



## NOTICE OF MEETING

### CITY OF PACIFIC GROVE

# ARCHITECTURAL REVIEW BOARD

## SPECIAL MEETING AGENDA

Tuesday, July 21, 2020, 1:00 P.M.

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

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## 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 Planning Commission 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 Planning Commission. Comments from the public will be limited to three minutes and will not receive Planning Commission action. Comments regarding items on the Regular Agenda shall be heard prior to Planning*

*Commission's consideration of such items at the time such items are called. Whenever possible, written correspondence should be submitted to the Planning Commission 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 Planning Commission, 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 Planning Commission, 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 June 9, 2020 Architectural Review Board Meeting Minutes

**Reference:** Alex Othon, Assistant Planner

**Recommended Action:** Adopt the June 9, 2020, minutes as presented.

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

## **REGULAR AGENDA**

6. **PUBLIC HEARINGS**

*For public hearings involving a quasi-judicial determination by the Planning Commission, 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 Planning Commission. In public hearings not involving a quasi-judicial determination by the Planning Commission, 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. 20-0197 for 215 Ridge Road (APN 006-351-010)

**Description:** The proposed project consists of a first floor addition of 564 sq. ft., a second floor addition of 268 sq. ft. and a 683 sq. ft. addition to extend an existing attached garage. The residence is currently 2,773 sq. ft. At project completion the residence will be 4,820 sq. ft., including the garage.

**Zone District/General Plan Designation:** R-1-B-3 / Low Density Residential (4.4 du/ac)

**Coastal Zone:** No

**Historic Resources Inventory:** No

**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, §15301(e) CEQA exemption.

**Reference:** Alex Othon, Assistant Planner

- B. Architectural Permit (AP) No. 20-0168 for 1223 Surf Avenue (APN 006-013-005)

**Description:** The addition of 172 sq. ft. to the first floor and 192 sq. ft. to the second-story of an existing 2,454 sq. ft. two-story, single-family single residence. When completed the residence will be approximately 2,818.5 sq. ft.

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

**Coastal Zone:** No

**Historic Resources Inventory:** No

**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 for existing facilities.

**Reference:** Alex Othon, Assistant Planner

- C. Architectural Permit (AP) & Tree Permit with Development (TPD) No. 20-0143 for 1015 Hillside Avenue (APN 007-592-022-000)

**Description:** To allow the development of a new two-story 1,209 sq. ft. single-family residence located at 1015 Hillside Avenue. The project includes the removal of two (2) oak trees and two (2) pine trees.

**Zone District/General Plan Designation:** Residential District (R-1) / Medium Density Residential (9.7 du/acre)

**Coastal Zone:** No

**Historic Resources Inventory:** No

**CEQA:** Categorical Exemption, CEQA Guidelines Section 15303, Class 3, Construction or Conversion of Small Structures

**Recommended Action:** Approve the Architectural Permit with tree removal subject to the recommended findings, conditions of approval, Section 15303(a), Class 3, New Construction.

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

- D. Architectural Permit (AP) No. 19-0625 for 850 Bayview Avenue (APN 006-132-012)

**Description:** Architectural Permit (AP) 19-0625 for 850 Bayview to allow the demolition of an existing 1,538 square foot one-story, single-family home with an attached garage and the construction of a new 3,247 square foot, two-story, single-family residence with a detached 735 square foot garage.

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

**Coastal Zone:** No

**Historic Resources Inventory:** No

**CEQA:** Categorical Exemption, CEQA Guidelines Section 15303, Class 3, Construction or Conversion of Small Structures

**Recommended Action:** Staff recommends the Architectural Review Board approve Architectural Permit (AP) 19-0625 subject to findings, conditions of approval, and Classes 1 & 3 CEQA exemptions.

**Reference:** Alex Othon, Assistant Planner

- E. Architectural Permit (AP) & Tree Permit w/ Development (TPD) No. 20-0240 for 42 Quarterdeck Way (APN 006-043-003)

**Description:** The demolition of an existing 1,679 sq. ft. one-story, single-family dwelling and the construction of a new 2,083 sq. ft. one-story, single-family residence with an attached one-car garage. Two 14” diameter trees are proposed for removal as a part of this project.

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

**Coastal Zone:** No

**Historic Resources Inventory:** No

**CEQA:** Categorical Exemption, CEQA Guidelines Section 15303, Class 3, Construction or Conversion of Small Structures

**Recommended Action:** Approve the project subject to the recommended findings, conditions of approval and Classes 1 and 3 CEQA exemptions.

**Reference:** Alex Othon, Assistant Planner

7. **UNFINISHED AND ONGOING BUSINESS**

8. **DISCUSSION ITEM(S)**

**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.