



CITY OF PACIFIC GROVE HISTORIC RESOURCES COMMITTEE REGULAR MEETING MINUTES

Wednesday, May 27, 2020, 3:00 P.M.

Via Zoom

1. CALL TO ORDER – 3:00 p.m.

2. Roll Call

Members Present: Sawyer (Chair), Sheridan (Vice-Chair), Members Kleiss (Secretary), Steres, Welch, and Travaille.

Members Absent: Rock.

3. APPROVAL OF AGENDA

Chair Sawyer recommended amending the agenda by moving Item 28.A to new Item 13, thus renumbering the Items following accordingly; and switching “new” Item 17 with the originally-numbered 16.

On a motion by Steres and a second by Sheridan, the agenda was approved with a roll call vote 6-0-1 (Rock absent).

Motion passed.

4. COMMISSION AND STAFF ANNOUNCEMENTS (City-Related Items Only)

Chair Sawyer announced the availability of the phone help line for members of the public; mentioned several agenda template changes; and reminded members of the recusal protocol.

Member Sheridan announced that the California Preservation Foundation (CPF) online conference webinar links are available.

Senior Planner Hunter expressed her thanks to the Committee for its patience with new Zoom meeting format and new agenda software platform.

5. COUNCIL LIAISON ANNOUNCEMENTS

Councilmember Tomlinson provided a brief update on City Council activities which mostly consisted of budget issues relating to the COVID-19 crisis.

6. GENERAL PUBLIC COMMENT

- a. Lisa Ciani expressed her concerns about the size of the agenda, recommended providing links on the agenda, and suggested using a geographic or neighborhood methodology for assessing HRI deletions moving forward.

CONSENT AGENDA

7. Initial Historic Screening for 37 Companion Way

Reference: Alex Othon, Assistant Planner

Recommended Action: Recommend HRC find this property ineligible for the Historic Resources Inventory.

CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

8. Initial Historic Screening for 934 Fountain Ave.

Reference: Alex Othon, Assistant Planner

Recommended Action: Recommend HRC find this property ineligible for the Historic Resources Inventory.

CEQA: Does not constitute a “Project” per CEQA Guidelines Section 15378

9. Initial Historic Screening for 409 Sinex Ave.

Reference: Alex Othon, Assistant Planner

Recommended Action: Recommend HRC find this property ineligible for the Historic Resources Inventory.

CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

10. Initial Historic Screening for 42 Quarterdeck Way

Reference: Alex Othon, Assistant Planner

Recommended Action: Recommend HRC find this property ineligible for the Historic Resources Inventory.

CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

11. Initial Historic Screening for 380 Pine Ave.

Reference: Alex Othon, Assistant Planner

Recommended Action: Recommend the HRC find the property ineligible for the Historic Resources Inventory.

CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

12. Initial Historic Screening for 955 Walnut.

Reference: Alex Othon, Assistant Planner

Recommended Action: Recommend HRC find this property ineligible for the Historic Resources Inventory.

CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

13. Adoption of HRC Resolution 20-02

Reference: Alyson Hunter, Senior Planner

Recommended Action: Adopt HRC Resolution 20-03 reflecting the actions of the Historic Resources Committee at its February 26, 2020, meeting.

CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

14. Approval of February 26, 2020, Historic Resources Committee Meeting Minutes

Reference: Alyson Hunter, Senior Planner

Recommended Action: Adopt the draft February 26, 2020, minutes as presented.

CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines

With the inclusion of the errata provided for both #11 and #12, Member Steres moved to approve the Consent Agenda Items 5-12. The motion was seconded by Sheridan and approved by a roll call vote 6-0-1(Rock absent).

Motion passed.

REGULAR AGENDA

15. Presentation on the Secretary of the Interior's Standards

Reference: Alyson Hunter, Senior Planner

Recommended Action: Receive a brief presentation on the Secretary of the Interior's Standards.

CEQA: Does not constitute a "Project" per CEQA Guidelines Section 15378

Member Sheridan provided a brief tutorial on the Secretary of the Interior's Standards and how they apply to the PGMC and the Committee's task of reviewing properties for deletion from the HRI.

16. Deletion of 864 Laurel Ave. from the City's Historic Resources Inventory (HRI). This item was continued from the February 26, 2020 meeting.

Reference: Alyson Hunter, Senior Planner

Recommended Action: Delete 864 Laurel Ave. from the City's Historic Resources Inventory (HRI) due to lost historic integrity.

CEQA: Does not constitute a "Project" per CEQA Guidelines Section 15378

Chair Sawyer opened the meeting for public comment.

