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

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

   HRC Members Absent: Mark Travaille

3. Approval of Agenda

   Chair Sawyer noted one correction on the April 24, 2019 minutes and clarified that 1120 Sinex Ave has two addresses and that both addresses are on single parcel.

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

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

   Alyson Hunter, Associate Planner, introduced and welcomed former Associate Planner, Laurel O’Halloran.

   Vice-Chair Sheridan stated that Chair Sawyer and she attended a California Preservation Foundation (CPF) in Palm Springs.

   In response to Member Travaille’s request, Chair Sawyer clarified how the HRI Advisory Group was formed and provided an update on the HRI update project.

5. General Public Comment

   Mr. Ciani requested the Committee to update the City’s Historic Resources Inventory (HRI) to correctly list the American Tin Cannery (ATC) as a historic site.

   Ms. Lisa Ciani thanked the Chair for the HRI update and requested the Committee to delete a duplicate HRI record for the Pacific Grove Public Library.

6. Reports of Council Liaison

   Councilmember Tomlinson provided an update on the last City Council meeting.
7. Items to be Continued or Withdrawn
   None

8. Consent Agenda
   a. Approval of April 24, 2019, HRC Minutes
      Recommended Action: Approve minutes
      CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378

   b. Initial Historic Screening Request No. IHS 19-0282 for 513 Crocker Avenue
      Description: Initial Historic Screening
      Applicant/Owner: Kenneth & Fatyah Clark
      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 19-0295 for 1120 Sinex Avenue
      Description: Initial Historic Screening
      Applicant/Owner: Bobbie Ehrenpreis, Agent for Annamarie Sharpe, Trustee
      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

   Chair Sawyer clarified a few minor corrections for the Minutes that staff acknowledged.

   Member Welch recused himself from the Consent Agenda due to conflict of location with 513 Crocker Ave and 1120 Sinex Ave.

   On a motion by Vice-Sheridan, seconded by Member Rock, the Committee voted 5-0-1-1 (Member Travaille absent, Member Welch recused) to approve the Consent Agenda. Motion passed.

9. Regular Agenda
   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 meeting to reduce the bulk and massing of the overall structure, the project returns with a 200 sq. ft. reduction on the second floor and a 37 sq. ft. reduction on the first floor. The total height above slab remains ±21'. The modification includes a slight decrease in floor area within the tree protection zone. The project includes minor tree pruning and tree protection measures.
      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

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

Project applicant or property owner were not present at the meeting to represent the proposed project.

Alyson Hunter, Associate Planner, provided a staff report and stated that the project applicant modified the project slightly.

Committee members asked staff clarifying questions.

Chair Sawyer opened the floor to public comment.

The following members of the public spoke regarding this project: Ms. Lisa Ciani, Mr. Anthony Ciani, Ms. Cyndi Adams.

Chair Sawyer closed the floor to public.

The Committee discussed the item.

On a motion by Vice-Chair Sheridan, seconded by Member Kleiss, the Committee voted 4-2-1 (Member Travaille absent, Members Rock and Steres oppose) to continue this item to the June 26th HRC meeting. Motion passed.

b. Address: 120 19th Street, Pacific Grove, CA 93950 (APN 006-151-009)

Application #: Historic Determination (HD) 19-0278

Description: An application for a Historic Determination to delete a property from the Historic Resources Inventory (HRI) per PGMC 23.76.030.

Zone District/General Plan Designation: Residential Multi-Family Retreat (R-3-PGR) / High Density Residential (29 du/acre)

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

CEQA Status: If the project was erroneously added to the HRI, then its removal is not a project per §15378 of the CEQA Guidelines

Applicant/Owner: Rick Steres representing Tom & Chris Moore

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

Members Rock and Steres recused themselves from this item.

Alyson Hunter, Associate Planner, provided a staff report.

Committee members asked staff clarifying questions.

Chair Sawyer opened the floor to public comment.

Rick Steres, project architect, presented the project.
Chair Sawyer closed the floor to public.

The Committee discussed the item.
On a motion by Vice-Chair Sheridan, seconded by Member Welch, the Committee voted 4-0-1-2 (Member Travaille absent, Members Rock and Steres recuse) to approve Historic Determination (HD) 19-0278 to delete 120 19th St from the Historic Resources Inventory (HRI). Motion passed.

10. Presentations and Trainings
   a. Review of Portions of the Historic Preservation Ordinance, PGMC §§23.76.010, 23.76.020, and 23.76.025
      Staff Reference: Alyson Hunter, Associate Planner
      CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378

      Alyson Hunter, Associate Planner, provided an overview of the Historic Preservation Ordinance including the following sections 23.76.010, 23.76.020, and 23.76.025.

   b. Review of the City’s Density Bonus Regulations, PGMC §23.79.010
      Staff Reference: Terri Schaeffer, Senior Program Manager
      CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378

      Terri Schaeffer, Senior Program Manager, provided a presentation on the City’s Density Bonus Regulations which are governed by PGMC Section 23.79.010.

11. Adjourned 4:30 p.m.

   APPROVED BY THE HISTORIC RESOURCES COMMITTEE.

   [Signature]
   Jill Kleiss, Secretary

   6/26/19
   Date