



MINUTES

CITY OF PACIFIC GROVE HISTORIC RESOURCES COMMITTEE REGULAR MEETING

3:00 p.m., Wednesday, November 28, 2018
Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

1. Called to Order- 3:00 p.m.

2. Roll Call

HRC Members: Claudia Sawyer (Chair), Mark Travaille, Joseph Rock (Vice-Chair), Jill Kleiss (Secretary), Wilda Northrop, Mimi Sheridan, Rick Steres

Member Kleiss arrived at the meeting at 3:01 pm and was not present during Roll Call.

3. Approval of Agenda

Alyson Hunter, Associate Planner, changed the determination criteria from 2A to 1 for item 8D (i.e. 1246 Del Monte Blvd) on the Consent Agenda.

Upon request by Vice-Chair Rock, item 8B (i.e. 165 12th St) was moved off the Consent Agenda.

On a motion by Vice-Chair Rock, seconded by Member Steres, the Committee voted 7-0-0 to approve the agenda as amended. Motion passed.

4. Approval of HRC Minutes

a. October 31, 2018 Minutes

Recommended Action: Approve minutes

On a motion by Vice-Chair Rock, seconded by Member Sheridan, the Committee voted 7-0-0 to approve the October 31, 2018. Motion passed.

5. Public Comments

a. Written Correspondence

None.

b. Oral Communications

None.

6. Reports of Council Liaison

None.

7. Items to be Continued or Withdrawn

None.

8. Consent Agenda

Due to a potential conflict on two items, Member Steres recused himself from action on the consent agenda.

a. Initial Historic Screening Request No. IHS 18-0900 for 636 Sunset Dr

Description: Initial Historic Screening

Applicant/Owner: Dustin Conner

CEQA status: Not a project under CEQA

Staff reference: Mark Brodeur, Director Community and Economic Development Dept.

Recommended action: Determine ineligible for the Historic Resources Inventory.

b. Initial Historic Screening Request No. IHS 18-0909 for 165 12th St

Description: Initial Historic Screening

Applicant/Owner: Sefa Isik

CEQA status: Not a project under CEQA

Staff reference: Mark Brodeur, Director Community and Economic Development Dept.

Recommended action: Determine ineligible for the Historic Resources Inventory.

c. Initial Historic Screening Request No. IHS 18-0914 for 1135 Del Monte Blvd

Description: Initial Historic Screening

Applicant/Owner: Rick Steres / Gary & Suzanne Miller

CEQA status: Not a project under CEQA

Staff reference: Mark Brodeur, Director Community and Economic Development Dept.

Recommended action: Determine ineligible for the Historic Resources Inventory.

d. Initial Historic Screening Request No. IHS 18-0943 for 1246 Del Monte Blvd

Description: Initial Historic Screening

Applicant/Owner: Joshua Stewman / Paul & Jennifer Silvergate

CEQA status: Not a project under CEQA

Staff reference: Mark Brodeur, Director Community and Economic Development Dept.

Recommended action: Determine ineligible for the Historic Resources Inventory.

e. Initial Historic Screening Request No. IHS 18-0958 for 2816 Forest Hill Blvd

Description: Initial Historic Screening

Applicant/Owner: Jeff Langham

CEQA status: Not a project under CEQA

Staff reference: Mark Brodeur, Director Community and Economic Development Dept.

Recommended action: Determine ineligible for the Historic Resources Inventory.

Upon request by Vice-Chair Rock, item 8B (i.e. 165 12th St) was moved off the Consent Agenda.

On a motion by Vice-Chair Rock, seconded by Member Northrop, the Committee voted 6-0-0-1 (Member Steres recused) to approve the Consent Agenda as amended. Motion passed.

9. Regular Agenda

a. *Previously item 8B on the Consent Agenda*

Initial Historic Screening Request No. IHS 18-0909 for 165 12th St

Description: Initial Historic Screening

Applicant/Owner: Sefa Isik

CEQA status: Not a project under CEQA

Staff reference: Mark Brodeur, Director Community and Economic Development Dept.

Recommended action: Determine ineligible for the Historic Resources Inventory.

The Committee discussed the item.

