



NOTICE OF MEETING

CITY OF PACIFIC GROVE

ARCHITECTURAL REVIEW BOARD

REGULAR MEETING AGENDA

Tuesday, August 11, 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 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. **BOARD 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.

5. **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.

REGULAR AGENDA

6. **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. 20-0302 for 528 Beaumont Avenue (APN 006-686-007)

Description: An Architectural Permit (AP 20-0302) for a 241 sq. ft. addition to the rear of the existing residence and a small expansion to an existing second-story balcony located at 528 Beaumont Ave.

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

Coastal Zone: No

Historic Resources Inventory: No

CEQA: Categorical Exemption, CEQA Guidelines 15331, Historical Resources Restoration/Rehabilitation

Recommended Action: Approve Architectural Permit 20-0302 subject to findings, conditions of approval, and Class 1 and 31 CEQA exemptions.

Reference: Alyson Hunter, AICP, Senior Planner

B. Architectural Permit (AP) No. 20-0236 for 1031 Shell Avenue (APN 006-026-016)

Description: The demolition of an existing 1,502 sq. ft. one-story, single family residence, and the construction of a new 2,545 sq. ft. two-story, single-family residence with an attached 1000 sq. ft. basement ADU.

Zone District/General Plan Designation: R-1 / Medium Density Residential (up to 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 Class 1 and 3 CEQA exemptions.

Reference: Alex Othon, Assistant Planner

- C. Architectural Permit (AP) and Tree Permit with Development (TPD) No. 20-0169 for 415 11th Street (APN 006-493-010)

Description: The proposed project includes the development of a new two-story 1,780 sq. ft. single-family residence with a 441 sq. ft. accessory dwelling unit above a new 420 sq. ft. detached garage and removal of three (3) oak trees and two (2) black acacia trees on a vacant undeveloped lot.

Zone District/General Plan Designation: Residential District (R-1) / Medium Density Residential (7.3 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 and Tree Permit with Development subject to the recommended findings, conditions of approval, Section 15303(a), Class 3, New Residential Development.

Reference: Laurel O'Halloran, Associate Planner

- D. Architectural Permit (AP) No. 20-02131256 for Surf Avenue (APN 006-011-007).

Description:

An Architectural Permit to allow the renovation and addition to an existing 2,741 sq. ft. single-family two-story residence including a garage expansion for a total proposed floor area of 3,334 sq. ft. The proposed project consists of 180 sq. ft. addition on the main level, a 275 sq. ft. garage expansion and 138 sq. ft. addition to the upper level including a new 9'-0" x 20' - 0" deck.

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

Coastal Zone: No

Historic Resources Inventory: 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

- E. Sign Permit (SP) No. 20-0040 for 1140 Forest Avenue (APN 007-641-008)

Description: Sign Permit (SP) Application #20-0040 to allow for the refacing of three (3) existing signs and the installation of eight (8) new signs, to read "Valero" to be installed in various locations around the property.

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

Coastal Zone: No

Historic Resources Inventory: 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, with the additional condition: "**Compliance with PGMC 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 PGMC 20.04.050."

Reference: Alex Othon, Assistant Planner

7. **UNFINISHED AND ONGOING BUSINESS**

8. **DISCUSSION ITEM(S)**

Next Meeting – October 13, 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.