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

2. Roll Call
   HRC Members Present: Claudia Sawyer (Chair), Mark Travaille, Jill Kleiss (Secretary), Mimi Sheridan (Vice-Chair), Rick Steres, Geoff Welch

   HRC Members Absent: Joseph Rock

3. Approval of Agenda

   Chair Sawyer moved item 1 OB to item 1 OA on the Regular Agenda and noted one correction on the May 22, 2019 minutes.

   On a motion by Member Steres, seconded by Vice-Chair Sheridan, the Committee voted 6-0-1 (Member Rock absent) to approve the agenda. Motion passed.

4. Committee Member and Staff Announcements (City-Related Items Only)

   None.

5. General Public Comment

   Written correspondence was received from Ms. Cyndi Adams pertaining to 218 Park St and Mr. Anthony Ciani pertaining to the Holman Building project.

   Ms. Lisa Ciani spoke regarding the Public Library and its historical review process and accessibility to records pertaining to historic buildings.

   Mr. Anthony Ciani spoke regarding the American Tin Cannery (ATC) and openness and transparency of public records pertaining to historic buildings. Mr. Ciani urged the Committee to add the ATC site to the Historic Resources Inventory.

6. Reports of Council Liaison

   Councilmember Tomlinson provided an update on the City Entitlement Water available for purchase. Councilmember Tomlinson also informed the Committee about the project application for a new hotel and commercial project at the American Tin Cannery site.

7. Items to be Continued or Withdrawn
8. Consent Agenda

a. Approval of May 22, 2019, HRC Minutes
   
   **Recommended Action:** Approve minutes
   
   **CEQA Status:** Does not constitute a “Project” as defined by CEQA Guidelines §15378
   
   **Staff Reference:** Alyson Hunter, Associate Planner

b. Initial Historic Screening Request No. IHS 19-0310 for 810 Congress Avenue
   
   **Description:** Initial Historic Screening
   
   **Applicant/Owner:** Jeff Edmonds representing Maria Mushkind (owner)
   
   **CEQA status:** Not a project under CEQA
   
   **Staff reference:** Anastazia Aziz, AICP, Director, Community Development Dept.
   
   **Recommended action:** Determine ineligible for the Historic Resources Inventory

c. Initial Historic Screening Request No. IHS 19-0364 for 810 Gibson Avenue
   
   **Description:** Initial Historic Screening
   
   **Applicant/Owner:** Jude Fox (owner)
   
   **CEQA status:** Not a project under CEQA
   
   **Staff reference:** Anastazia Aziz, AICP, Director, Community Development Dept.
   
   **Recommended action:** Determine ineligible for the Historic Resources Inventory

d. Initial Historic Screening Request No. IHS 19-0367 for 150 14th Street
   
   **Description:** Initial Historic Screening
   
   **Applicant/Owner:** Susana D. Silva (owner)
   
   **CEQA status:** Not a project under CEQA
   
   **Staff reference:** Anastazia Aziz, AICP, Director, Community Development Dept.
   
   **Recommended action:** Determine ineligible for the Historic Resources Inventory

e. Address: 837 Ocean View Blvd., Pacific Grove, CA 93950 (APN 006-065-024)
   
   **Application #:** Architectural Permit (AP) 19-0143
   
   **Description:** An Architectural Permit for the replacement of a large, non-historic arched window with two (2) clerestory windows, the replacement of a sliding glass door with large 18' x 8' folding glass doors on the rear elevation, and the development of a 340 sf cover over an existing patio in the back yard. No trees will be affected by the proposed development. The property is on the Historic Resources Inventory (HRI).
   
   **Zone District/General Plan Designation:** Residential Single-Family (R-1) / Medium Density Residential (17.4 du/acre)
   
   **Coastal Zone:** No  
   
   **Archaeological Sensitivity:** Yes  
   
   **Historic Resources Inventory:** Yes  
   
   **Area of Special Biological Significance:** Yes
   
   **CEQA Status:** The proposed project qualifies for Classes 1 and 31 CEQA categorical exemptions for Residential Additions and Historical Resources Restoration/Rehabilitation, respectively.
   
   **Applicant/Owner:** Paul W. Davis, AIA, representing Elias & Sana Amireh, owners
   
   **Recommended Action:** Staff recommends that the ARB approve the project subject to findings, conditions of approval and Class 1 and 31 CEQA exemptions.
   
