



NOTICE OF MEETING

CITY OF PACIFIC GROVE
HISTORIC RESOURCES COMMITTEE
REGULAR MEETING AGENDA

3:00 p.m., Wednesday, June 26, 2019
Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

Copies of the agenda packet are available for review at the Pacific Grove Library located at 550 Central Avenue; the CDD counter in City Hall at 300 Forest Avenue, Pacific Grove from 8 a.m. – 12 p.m. and 1 p.m. – 5 p.m., Monday through Thursday; and on the internet at www.cityofpacificgrove.org/hrc. Recordings of the meetings are available on the City website and upon request.

1. Call to Order - 3:00 p.m.

2. Roll Call

HRC Members: Claudia Sawyer (Chair), Mark Travaille, Joseph Rock, Jill Kleiss (Secretary), Mimi Sheridan (Vice-Chair), Rick Steres, Geoff Welch

3. Approval of Agenda

4. Committee Member and Staff Announcements (City-Related Items Only)

5. General Public Comment

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

6. Reports of Council Liaison

7. Items to be Continued or Withdrawn - None

8. Consent Agenda

The Consent Agenda deals with routine and non-controversial matters, and may include action on 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 Committee, 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.

a. [Approval of May 22, 2019, HRC Minutes](#)

Recommended Action: Approve minutes

CEQA Status: Does not constitute a "Project" as defined by CEQA Guidelines §15378

Staff Reference: Alyson Hunter, Associate Planner

b. [Initial Historic Screening Request No. IHS 19-0310 for 810 Congress Avenue](#)

Description: Initial Historic Screening

Applicant/Owner: Jeff Edmonds representing Maria Mushkind (owner)
CEQA status: Not a project under CEQA
Staff reference: Anastazia Aziz, AICP, Director, Community Development Dept.
Recommended action: Determine ineligible for the Historic Resources Inventory

c. **Initial Historic Screening Request No. IHS 19-0364 for 810 Gibson Avenue**

Description: Initial Historic Screening
Applicant/Owner: Jude Fox (owner)
CEQA status: Not a project under CEQA
Staff reference: Anastazia Aziz, AICP, Director, Community Development Dept.
Recommended action: Determine ineligible for the Historic Resources Inventory

d. **Initial Historic Screening Request No. IHS 19-0367 for 150 14th Street**

Description: Initial Historic Screening
Applicant/Owner: Susana D. Silva (owner)
CEQA status: Not a project under CEQA
Staff reference: Anastazia Aziz, AICP, Director, Community Development Dept.
Recommended action: Determine ineligible for the Historic Resources Inventory

e. **Address: 837 Ocean View Blvd., Pacific Grove, CA 93950 (APN 006-065-024)**

Application #: Architectural Permit (AP) 19-0143
Description: An Architectural Permit for the replacement of a large, non-historic arched window with two (2) clerestory windows, the replacement of a sliding glass door with large 18' x 8' folding glass doors on the rear elevation, and the development of a 340 sf cover over an existing patio in the back yard. No trees will be affected by the proposed development. The property is on the Historic Resources Inventory (HRI).
Zone District/General Plan Designation: Residential Single-Family (R-1) / Medium Density Residential (17.4 du/acre)
Coastal Zone: No **Archaeological Sensitivity:** Yes **Historic Resources Inventory:** Yes
Area of Special Biological Significance: Yes
CEQA Status: The proposed project qualifies for Classes 1 and 31 CEQA categorical exemptions for *Residential Additions* and *Historical Resources Restoration/Rehabilitation*, respectively.
Applicant/Owner: Paul W. Davis, AIA, representing Elias & Sana Amireh, owners
Recommended Action: Staff recommends that the ARB approve the project subject to findings, conditions of approval and Class 1 and 31 CEQA exemptions.
Staff Reference: Alyson Hunter, Associate Planner | ahunter@cityofpacificgrove.org

9. **Continued Items**

For public hearings involving a quasi-judicial determination by the Committee, the proponent of an item may be given 10 minutes to speak and others, either in support or opposition to the project, may be given 3 minutes each.

