1. CALL TO ORDER AND ROLL CALL
   Board Members present: Edmonds, Vice-Chair; Gunby, Coen, Van Zanten, Veitengruber
   
   Absent: Boyle, Chair.
   
   One vacancy.

2. APPROVAL OF AGENDA
   
   On a motion by Member Gunby, seconded by Member Coen, the Board voted 5-0-1-1 (Boyle absent, one vacancy) to approve the agenda. Motion passed.

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

4. GENERAL PUBLIC COMMENT
   
   Lisa Ciani, a member of the public, spoke on a previously approved project.

5. REPORTS OF COUNCIL LIAISON
   
   Mayor Peake gave an update at actions taken at recent City Council meetings.

CONSENT AGENDA

6. A. Minutes of the September 10, 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. 416 9th Street | AP 19-0410 | APN 006-501-011
   Description: An architectural permit to the addition of a second story deck to an existing single-family dwelling, adding 39 sq. ft. to the first story, replace existing windows, changes to roof material, new gable roof over existing porch.
   Zone District/General Plan Designation: R-1 / Medium Density Residential (17.4 du/ac)
   Coastal Zone: No  Archaeological Zone: No  Historic Resources Inventory: No
   Area of Special Biological Significance: Yes
   CEQA Status: Exempt per Section 15301(e) – Existing Development
   Applicant/Owner: Aaron Toleffson (Applicant) / Tom & Vera Habashi (Owner)
   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
Item 6A was pulled from the Consent Agenda by Member Gunby and placed on the regular agenda as item 7C.

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

REGULAR AGENDA

7. PUBLIC HEARINGS
   For public hearings involving a quasi-judicial determination by ARB, the proponent of an item may be given 10 minutes to speak and others in support of the proponent’s position may be given three minutes each. A designated spokesperson for opposition to the item may be given 10 minutes to speak and all others in opposition may be given three minutes each. Very brief rebuttal and surrebuttal may be allowed in the sole discretion of ARB. In public hearings not involving a quasi-judicial determination by the Board, all persons may be given three minutes to speak on the matter. Public hearings on non-controversial matters or for which testimony is not anticipated may be placed on the Consent Agenda, but shall be removed if any person requests a staff presentation or wishes to be heard on the matter.

A. 316 10th Street | AP 19-0476 | APN 006-268-005
   Description: An Architectural Permit to allow an addition of 66 sq. ft. to the first floor and a new 532 sq. ft. second story addition to an existing 1,662 sq. ft. single-family residence.
   Zone District/General Plan Designation: R-2/ High Density Residential (29.0 du/ac)
   Coastal Zone: No  Archaeological Zone: No  Historic Resources Inventory: No
   Area of Special Biological Significance: Yes
   CEQA Status: Exempt per Section 15301(e) – Existing Development
   Applicant/Owner: Jeanne Byrne Architects (Applicant) / Keith & Kimberly Brown (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.
   The applicant, Jeanne Byrne, spoke on the project.
   The Chair opened the floor to public comment.
   Michelle Lucas, a neighbor, spoke against the project.
   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 (Boyle absent, one vacancy) to approve the item subject to findings, conditions of approval, and a Class 1 CEQA exemption. Motion passed.

B. 833 Maple Street | AP 19-0467 | APN 006-634-050
   Description: An Architectural Permit to allow the addition of 882 sq. ft. to an existing one-story single-family residence and the construction of a new 564 sq. ft. detached two-car garage. An Administrative Use Permit is required for the construction of a second accessory structure over 120 sq. ft. and to permit the averaging of side yard setbacks. Tree trimming is proposed in order to construct the garage.
   Zone District/General Plan Designation: R-1 / Medium Density Residential (17.4 du/ac)
   Coastal Zone: No  Archaeological Zone: No  Historic Resources Inventory: No
   Area of Special Biological Significance: No
CEQA Status: Exempt per Section 15301(e) – Existing Development

Applicant/Owner: Mark Edwin Norris (Applicant) / Ken Hinshaw & Margaret McGovern (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.

The applicant, Mark Edwin Norris, spoke on the project.

The Chair opened the floor to public comment.

Steven Atkins, a neighbor, spoke against the project.
Lisa Ciani, a member of the public, spoke on the project.

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 4-1-1-1 (Coen dissenting, Boyle absent, one vacancy) to approve the project subject to findings, conditions of approval, and a Class 1 CEQA exemption, with the added condition that an archaeological monitor would be on site during all ground disturbing activities. Motion passed.

C. Minutes of the September 10, 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.

On a motion by Member Gunby, seconded by Member Edmonds, the Board voted 5-0-1-1 (Boyle absent, one vacancy) to approve the meeting minutes as submitted with the notation of the public comments that were received in regards to Item 6A on that agenda. Motion passed.

8. FULL PRESENTATIONS

None.

ADJOURNMENT – 4:47pm.

[Signature]

Michael Gunby, Secretary

[Date]

APPROVED BY ARCHITECTURAL REVIEW BOARD