   **Staff Reference:** Alyson Hunter, Associate Planner | ahunter@cityofpacificgrove.org

On a motion by Vice-Chair Sheridan, seconded by Steres, the Committee voted 6-0-1 (Member Rock absent) to approve the Consent Agenda. Motion passed.
9. Continued Items
a. **Address:** 218 Park Street, Pacific Grove, CA 93950 (APN 006-204-002)
   **Application #:** Architectural Permit (AP) & Accessory Dwelling Unit (ADU) 18-0970
   **Description:** A revised AP for a one- and two-story addition to an existing 676 sf duplex which is on the City's Historic Resources Inventory. As a result of direction by the HRC at its April 24th and May 22nd meetings to reduce the bulk and massing of the overall structure, the project returns with a further decrease in total size from 2,369 sf to 2,124 sf plus a request to have a reduction in parking requirements to allow a one-car garage. No changes to tree protections or exterior materials are proposed. *This item was continued from the May 22, 2019, HRC meeting.*
   **Zone District/General Plan Designation:** Residential Multi-Family (R-3) / High Density Residential (29 du/acre)
   **Coastal Zone:** No  **Archaeological Sensitivity:** No  **Historic Resources Inventory:** Yes
   **Area of Special Biological Significance:** Yes  **CEQA Status:** The proposed project qualifies for Classes 1 and 31 CEQA categorical exemptions for *Residential Additions* and *Historical Resources Restoration/Rehabilitation*, respectively.
   **Applicant/Owner:** Eddie Hurt representing Robert & Donna Gionfriddo
   **Recommended Action:** Staff recommends that the HRC approve the project subject to findings, conditions of approval and Class 1 and 31 CEQA exemptions.
   **Staff Reference:** Alyson Hunter, Associate Planner | ahunter@cityofpacificgrove.org

   Alyson Hunter, Associate Planner, provided a staff report.

   Eddie Hurt, project architect, provided an overview of the proposed project.

   Committee members asked project architect clarifying questions.

   Chair Sawyer opened the floor to public comment.

   The following members of the public spoke regarding this project: Mr. Robert Gionfriddo (property owner), Ms. Lisa Ciani (resident), Mr. Anthony Ciani (resident), Ms. Linda Foley (neighbor), and Mr. John Adams (neighbor).

   Chair Sawyer closed the floor to public.

   The Committee discussed the item.

   **On a motion by Vice-Chair Sheridan, seconded by Member Steres, the Committee voted 6-0-1 (Member Rock absent) to approve Architectural Permit (AP) & Accessory Dwelling Unit (ADU) 18-0970 for 218 Park St as presented with a condition that windows in the new section must be single lite with no muntins. Motion passed.**

10. Regular Agenda
a. **Previously item 10B on Regular Agenda**
   **Address:** 542 Lighthouse Avenue (Holman Building) (APN 006-173-003)
   **Application #:** ADC 19-0360
Description: The addition of three (3) new 8’ tall parapet walls to the fifth floor of the Holman Building for the purposes of screening existing approved utility and other accessory facilities and equipment which are present under long-term contracts.

Zone District/General Plan Designation: Light Commercial and Hotel (C-1-T) / Commercial

Coastal Zone: No
Archaeological Sensitivity: No
Historic Resources Inventory: Yes

Area of Special Biological Significance: Yes

CEQA Status: The project is exempt per §15311 of the CEQA Guidelines which consists of the construction or placement of minor structures accessory to existing commercial facilities.

Applicant/Owner: Brian Nobis representing Monterey Capital PG Founders LLC (owner)

Recommended Action: Staff recommends that the HRC approve the project subject to findings, conditions of approval and a Class 11 CEQA exemption.

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

Alyson Hunter, Associate Planner, provided a staff report.

Committee members asked staff clarifying questions.

Mr. Dave Gash, developer, provided an overview of the proposed project.

Mr. Kenneth Turgen, project architect, provided an overview of the proposed project.

Committee members asked project applicant and architect clarifying questions.

Chair Sawyer opened the floor to public comment.

The following members of the public spoke regarding this project: Mr. Anthony Ciani (resident), Ms. Inge Lorentzen Daumer (resident), Mr. Kent Seavey (historian and resident).

Chair Sawyer closed the floor to public.

Committee members asked project applicant and architect further clarifying questions.

The Committee discussed the item.

On a motion by Vice-Chair Sheridan, seconded by Member Steres, the Committee voted 6-0-1 (Member Rock absent) to approve Architectural Design Change (ADC) 19-0360 for 542 Lighthouse Ave (Holman Building) with the following condition:

1) The proposed parapet screening walls must not have any dentils, corbels or wall caps.

Motion passed.

b. Previously item 10A on Regular Agenda

Address: 409 Grand Avenue (APN 006-489-009)

Application #: Architectural Permit (AP) / Accessory Dwelling Unit (ADU) / Historic Preservation Permit (HPP) 19-0211

Description: The demolition of a non-historic garage and laundry room, the relocation of the entire house 8’ to the north and placement on new perimeter foundation, and the addition of a new second-story ADU and garage. The house is on the Historic Resources Inventory (HRI). The
applicant requests an HPP for a reduction in the required number of covered parking spaces from two (2) to one (1).

Zone District/General Plan Designation: Residential Multi-Family (R-4) / Professional Office - High Density Residential (29 du/acre) (PO/HDR)

Coastal Zone: No Archaeological Sensitivity: No Historic Resources Inventory: Yes

Area of Special Biological Significance: Yes

CEQA Status: The project is categorically exempt from CEQA per §§15331 and 15301(e)(2) of the CEQA Guidelines which allow for the rehabilitation of historic resources and minor residential additions, respectively.

Applicant/Owner: Rick Steres representing the Peterson Family Trust

Recommended Action: Staff recommends that the HRC approve the project subject to findings, conditions of approval and Class 1 and 31 CEQA exemptions.

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

Members Kleiss and Steres recused themselves from this item.

Due to lack of time, Chair Sawyer continued this item to a date uncertain with no changes to the project.

11. Presentations and Trainings

None.

12. Adjourned 4:50 p.m.

APPROVED BY THE HISTORIC RESOURCES COMMITTEE.

Jill Kleiss, Secretary 7/29/19