a. **Address: 218 Park Street, Pacific Grove, CA 93950 (APN 006-204-002)**

Application #: Architectural Permit (AP) & Accessory Dwelling Unit (ADU) 18-0970
Description: A revised AP for a one- and two-story addition to an existing 676 sf. duplex which is on the City's Historic Resources Inventory. As a result of direction by the HRC at its April 24th and May 22nd meetings to reduce the bulk and massing of the overall structure, the project returns with a further decrease in total size from 2,369 sf to 2,124 sf plus a request to have a reduction in parking requirements to allow a one-car garage. No changes to tree protections or exterior materials are proposed. *This item was continued from the May 22, 2019, HRC meeting.*

Zone District/General Plan Designation: Residential Multi-Family (R-3) / High Density Residential (29 du/acre)

Coastal Zone: No **Archaeological Sensitivity:** No **Historic Resources Inventory:** Yes

Area of Special Biological Significance: Yes

CEQA Status: The proposed project qualifies for Classes 1 and 31 CEQA categorical exemptions for *Residential Additions* and *Historical Resources Restoration/Rehabilitation*, respectively.

Applicant/Owner: Eddie Hurt representing Robert & Donna Gionfriddo

Recommended Action: Staff recommends that the ARB approve the project subject to findings, conditions of approval and Class 1 and 31 CEQA exemptions.

Staff Reference: Alyson Hunter, Associate Planner | ahunter@cityofpacificgrove.org

10. Regular Agenda

For public hearings involving a quasi-judicial determination by the Committee, the proponent of an item may be given 10 minutes to speak and others, either in support or opposition to the project, may be given 3 minutes each.

a. [Address: 409 Grand Avenue \(APN 006-489-009\)](#)

Application #: Architectural Permit (AP) / Accessory Dwelling Unit (ADU) / Historic Preservation Permit (HPP) 19-0211

Description: The demolition of a non-historic garage and laundry room, the relocation of the entire house 8' to the north and placement on new perimeter foundation, and the addition of a new second-story ADU and garage. The house is on the Historic Resources Inventory (HRI). The applicant requests an HPP for a reduction in the required number of covered parking spaces from two (2) to one (1).

Zone District/General Plan Designation: Residential Multi-Family (R-4) / Professional Office - High Density Residential (29 du/acre) (PO/HDR)

Coastal Zone: No **Archaeological Sensitivity:** No **Historic Resources Inventory:** Yes

Area of Special Biological Significance: Yes

CEQA Status: The project is categorically exempt from CEQA per §§15331 and 15301(e)(2) of the CEQA Guidelines which allow for the rehabilitation of historic resources and minor residential additions, respectively.

Applicant/Owner: Rick Steres representing the Peterson Family Trust

Recommended Action: Staff recommends that the ARB approve the project subject to findings, conditions of approval and Class 1 and 31 CEQA exemptions.

Staff Reference: Alyson Hunter, Associate Planner | ahunter@cityofpacificgrove.org

b. [Address: 542 Lighthouse Avenue \(Holman Building\) \(APN 006-173-003\)](#)

Application #: ADC 19-0360

Description: The addition of three (3) new 8' tall parapet walls to the fifth floor of the Holman Building for the purposes of screening existing approved utility and other accessory facilities and equipment.

Zone District/General Plan Designation: Light Commercial and Hotel (C-1-T) / Commercial

Coastal Zone: No **Archaeological Sensitivity:** No **Historic Resources Inventory:** Yes

Area of Special Biological Significance: Yes

CEQA Status: The project is exempt per §15311 of the CEQA Guidelines which consists of the construction or placement of minor structures accessory to existing commercial facilities.

Applicant/Owner: Brian Nobis representing Monterey Capital PG Founders LLC (owner)

Recommended Action: Staff recommends that the ARB approve the project subject to findings, conditions of approval and a Class 11 CEQA exemption.

Staff Reference: Alyson Hunter, Associate Planner | ahunter@cityofpacificgrove.org

11. Presentations and Trainings - None

12. Adjournment. Next meeting is on July 24, 2019

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.