Lisa Ciani spoke on the item.

Chair Sawyer closed the floor to public comment.

Member Steres mentioned his past involvement as architect on the project.

After deliberating on the item, Member Travaille made a motion to retain the property on the HRI. The motion was seconded by Kleiss. The Committee voted 4-2-1 (Sheridan and Sawyer dissenting and Rock absent) to retain the property on the HRI.

Motion passed.

17. Deletion of 219 Bentley St. from the City's Historic Resources Inventory (HRI). This item was continued from the February 26, 2020 meeting.

Reference: Alyson Hunter, Senior Planner

Recommended Action: Delete 219 Bentley St. from the City's Historic Resources Inventory (HRI) due to loss of historic integrity.

CEQA: Does not constitute a "Project" per CEQA Guidelines Section 15378

Chair Sawyer opened the meeting for public testimony.

Lisa Ciani read her letter into the record.

Chair Sawyer closed the public hearing.

After deliberating on the item, Member Travaille made a motion to retain the property on the HRI. The motion was seconded by Welch. On a roll call vote, the motion passed 4-2-1 (Sheridan and Sawyer dissenting and Rock absent).

18. An Architectural Permit for 135 18th Street

Description: An Architectural Permit to allow the demolition of an existing 51 sf bathroom at the rear of an existing single-family residence to be replaced with a 45 sf bathroom. The property is listed on the City of Pacific Grove's Historic Resources Inventory.

Zone District/General Plan Designation: Pacific Grove Retreat (R-3-PGR) / High Density Residential (19. 8 du/acre)

Coastal Zone: Yes **Archaeological Zone:** Yes **Historic Resources Inventory:** Yes

Area of Special Biological Significance: Yes

Reference: Alex Othon, Assistant Planner

Recommended Action: Staff recommends that the Historic Resources Committee approve Architectural Permit 20-0062 subject to findings, conditions of approval, and Classes 1 and 31 CEQA Categorical Exemptions.

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

Member Travaille recused himself due to a conflict of interest.

Assistant Planner Othon provided a brief oral presentation.

Chair Sawyer opened the public hearing and asked of a representative if the project would like to speak.

- Mr. James Smith spoke on behalf of the project.
- Lisa Ciani shared her concerns about the property's location within the Coastal zone and archaeological resources.

Chair Sawyer closed the public hearing and asked the Committee to deliberate.

On a motion to approve by Steres, a second by Welch, the project was approved by a roll call vote 5-0-1-1 (Rock absent and Travaille recused).

19. Historic Determination to Remove 212 4th St. from the Historic Resources Inventory

Reference: Alyson Hunter, Senior Planner

Recommended Action: Remove the property from the Historic Resources Inventory due to loss of historic significance and/or historic integrity.

CEQA: Does not constitute a "Project" per CEQA Guidelines Section 15378

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

On a motion by Welch and a second by Travaille, the property was removed from the HRI through a roll call vote 6-0-1 with Rock absent.

Member Kleiss left the meeting at 4:30 pm

20. Historic Determination to Remove 138 9th St. from the City's Historic Resources Inventory

Reference: Alyson Hunter, Senior Planner

Recommended Action: Delete the property from the Historic Resources Inventory (HRI) due to

loss of historic integrity.

CEQA: Does not constitute a “Project” per CEQA Guidelines Section 15378

Member Steres recused himself due to a financial conflict.

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

On a motion by Travaille and a second by Welch, the property was removed from the HRI through a roll call vote 4-0-2-1 (Rock and Kleiss absent, Steres abstained).

21. Historic Determination to Remove 150 13th St. from the City's Historic Resources Inventory

Reference: Alyson Hunter, Senior Planner

Recommended Action: Delete 150 13th St. from the City's Historic Resources Inventory (HRI) due to loss of historic integrity.

CEQA: Does not constitute a “Project” per CEQA Guidelines Section 15378

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

After deliberating on the item, Travaille moved to retain the property on the HRI. The motion was seconded by Steres and approved on a roll call vote 4-1-2 (Sheridan dissent, Rock and Kleiss absent).

The property is retained on the HRI.

22. Historic Determination to Remove 308 14th St. from the Historic Resources Inventory

Reference: Alyson Hunter, Senior Planner

Recommended Action: Delete 308 14th St. from the Historic Resources Inventory (HRI) due to loss of historic integrity.

CEQA: Does not constitute a “Project” per CEQA Guidelines Section 15378

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

After deliberating on the item, Travaille moved to remove the property from the HRI. The motion was seconded by Steres and approved on a roll call vote, 5-0-2 (Rock and Kleiss absent).

