CALL TO ORDER AND ROLL CALL - 4:00 p.m.
Members Present: Sarah Boyle, Chair; Jeff Edmonds, Vice-Chair; Mike Gunby, Secretary; Terrence Coen, Garrett Van Zanten. (One Vacancy)

Members Absent: Jen Vietengruber

APPROVAL OF AGENDA
On motion by Member Gunby, seconded by Member Edmonds, the Board voted 5-0-1 (Member Vietengruber absent) to approve the Agenda.

Motion passed.

BOARD AND STAFF ANNOUNCEMENTS (City-Related Items Only)
None

GENERAL PUBLIC COMMENT
None

REPORTS OF COUNCIL LIAISON
Mayor Bill Peake gave a report on the actions taken by the City Council at their recent meetings.

CONSENT AGENDA

A. Minutes of the April 30, 2019, ARB Special Meeting
   Reference: Alyson Hunter, Staff liaison
   Recommended Action: Approve minutes.
   CEQA: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378.

B. 1239 Surf Ave | AP 19-0221 | APN 006-013-001
   Description: The proposed development includes a first-story addition to an existing two-story, single-family home, the expansion of an existing second story deck by 63 sq. ft. over the proposed addition, major façade changes to include new Hardie Panel siding, windows, and exterior lights.
   Zone District/General Plan Designation: R-1-H / Res. Medium Density (up to 17.4 units per acre)
   Coastal Zone: No Archaeological Zone: Yes Historic Resources Inventory: No Area of Special Biological Significance: Yes
On a motion by Member Gunby, seconded by Member Edmonds, the Board voted 5-0-1 (Member Vietengruber absent) to approve the Consent Agenda.

Motion passed.

REGULAR AGENDA

7. PUBLIC HEARINGS

A. 905 Lighthouse Ave | AP/ADU 18-0957 | APN 006-342-003

Description: The proposed development includes the demolition of an existing detached garage, the remodel of a 1,050 sf addition to the existing 1926 Craftsman style residence that includes a 1-car garage below, and a new two-story detached, single-car garage with a 550 sf ADU above. The project complies with the development standards of the R-4 zoning district. This item was last heard by the ARB on February 12, 2019, and has been significantly modified to address the concerns of that body and neighbors.

Zone District/General Plan Designation: R-4 / Res. High Density (up to 29 units per acre)

Coastal Zone: No Archaeological Zone: No Historic Resources Inventory: No Area of Special Biological Significance: Yes

CEQA Status: Exempt per CEQA Guidelines Sections 15301(l) (Residential Demolition) and 15303(a) (New Construction)

Applicant/Owner: MBA Architects on behalf of Richard Gallagher, owner

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

Alyson Hunter, Associate Planner provided a staff report.

The project architect, Maya Gendreau, spoke for the project.

The Chair opened the floor to public comment.

The following members of the public spoke on the project:

Jim Bustillo
Lisa Ciani

The Chair closed the floor to public comment.

The Board discussed the item.

On a motion by Member Gunby, seconded by Member Coen, the Board voted 5-0-1 (member Vietengruber absent) to approve the project subject to findings, conditions of approval, and Classes 1 and 3 CEQA exemptions.

Motion passed.

Chair Boyle recused herself for the following item.
B. 107 20th Avenue | AP/TP-D/AUP 19-0122 | APN 006-145-014

Description: The demolition of an existing 784 sq. ft. single-story residence to be replaced with a new 1,837 sq. ft. two-story residence and the removal of an 18” diameter holly tree. The 450 sq. ft. second story will be located at the rear of the property. An Administrative Use Permit is required per PGMC §23.70.030(b)(7)(xiii) for alterations to nonconforming buildings and uses.

Zone District/General Plan Designation: R-3-PGR / Res. High Density (up to 29 units per acre)
Coastal Zone: Yes  Archaeological Zone: No  Historic Resources Inventory: No
Area of Special Biological Significance: Yes
CEQA Status: Exempt per Section 15303(a) – New Construction
Applicant/Owner: James Thorsen, owner
Staff Reference: Alyson Hunter, Associate Planner | ahunter@cityofpacificgrove.org

Alyson Hunter, Associate Planner, provided a staff report.

The owner, James Thorsen, spoke for the project.

The Vice-Chair opened the floor to public comment.

The following members of the public spoke on the item:
Pat Kriess
Danna & Katherine Annareux

The Vice-Chair closed the floor to public comment.

The Board discussed the item.

On a motion by Member Gunby, seconded by Member Coen, the Board voted 4-0-1-1 (Member Vietengruber absent, Chair Boyle recused) to approve the project subject to findings, conditions of approval, and a Class 3 CEQA exemption with the added conditions that the new construction shall have a finish floor height of no more than 28” above the garage floor., and the number of windows on the north elevation of the second story be reduced from three (3) windows to two (2).

Motion passed.

Chair Boyle returned to the dais.

Member Van Zanten recused himself for the following item.

C. Vacant parcel immediately south of 511 17th Street, on the easterly side of 17th Street between Spruce Ave and Junipero Ave | AP/TP-D 19-0163 | APN 006-475-014

Description: The construction of a new 1,155 sq. ft. two-story, single-family residence on a currently vacant lot.

Zone District/General Plan Designation: R-1 / Res. Medium Density (up to 17.4 units per acre)
Coastal Zone: No  Archaeological Zone: No  Historic Resources Inventory: No
Area of Special Biological Significance: Yes
CEQA Status: Exempt per Section 15303(a) – New Construction
Applicant/Owner: Charles Van Vliet (Applicant) / Jim MacArthur (Owner)
Staff Reference: Alex Othon, Assistant Planner | aothon@cityofpacificgrove.org

Alex Othon, Assistant Planner, provided a staff report.

The project architect, Charles van Vliet, spoke for the project.

The Chair opened the floor to public comment.

The following members of the public spoke on the item:
Jefferey Varnam
Ed Schap
Jennifer Hirsch
Owner of 520 16th Street
Steven Pokabla
Rodger Vandervert
David Balls
Roberta Williams
Art Smith

The Chair closed the floor to public comments.

The Board discussed the item.

On a motion by Member Gunby, seconded by Member Edmonds, the Board voted 4-0-1-1 (Member Vietengruber absent, Member Van Zanten recused.) to continue this item to a date uncertain to allow the project to be redesigned in light of the comments received.

Motion passed.

Member Van Zanten returned to the dais.

8. FULL PRESENTATIONS
None

ADJOURNMENT – 5:25pm.

APPROVED BY ARCHITECTURAL REVIEW BOARD

Michael Gunby, Secretary

Date