1. CALL TO ORDER AND ROLL CALL

Board Members Present: Sarah Boyle, Chair; Jeff Edmonds, Vice-Chair; Mike Gunby, Secretary; Terrence Coen, Garrett Van Zanten.

Board Members Absent: Jen Veitengruber

One vacancy

2. APPROVAL OF AGENDA

On a motion by Member Gunby, seconded by Member Edmonds, the Board voted 5-0-1-1 (Veitengruber absent, one vacancy) to approve the agenda.

Motion passed.

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

Alex Othon, Assistant Planner, provided an update on the current status of the Architectural Permit for 270 Crocker Ave.

Member Gunby provided an update on the story pole advisory group.

4. GENERAL PUBLIC COMMENT

None.

5. REPORTS OF COUNCIL LIAISON

Mayor Peake provided an update on actions taken at the recent City Council meetings as well as planned items for future meeting agendas.

CONSENT AGENDA

6. A. Minutes of the October 8, 2019, ARB Meeting

Reference: Laurel O’Halloran, Associate Planner

Recommended Action: Approve minutes.

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

B. 1123 Ocean View Boulevard | AP 19-0600 | APN 006-021-016

Description: An architectural permit to allow significant exterior siding changes including a new roof with no new square footage proposed.

Zone District/General Plan Designation: R-1-H / Medium Density Residential (17.4 du/ac)

Coastal Zone: No  Archaeological Zone: No  Historic Resources Inventory: No
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Area of Special Biological Significance: Yes  
CEQA Status: Exempt per Section 15301(e) – Existing Development  
Applicant/Owner: Darius Jancy (Applicant) / Rudolf Estrada (Owner)  
Recommendation: Approve the project as proposed based on findings, conditions of approval and a Class 1 CEQA exemption.  
Staff Reference: Laurel O’Halloran, Associate Planner | lohalloran@cityofpacificgrove.org

On a motion by Member Gunby, seconded by Member Coen, the Board voted 5-0-1-1 (Veitengruber absent, one vacancy) to approve the Consent Agenda.  
Motion passed.

REGULAR AGENDA

7. PUBLIC HEARINGS

A. 1123 Balboa Avenue | AP 19-0551 | APN 006-041-004  
Description: An Architectural Permit to allow an addition of 143 sq. ft. to the rear of the home, expanding a second story balcony, the addition of a first story balcony to match an existing second story balcony, window revisions.  
Zone District/General Plan Designation: R-1-H/ Medium Density Residential (7.3 du/ac)  
Coastal Zone: No  Archaeological Zone: Yes  Historic Resources Inventory: No  
Area of Special Biological Significance: Yes  
CEQA Status: Exempt per Section 15301(e) – Existing Development  
Applicant/Owner: Murrer Construction (Applicant) / Suzanne Skees & Vincent Oviedo (Owners)  
Recommendation: Approve the project as proposed based on findings, conditions of approval and a Class 1 CEQA exemption.  
Staff Reference: Alex Othon, Assistant Planner | aothon@cityofpacificgrove.org

Alex Othon, Assistant Planner, provided a staff report.

Jeremy Leisure, the project designer, spoke on the project.

The Chair opened the floor to public comment.

The following members of the public spoke on the item:  
Lisa Ciani

The Chair closed the floor to public comment.

The Board discussed the item.

On a motion by Member Gunby, seconded by Member Edmonds, the Board voted 5-0-1-1 (Member Veitengruber absent, one vacancy) to approve the project subject to findings, conditions of approval, and a Class 1 CEQA exemption.  
Motion passed.

B. 1213 Funston Avenue | AP / TPD 19-0523 | APN 007-565-011  
Description: An Architectural Permit to allow the demolition of an existing 658 sq. ft. one-story, single-family dwelling, and the construction of a new 1,664 sq. ft. one-story, single-family residence. The removal of 19 trees is proposed.  
Zone District/General Plan Designation: R-1 / Medium Density Residential (9.3 du/ac)
Coastal Zone: No  Archaeological Zone: No  Historic Resources Inventory: No
Area of Special Biological Significance: No
CEQA Status: Exempt per Section 15303(a) – New Construction
Applicant/Owner: Nick Hovick (Applicant) / Gerald & Frances Bellows (Owners)
Recommendation: Approve the project as proposed based on findings, conditions of approval and a Class 3 CEQA exemption.
Staff Reference: Alex Othon, Assistant Planner | aothon@cityofpacificgrove.org

Alex Othon, Assistant Planner, provided a staff report.

Frances Bellows, the project owner, spoke on the project.

Nick Hovick, 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:
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 5-0-1-1 (Member Veitengruber absent, one vacancy) to approve the project subject to findings, conditions of approval, and a Class 3 CEQA exemption.

Motion passed.

8. FULL PRESENTATIONS
None.

ADJOURNMENT – 4:30 p.m.

APPROVED BY ARCHITECTURAL REVIEW BOARD

Michael Gunby, Secretary

Date