MINUTES
CITY OF PACIFIC GROVE
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING
Tuesday, August 13, 2019, 4:00 P.M.
Council Chamber – City Hall – 300 Forest Avenue, Pacific Grove, CA

1. CALL TO ORDER AND ROLL CALL

Board Members Present: Sarah Boyle, Chair; Michael Gunby, Secretary; Terrence Coen, Garrett Van Zanten

Absent: Jeff Edmonds, Vice Chair; Jen Veitengruber

One vacancy.

2. APPROVAL OF AGENDA

On a motion by Gunby, seconded by Coen, the Board voted 4-0-2 (Edmonds, Veitengruber absent, one vacancy) to approve the agenda.

Motion passed unanimously.

3. BOARD AND STAFF ANNOUNCEMENTS (City-Related Items Only)

Alyson Hunter, Senior Planner, gave an update on the story pole subcommittee.

4. GENERAL PUBLIC COMMENT

Jennifer Hirsch submitted an independent arborist report for a project located adjacent to 511 17th Street.

5. REPORTS OF COUNCIL LIAISON

Mayor Peake provided an update on actions taken at recent City Council Meetings.

CONSENT AGENDA

6. A. Minutes of the July 9th, 2019, ARB Meeting

Reference: Laurel O’Halloran, Staff liaison

Recommended Action: Approve minutes.

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

On a motion by Gunby, seconded by Coen, the Board voted 4-0-2 (Edmonds, Veitengruber absent, one vacancy) to approve the consent agenda.

Motion passed unanimously.
REGULAR AGENDA

7. PUBLIC HEARINGS

A. 301 Grand Avenue | AP/UP 19-0173 | APNs 006-278-006, -012

Description: An Architectural Permit and Use Permit for the development of three (3) new second-story, income-qualified affordable residential units over the parking area approved under the previous permit. This item was continued from the July 9, 2019, ARB meeting.

Zone District/General Plan Designation: C-D / Commercial

Coastal Zone: No Archaeological Zone: No Historic Resources Inventory: No

Area of Special Biological Significance: Yes

CEQA Status: Exempt per Section 15332 – In-fill Development

Applicant/Owner: Safwat Malek for Manal Mansour and Ayman Adeeb, owner(s)

Recommendation: Approve the project as proposed based on findings, conditions of approval and a Class 32, §15332 CEQA exemption.

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

Alyson Hunter, Senior Planner, provided a staff report.

Safwat Malek, the project architect, spoke on the project.

The Chair opened the floor to public comment.

The following members of the public spoke on the project: Pam Silkwood, Unknown resident, Carolyn Hill, Eric Kawashima, Paul Marko & Heather Gregg, Lisa Ciani, and Kim Barnes.

The Chair closed the floor to public comment.

The Board discussed the item.

On a motion by Gunby, seconded by Coen, the Board voted 4-0-2 (Edmonds and Veitengruber absent) to recommend approval of the project subject to findings, a Class 32 CEQA exemption, and Conditions of Approval as amended.

Motion passed unanimously.

8. FULL PRESENTATIONS

None

ADJOURNMENT – 5:10pm.

APPROVED BY ARCHITECTURAL REVIEW BOARD

[Signature]
Michael Gunby, Secretary

[Signature] 9/10/19 Date