On a motion by Vice-Chair Rock, seconded by Member Steres, the Committee voted 7-0-0 to find 165 12th St ineligible for the Historic Resources Inventory because the property has undergone significant alterations to the primary or most visible façade. Motion passed.

b. *Previously item 9a on the Regular Agenda*

Initial Historic Screening Request No. IHS 18-0919 for 148 Forest Ave

Description: Initial Historic Screening

Applicant/Owner: Alan Turpen

CEQA status: Not a project under CEQA

Staff reference: Mark Brodeur, Director Community and Economic Development Dept.

Recommended action: Discuss and take appropriate action.

Chair Sawyer opened the floor to public comment.

Alan Turpen, property owner, spoke

Chair Sawyer closed the floor to public.

On a motion by Member Travaille, seconded by Vice-Chair Rock, the Committee voted 7-0-0 to find that a determination of ineligibility could not be made. Motion passed.

c. *Previously item 9b on the Regular Agenda*

Initial Historic Screening Request No. IHS 18-0952 for 1661 Sunset

Description: Initial Historic Screening

Applicant/Owner: Mark Elstob / King Foundation

CEQA status: Not a project under CEQA

Staff reference: Mark Brodeur, Director Community and Economic Development Dept.

Recommended action: Discuss and take appropriate action.

Alyson Hunter, Associate Planner, noted the two errata's that were initiated and emailed pertaining 1661 Sunset Dr.

Chair Sawyer opened the meeting for public comment. Mark Lord, realtor, spoke on behalf of the project. The Chair closed the meeting for public comment.

The Committee discussed the item.

On a motion by Member Travaille, seconded by Member Sheridan, the Committee voted 7-0-0 to find that a determination of ineligibility could not be made. Motion passed.

d. *Previously item 9c on the Regular Agenda*

Architectural Permit and Historic Preservation Permit No. 18-0789 – 307 Congress Ave

Description: A 126 sq. ft. addition to the rear of an existing one-story residence listed on the City's Historic Resources Inventory. The Historic Preservation Permit includes an exception to continue to allow nonconforming parking and setback conditions.

Zone District/General Plan Designation: R-3 / High Density Residential (29.0 du/ac)

Coastal Zone: No

Historic Resources Inventory: Yes

CEQA status: Exempt per CEQA Guidelines, Sections 15331 and 15301, Historical Resource Restoration/Rehabilitation and Minor Alterations, respectively.

Staff reference: Alyson Hunter, Associate Planner

Applicant/Owner: Aaron Tollefson, Applicant

Recommended action: Approve the project subject to the recommended findings, conditions, and Sections 15331 and 15301 CEQA exemption(s).

Alyson Hunter, Associate Planner, provided a brief verbal report.

Chair Sawyer opened the meeting for public comment.

George Piombo, property owner, spoke in favor of the project.

Chair Sawyer closed the meeting for public comment.

The Committee discussed the item.

On a motion by Vice-Chair Rock, seconded by Steres, the Committee voted 7-0-0 to approve Architectural Permit and Historic Preservation Permit No. 18-0789 subject to the conditions as amended:

1. Existing Materials. The project shall retain all existing exterior materials that were not authorized by this permit to be changed. In-kind replacement of materials, in compliance with the Secretary of the Interior's Standards, is authorized. The steel pole front porch support shall be replaced with an appropriate wood post.
2. Replacement of Front Walk. Pervious materials shall be used when replacing the existing brick front walk.
3. North Side Window Installation. The new addition window shall match existing wood, one-over-one windows.

Motion passed.

10. Reports of HRC Members

Chair Sawyer provided a status update on the Downtown Commercial Design Guidelines project.

11. Reports of Staff

Alyson Hunter, Associate Planner, reported that the initial draft of the HRI Update project document will be available for administrative review by staff and the HRI Advisory Group in early December. Chair Sawyer added that the HRI Advisory Group is scheduled to meet December 12th.

12. Adjourned 4:01 p.m.

APPROVED BY THE HISTORIC RESOURCES COMMITTEE.

Claudia Sawyer, Chair
Jill Kleiss, Secretary

Dec 19, 2018
Date