1. Call to Order – 4:00 pm

2. Roll Call
   Architectural Review Board Members: Sarah Boyle (Chair), Michael Gunby (Secretary), Jen Veitengruber, Garrett Van Zanten

   Absent: Jeff Edmonds (Vice-Chair), Terrence Coen.

3. Approval of Agenda

   On a motion by Member Gunby, seconded by Member Van Zanten the Board voted 4-0-2 (Members Edmonds and Coen absent) to approve the agenda. Motion passed.

4. Public Comments
   a. Written Communications
      None
   b. Oral Communications
      Lisa Ciani spoke on concerns pertaining to the historic Preservation Ordinance.

5. Reports of Council Liaison

   Mayor Bill Peake provided an update for the actions taken at the most recent City Council meeting and also advised the Board of topics coming to Council at future meetings.

6. Consent Agenda
   a. Approval of Minutes
      Approval of February 12, 2019, Minutes
      Recommended Action: Approve as presented
   b. Address: 835 Sea Palm Avenue (APN 006-074-007)
      Application #: Architectural Permit (AP) 18-1021
      Project Description: A new second-story deck on the front elevation of a two-story single-family residence. Project includes 528 sq. ft. addition to a detached garage at the rear of the lot. No tree removal is proposed.
      Zone District/ Land Use: R-1 / Medium Density to 17.4 du/ac
      Coastal Zone: No  Archaeological Zone: Yes  Historic Resources Inventory: No  Area of Special Biological Significance: Yes
      CEQA Status: Exempt per CEQA Guidelines Sections 15301(e) (Additions to Existing Facilities)
      Applicant/Owner: Randy & Kim-Anh Scianna, Owners
      Staff Reference: Alyson Hunter, Associate Planner | ahunter@cityofpacificgrove.org
c. **Address:** 1128 Shell Avenue (APN 006-023-012)  
**Application #:** Architectural Permit (AP) 19-0056  
**Project Description:** A two-story addition of 330 square feet to an existing two-story single-family residence. Project includes the replacement of an existing second-story deck with a smaller deck of 66 sq. ft. No tree removal is proposed.  
**Zone District/ Land Use:** R-1 / Medium Density to 17.4 du/ac  
**Coastal Zone:** No  
**Archaeological Zone:** Yes  
**Historic Resources Inventory:** No  
**Area of Special Biological Significance:** Yes  
**CEQA Status:** Exempt per CEQA Guidelines Sections 15301(e) (Additions to Existing Facilities)  
**Applicant/Owner:** Jeff Crockett, on behalf of Mr. & Mrs. Fred Sammis, owners  
**Staff Reference:** Alex Othon, Assistant Planner | aothon@cityofpacificgrove.org  

On a motion by Member Gunby, seconded by Member Veitengruber, the Board voted 4-0-2 (Members Edmonds & Coen absent) to approve the Consent Agenda. Motion passed.

7. **Regular Agenda**

a. **Address:** 2816 Forest Hill Avenue (APN 007-643-010)  
**Application #:** Architectural Permit (AP) / Accessory Dwelling Unit (ADU) 19-0034  
**Project Description:** A two-story addition to include a new roof deck located on the rear of an existing two-story, single-family dwelling, and an interior conversion of 799 sq. ft. from a single-family dwelling to an accessory dwelling unit. No tree removal is proposed.  
**Zone District/ Land Use:** R-1 / Medium Density to 17.4 du/ac  
**Coastal Zone:** No  
**Archaeological Zone:** No  
**Historic Resources Inventory:** No  
**Area of Special Biological Significance:** No  
**CEQA Status:** Exempt per CEQA Guidelines Sections 15301(e) (Additions to Existing Facilities) and 15303(a) (Conversion of Small Structures)  
**Applicant/Owner:** Terry Latasa, on behalf of Jeff & Dany Langham, owners  
**Staff Reference:** Alex Othon, Assistant Planner | aothon@cityofpacificgrove.org  

Alex Othon, Assistant Planner, provided a staff report.

Terry Latasa, the project architect, spoke on the project.

The Chair opened the floor to public comment.

The Chair closed the floor to public comment.

The Board discussed the item.

On a motion by Member Gunby, seconded by Member Veitengruber, the Board voted 4-0-2 to approve the item, subject to findings, conditions of approval, and Class 1 and 3 CEQA exemptions. Motion passed.

b. **Address:** 112 14th Street (APN 006-182-005)  
**Application #:** Admin. Architectural Permit (AP) 19-0005  
**Project Description:** Extend an existing second-story deck on the front façade by four (4) feet in depth; and create two (2) new 3’ wide decks along the north and south sides of the building for a distance of 10 feet. New stairs will be developed on the north side. No tree removal is proposed.
Zone District/ Land Use: R-3-PGR / High Density to 29.0 du/ac
Coastal Zone: No  Archaeological Zone: Yes  Historic Resources Inventory: No
Area of Special Biological Significance: Yes
CEQA Status: Exempt per CEQA Guidelines Sections 15301(e) (Additions to Existing Facilities)
Applicant/Owner: Carl Alasko
Staff Reference: Alyson Hunter, Associate Planner | ahunter@cityofpacificgrove.org

Alyson Hunter, Associate Planner, provided a staff report.

The project applicant, Carl Alasko, spoke on the project.

The Chair opened the floor to public comment.

The following people spoke on the project:
Betty Aecklin
Joanie Camrann
Maryanne Larson Spradling
Gordon Martin

The Chair closed the floor to public comment.

The Board discussed the Item.

On a motion by Member Gunby, seconded by Member Van Zanten, the Board voted 4-0-2 (Members Edmonds & Coen absent) to modify the item to remove the south deck expansion, use a translucent material along the southern edge of the deck as a railing, limit the railing height to a maximum of 42 inches, and approve the project subject to findings, conditions of approval, and a Class 1 CEQA exemption.

8. Reports of ARB Members
Member Gunby provided an update on the Downtown Commercial Design Guidelines.

9. Staff Update
Alyson Hunter, Associate Planner, provided information on the Historic Resources Inventory update and upcoming training opportunities.

10. Adjournment – 4:58 p.m.
Next meeting: April 9th, 2019

APPROVED BY ARCHITECTURAL REVIEW BOARD

Michael Gunby, Secretary  
5/21/19  
Date