



NOTICE OF MEETING

CITY OF PACIFIC GROVE HISTORIC RESOURCES COMMITTEE REGULAR MEETING AGENDA

3:00 p.m., Wednesday, August 28, 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 Items to be Continued or Withdrawn - None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 July 24, 2019, HRC Minutes](#)

Recommended Action: Approve minutes

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

Staff Reference: Haroon Noori, Management Analyst

b. [Initial Historic Screening Request No. IHS 19-0460 for 1048 Benito Ave.](#)

Description: Initial Historic Screening

Applicant/Owner: John Bradley & Christine Clark

CEQA status: Not a project under CEQA

Staff reference: Alyson Hunter, Senior Planner

Recommended action: Determine ineligible for the Historic Resources Inventory

9. Continued Items

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

(This item was continued from the HRC's Special Meeting on July 8, 2019)

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 10' to the north and placement on new perimeter foundation, and the addition of a new ground-level ADU and sub-grade 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) and a reduction in the required 6' side yard setback on the north side.

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: Trent Shearn & Jean Darragh representing the Peterson Family Trust

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

Staff Reference: Alyson Hunter, Senior 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. [Initial Historic Screening Request No. IHS 19-0495 for 1229 David Ave., 1223 David Ave., 1228 Lincoln Ave. \(Portions of the Del Monte Assisted Residential Care Community\)](#)

Description: Initial Historic Screening

Applicant/Owner: Sandeep "Sunny" Saini (Terra Del Monte LLC)

CEQA status: Not a project under CEQA

Staff reference: Alyson Hunter, Senior Planner

Recommended action: Determine ineligible for the Historic Resources Inventory

b. [Address: 923 14th Street \(APN 006-683-016\)](#)

Application #: Architectural Permit (AP) 19-0449

Description: An Architectural Permit for window and door changes to a home listed on the Historic Resources Inventory. The project also includes the construction of a wooden staircase off an existing porch on the north elevation of the home.

Zone District/General Plan Designation: Residential Single-Family (R-1) / Residential Medium Density (17.4 du/acre)

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 of the CEQA Guidelines which allow for the rehabilitation of historic resources and minor residential additions, respectively.

Applicant/Owner: Charles Hornisher representing Sierra Vista Tower, LLC

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

Staff Reference: Alex Othon, Assistant Planner | aotion@cityofpacificgrove.org

11. Presentations and Trainings

a. **[Discussion on the Use of Exceptions and the Historic Preservation Permit, PGMC §23.76.060](#)**

Staff Reference: Alyson Hunter, Senior Planner

CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378

12. Adjournment. Next meeting is on September 25, 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.