



## NOTICE OF MEETING

### CITY OF PACIFIC GROVE

## ARCHITECTURAL REVIEW BOARD

### REGULAR MEETING AGENDA

Tuesday, June 9, 2020, 3:00 P.M.

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

**THIS MEETING WILL BE HELD VIRTUALLY AND IS COMPLIANT WITH THE GOVERNOR'S EXECUTIVE ORDERS N-25-20 AND N-29-20, ALLOWING FOR A DEVIATION OF TELECONFERENCE RULES REQUIRED BY THE BROWN ACT.**

**Join the Zoom Meeting to participate live at:**

**<https://us02web.zoom.us/j/88488026817>**

**To participate telephonically, call any number below:**

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**877 853 5247 (Toll Free)**

**888 788 0099 (Toll Free)**

**Webinar Meeting ID: 884 8802 6817**

**Help Line 831-648-3128**

## AGENDA

### CALL TO ORDER

1. **APPROVAL OF AGENDA**
2. **COMMISSION AND STAFF ANNOUNCEMENTS (City-Related Items Only)**
3. **COUNCIL LIAISON ANNOUNCEMENTS**
4. **GENERAL PUBLIC COMMENT**

*General Public Comment must deal with matters subject to the jurisdiction of the City and the Architectural Review Board 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 the Architectural Review Board. Comments from the public will be limited to three minutes and will not receive Architectural Review Board action. Comments regarding items on the Regular Agenda shall be heard prior to Architectural Review Board's consideration of such items at the time such items are called. Whenever possible, written correspondence should be submitted to the Architectural Review Board in advance of the meeting, to provide adequate time for its consideration.*

### 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 the Architectural Review Board, 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 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 the Architectural Review Board, 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 6. Regular Agenda*

5. **Approval of March 10, 2020 Architectural Review Board Meeting Minutes**

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

**Recommended Action:** Adopt the draft March 10, 2020, minutes as presented.

**CEQA:** Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

6. Tree Permit with Development (TP-D 20-0222) for 280 Grove Acre for the removal of one (1) Monterey pine, a protected tree per Title 12 of the PGMC.

**Description:** The project consists of the removal of one (1) tree that is protected under Title 12 of the Pacific Grove Municipal Code (PGMC).

**Zone District/General Plan Designation:** R-1-B-3

**Coastal Zone:** No

**Archaeological Zone:** No

**Historic Resources Inventory:** No

**Area of Special Biological Significance:** No

**CEQA:** Does not constitute a "Project" per California Environmental Quality Act Guidelines Section 15378

**Recommended Action:** Approve the Tree Permit with Development (TP-D) as proposed including conditions of approval and a Section 15061(b)(3) CEQA categorical exemption.

**Reference:** Alyson Hunter, Senior Planner

## **REGULAR AGENDA**

7. **PUBLIC HEARINGS**

*For public hearings involving a quasi-judicial determination by the Architectural Review Board, 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 the Architectural Review Board. In public hearings not involving a quasi-judicial determination by the Architectural Review 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. Architectural Permit (AP) No. 20-0047 for 1050 Egan Avenue (APN 006-121-005)

**Description:** An Architectural Permit to allow the renovation and addition to an existing 2,200 sq. ft. single-family single-story residence with a 560 sq. ft. garage.

**Zone District/General Plan Designation:** Residential District (R-1) / Medium Density Residential (7.3 du/acre)

**Coastal Zone:** No

**Archaeological Zone:** Yes

**Historic Resources Inventory:** No

**Area of Special Biological Significance:** No

**CEQA:** Categorical Exemption, CEQA Guidelines Section 15301, Class I, Existing Facilities

**Recommended Action:** Approve the Architectural Permit subject to the recommended findings, conditions of approval, Class 1, Section 15301(e), Existing Facilities, CEQA exemption.

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

- B. Sign Permit (SP) Application #20-0040 for 1140 Forest Avenue (APN 007-641-008)

**Description:** Sign Permit (SP) Application 20-0040 for 1140 Forest Avenue.

**Zone District/General Plan Designation:** C-FH / Commercial Forest Hill

**Coastal Zone:** No

**Archaeological Zone:** No

**Historic Resources Inventory:** No

**Area of Special Biological Significance:** No

**CEQA:** Categorical Exemption, CEQA Guidelines Section 15311, Class 11, Accessory Structures

**Recommended Action:** Staff recommends the Architectural Review Board approve Sign Permit (SP) 20-0040 subject to findings, a Class 11 CEQA exemption, and conditions of approval, including the added condition: "**Compliance with PGM 20.04.050: Proposed sign No. 1 shall be limited to a change of copy, with no digital display added. Proposed sign Nos. 3, 4, 5, 7, and the proposed pump signage shall be removed in order to comply with the size and location standards set out in PGM 20.04.050.**".

**Reference:** Alex Othon, Assistant Planner

- C. Architectural Permit (AP) 20-0069 for 1208 Surf Avenue (APN 006-012-011).

**Description:** The addition of 1,383 sq. ft. to the first and second story of an existing two story, single-family residence with an attached garage located at 1208 Surf Avenue.

**Zone District/General Plan Designation:** R-1-H / Medium Density Residential (Up to 7.3 du/ac)

**Coastal Zone:** No

**Archaeological Zone:** Yes

**Historic Resources Inventory:** No

**Area of Special Biological Significance:** Yes

**CEQA:** Categorical Exemption, CEQA Guidelines Section 15301, Class I, Existing Facilities

**Recommended Action:** Approve the project subject to the recommended findings, conditions of approval and a Class 1 CEQA exemption.

**Reference:** Alex Othon, Assistant Planner

- D. Architectural Permit (AP) & Administrative Use Permit (AUP) 20-0127 for 37 Companion Way (APN 006-042-001).

**Description:** The addition of 800 square feet to the second-story of an existing 2,106 square foot one-story, single-family residence. An Administrative Use Permit is required to allow the construction of an exterior staircase and concrete landing within a required side yard setback.

**Zone District/General Plan Designation:** R-1-H / Medium Density Residential (7.3 du/ac)

**Coastal Zone:** No

**Archaeological Zone:** Yes

**Historic Resources Inventory:** No

**Area of Special Biological Significance:** Yes

**CEQA:** Categorical Exemption, CEQA Guidelines Section 15301, Class I, Existing Facilities

**Recommended Action:** Approve the project subject to findings, conditions of approval, and Class 1 CEQA exemption.

**Reference:** Alex Othon, Assistant Planner

8. **DISCUSSION ITEM(S) - None**

**Next Meeting – August 11, 2020**

**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.