



## NOTICE OF MEETING

# CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD

## REGULAR MEETING AGENDA

Tuesday, July 9, 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 June 11, 2019, ARB Meeting](#)

**Reference:** Laurel O'Halloran, Staff liaison

**Recommended Action:** Approve minutes.

**CEQA:** Does not constitute a "Project" as defined by CEQA Guidelines Section 15378.

### 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. [Vacant parcel immediately south of 511 17<sup>th</sup> Street, on the easterly side of 17<sup>th</sup> 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 / Residential 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)

**Recommendation:** Approve the project as proposed based on findings, conditions of approval, and a Class 3, §15303(a) CEQA exemption

**Staff Reference:** Alex Othon, Assistant Planner | [aotion@cityofpacificgrove.org](mailto:aotion@cityofpacificgrove.org)

*This item was continued from the May 14, 2019 Architectural Review Board hearing.*

**B. [1205 Ocean View Boulevard | AP 18-1031 | APN 006-012-017](#)**

**Description:** The complete exterior remodel of an existing two-story residence at the corner of Ocean View Blvd. and Coral St. The existing residence was built in the 1980s and is currently a ranch style house with a mansard roof design.

**Zone District/General Plan Designation:** R-1-H / Medium Density

**Coastal Zone:** No    **Archaeological Zone:** Yes    **Historic Resources Inventory:** No  
**Area of Special Biological Significance:** Yes

**CEQA Status:** Exempt per Section 15301(a)(1) – Existing Facilities

**Applicant/Owner:** Mark Mueckenheim/Stacey Tang

**Recommendation:** Approve the project as proposed based on findings, conditions of approval, and a Class 1, §15301(a)(1) CEQA exemption

**Staff Reference:** Laurel O'Halloran, Assoc. Planner | [lohalloran@cityofpacificgrove.org](mailto:lohalloran@cityofpacificgrove.org)

**C. [301 Grand Avenue | AP/UP 19-0173 | APNs 006-278-006, -012](#)**

**Description:** An Architectural Permit and Use Permit for the development of three (3) new second-story, income-qualified affordable residential units over the parking area approved under the previous permit.

**Zone District/General Plan Designation:** C-D / Commercial

**Coastal Zone:** No    **Archaeological Zone:** No    **Historic Resources Inventory:** No  
**Area of Special Biological Significance:** Yes

**CEQA Status:** Exempt per Section 15332 – In-fill Development

**Applicant/Owner:** Safwat Malek for Manal Mansour and Ayman Adeeb, owner(s)

**Recommendation:** Approve the project as proposed based on findings, conditions of approval and a Class 32, §15332 CEQA exemption.

**Staff Reference:** Alyson Hunter, Assoc. Planner | [ahunter@cityofpacificgrove.org](mailto:ahunter@cityofpacificgrove.org)

**8. ARB Discussion**

**A. [Story Pole Discussion](#)**

**Staff Reference:** Laurel O'Halloran, Associate Planner

**Recommended Action:** Receive information for discussion

**CEQA Status:** Does not constitute a "Project" as defined by CEQA Guidelines Section 15378.

**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.