

## RESOLUTION NO. 19-007

### ARCHITECTURAL PERMIT (AP) 19-0020 (APPEAL) FOR THE ADDITION OF TWO (2) CLERESTORY SKYLIGHTS ON THE EXISTING SOUTH-FACING ROOF RIDGE OF THE CITY LIBRARY

#### FINDINGS

1. The subject site is located at 550 Central Ave., Pacific Grove, 93950 (APN 006-171-098)
2. The subject site has a designation "Public" on the adopted Pacific Grove General Plan Land Use Map.
3. The subject site is located in the Unclassified (U) zoning district. This is a voter-initiative zoning district.
4. The subject site is approximately 20,400 square feet in size.
5. The subject site is currently developed with the 1907 Carnegie Library and subsequent large additions over time, including the portion of the library built in 1978 which is proposed to be modified by this project.
6. Over \$2.5 million was fundraised for the renewal project by the public.
7. Through a series of community meetings, including but not limited to meetings with the Library Board, Library Foundation and Friends of the Library, the public requested additional natural light to be included in the library renovation project.
8. The proposed clerestory windows are intended to enhance and improve the library function by allowing natural light to illuminate the central portion of the building.
9. The subject site is located in the Area of Special Biological Significance, the Coastal zone, and is listed on the City's Historic Resources Inventory (HRI). This area is also known to be archaeologically sensitive.
10. The structure was listed on the City's Historic Resources Inventory on March 12, 2003 with a California Historical Resources Status Code of 6L which determines the structure ineligible for local listing or designation through the local government review process but may warrant special consideration in local planning. The recent Historic Resources Inventory Update by Page and Turnbull draft report confirmed retaining the structure on the inventory with the 6L status code.
11. An assessment of the proposed project's potential impacts to the historic resource was prepared by qualified historian Kent Seavey on January 14, 2109 and resulted in a finding of no significant adverse effect on the environment.
12. The proposed alteration qualifies for a Class 31, Section 15331, CEQA exemption for *Historical Resources Restoration/Rehabilitation* and a Class 1, Section 15301.a *Existing Facilities* CEQA Exemption.
13. This Architectural Permit was reviewed by the Historic Resources Committee at a noticed public hearing on February 27, 2019, at which time the permit was denied. The denial was appealed to the Planning Commission for a *de novo* hearing as permitted in PGMC Section 23.74.020.
14. This Architectural Permit was reviewed by the Planning Commission at a noticed *de novo* public hearing on March 21, 2019, at which time the appeal was denied and the applicant was directed to redesign the project and bring the project back to the Planning Commission for review; and that it should be based on the shed dormer images presented in public comment

by Mr. Tony Ciani with the divided lights design similar to those that already have been added around the current addition; and that the top of the new shed can be up to, but shall not exceed, the top of the roof ridge; and that the area of the new windows shall be the same as that of the currently-proposed clerestory skylights by extending the window length; and that the materials used in the project shall match, or be compatible with, the materials currently being used on the building.

15. On April 4, 2019 the City Council called up the project for a *de novo* hearing based on Planning Commission decision to deny the applicant (City's) appeal and direction to redesign the clerestory windows to a shed dormer with divided lights.
16. The architecture and general appearance of the completed project are compatible with the neighborhood in that the exterior change is minor in nature and in keeping with the existing architecture of the building in that the design is in keeping with the most recent addition completed in 1978 and is a clear and honest expression of its function—the capture of natural light to illuminate the interior;
17. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood in that the proposed changes build on a history of continued adaptation of a critical city asset to suit current needs; and
18. The Council finds the single-family residential architectural review guidelines do not apply to this project.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PACIFIC GROVE:**

1. The Council determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Resolution.
2. The Council REVERSES the decision of the Planning Commission and authorizes APPROVAL of Architectural Permit (AP) 19-0020 for the installation of two (2) clerestory skylights on the south-facing ridge of the ± 24' tall existing 1977 library addition and pursuant to CEQA categorical exemption 15331, *Historical Resources Restoration/Rehabilitation* and 15301.a *Existing Facilities*.
3. This Resolution shall become effective immediately following passage and adoption thereof.

**PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF PACIFIC GROVE**  
this 1st day of May, 2019, by the following vote:

AYES: Mayor Peake, Councilmembers Amelio, Huitt, McAdams, Smith, and Tomlinson.

NOES: None.

ABSENT: Councilmember Garfield.

APPROVED:

*Bill Peake*

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BILL PEAKE, Mayor

ATTEST:

*Sandra Kandell*

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SANDRA KANDELL, City Clerk

APPROVED AS TO FORM:

*Milo Laredo for*

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DAVID C. LAREDO, City Attorney