23. Historic Determination to Remove 511 18th St. from the Historic Resources Inventory

Reference: Alyson Hunter, Senior Planner

Recommended Action: Delete 511 18 St. from the City's Historic Resources Inventory (HRI) due to loss of integrity.

CEQA: Does not constitute a “Project” per CEQA Guidelines Section 15378

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

After deliberating on the item, Travaille moved to remove the property from the HRI. The motion was seconded by Steres and approved on a roll call vote. (5-0-2) Rock/Kleiss absent.

24. Historic Determination to Remove 244 Central Ave. from the Historic Resources Inventory

Reference: Alyson Hunter, Senior Planner

Recommended Action: Delete 244 Central Ave. from the City's Historic Resources Inventory (HRI)

due to loss of integrity.

CEQA: Does not constitute a “Project” per CEQA Guidelines Section 15378

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

After deliberating on the item, Steres moved to remove the property from the HRI. The motion was seconded by Sheridan. The result of the roll call vote 3-2-2 (Travaille and Welch dissent, Rock and Kleiss absent. Motion Failed.

The property is retained on the HRI.

25. Historic Determination to Remove 217 Forest Ave. from the Historic Resources Inventory

Reference: Alyson Hunter, Senior Planner

Recommended Action: Delete 217 Forest Ave. from the City's Historic Resources Inventory (HRI) due to loss of historic integrity.

CEQA: Does not constitute a “Project” per CEQA Guidelines Section 15378

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

After deliberating on the item, a motion was made by Travaille to remove the property from the HRI. The motion was seconded by Sheridan and approved on a roll call vote 5-0-2 (Kleiss and Rock absent).

26. Historic Determination to Remove 601 Fountain Ave. from the Historic Resources Inventory

Reference: Alyson Hunter, Senior Planner

Recommended Action: Delete 601 Fountain Ave. from the City's Historic Resources Inventory (HRI) due to loss of historic integrity.

CEQA: Does not constitute a “Project” per CEQA Guidelines Section 15378

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

After deliberating on the item, a motion was made by Sheridan to remove the property from the HRI. The motion was seconded by Welch and approved on a roll call vote 4-1-2 (Steres dissent, Kleiss and Rock absent).

27. Historic Determination to Remove 182 Laurel Ave. from the Historic Resources Inventory

Reference: Alyson Hunter, Senior Planner

Recommended Action: Delete 182 Laurel Ave. from the City's Historic Resources Inventory (HRI) due to loss of historic integrity.

CEQA: Does not constitute a “Project” per CEQA Guidelines Section 15378

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

After deliberating on the item, a motion was made by Steres to remove the property from the HRI. The motion was seconded by Sheridan and approved on a roll call vote 5-0-2 (Kleiss and Rock absent).

28. Historic Determination to Remove 147 Monterey Ave. from the Historic Resources Inventory

Reference: Alyson Hunter, Senior Planner

Recommended Action: Delete 147 Monterey Ave. from the City's Historic Resources Inventory (HRI) due to lack of historic significance.

CEQA: Does not constitute a "Project" per CEQA Guidelines Section 15378

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

After deliberating on the item, a motion was made by Travaille to remove the property from the HRI. The motion was seconded by Welch and approved on a roll call vote 5-0-2 (Kleiss and Rock absent).

29. Historic Determination to Remove 420 Sinex Ave. from the Historic Resources Inventory

Reference: Alyson Hunter, Senior Planner

Recommended Action: Delete 420 Sinex Ave. from the City's Historic Resources Inventory (HRI) as a result of lost historic integrity.

CEQA: Does not constitute a "Project" per CEQA Guidelines Section 15378

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

After deliberating on the item, a motion was made by Welch to remove the property from the HRI. The motion was seconded by Travaille and approved on a roll call vote 5-0-2 (Kleiss and Rock absent).

30. Adoption of Resolution 20-04

Reference: Alyson Hunter, Senior Planner

Recommended Action: Adopt Resolution 20-04 reflecting the Historic Resources Committee's action on May 27, 2020

CEQA: Does not constitute a "Project" per CEQA Guidelines Section 15378

Chair Sawyer opened the public hearing and asked the public for testimony. Hearing none, she closed the public hearing.

On a motion by Sheridan and a second by Travaille the Committee, by a roll call vote, continued the item to the next meeting of the HRC 5-0-2 (Rock and Kleiss absent).

31. DISCUSSION ITEM(S)

Next Meeting – July 22, 2020.

ADJOURNMENT – by order of the Chair, the meeting was adjourned at 5:20 pm.