence and the removal of an 18" diameter holly tree. The 450 sq. ft. second story will be located at the rear of the property. An Administrative Use Permit is required per PGMC §23.70.030(b)(7)(xiii) for alterations to nonconforming buildings and uses.

Zone District/General Plan Designation: R-3-PGR / Res. High Density (up to 29 units per acre)

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

Area of Special Biological Significance: Yes

CEQA Status: Exempt per Section 15303(a) – New Construction

Applicant/Owner: James Thorsen, owner

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

C. [Vacant parcel immediately south of 511 17th Street, on the easterly side of 17th Street between Spruce Ave and Junipero Ave | AP/TP-D 19-0163 | APN 006-475-014](#)

Description: The construction of a new 1,155 sq. ft. two-story, single-family residence on a currently vacant lot.

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

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

Area of Special Biological Significance: Yes

CEQA Status: Exempt per Section 15303(a) – New Construction

Applicant/Owner: Charles Van Vliet (Applicant) / Jim MacArthur (Owner)

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

8. **FULL PRESENTATIONS**

None

ADJOURNMENT

NOTICE OF ADA COMPLIANCE: Pursuant to Title II of the Americans with Disabilities Act (Codified At 42 United States Code Section 12101 and 28 Code of Federal Regulations Part 35), and Section 504 of the Rehabilitation Act of 1973, the City of Pacific Grove does not discriminate on the basis of race, color, religion, national origin, ancestry, sex, disability, age or sexual orientation in the provision of any services, programs, or activities. The City of Pacific Grove does not discriminate against persons with disabilities. City Hall is an accessible facility. A limited number of assisted listening devices will be available at this meeting. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format.