



CITY OF PACIFIC GROVE

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
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MINUTES OF REGULAR MEETING

HISTORIC RESOURCES COMMITTEE

DATE & TIME: WEDNESDAY, OCTOBER 14, 2009 – 4:00 P.M.
LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

MEETING AGENDA:

1. Call to Order

The meeting was called to order at 4:05 p.m.

2. Roll call

Committee members present:

- Ken Hinshaw (Chair)
- Jeff Becom (Vice-Chair)
- Steve Honegger
- Maureen Mason
- James McCord
- Randy McKendry
- Rebecca Riddell

3. Approval of HRC Minutes

- a. Consider Draft Minutes of the July 8, 2009 HRC Site Review and Regular Meetings
- b. Consider Draft Minutes of the September 9, 2009 HRC Regular Meeting

Committee member Riddell requested that future minutes identify the members with dissenting votes.

On a motion by Becom, seconded by Hinshaw, the Committee voted 7-0 to approve all minutes as presented.

4. Oral Communications

None.

5. Written Correspondence

Chair Hinshaw displayed an email from Mark Huck of the California Office of Historic Preservation which stated that CHBC exempts qualified historic buildings from conforming to energy codes. However, new additions to historic buildings need to meet energy codes.

Committee member McCord asked that the email be distributed to all HRC members.

6. Regular Agenda

a. Project Address: 803 Gibson Avenue

Review the findings of a Phase 1 Historic Assessment and determine whether the property at 803 Gibson Avenue should be added to the City's Historic Resources Inventory in accordance with Municipal Code Section 23.76.030.

Applicant: Jeff Edmonds, on behalf of Bob and Rebecca Emmanuel

CEQA status: Class 1 Categorical Exemption

Staff reference: Valerie Tallerico, Associate Planner

Associate Planner Valerie Tallerico introduced the project.

Jeff Edmonds, applicant, spoke on behalf of the project. Robert Emanuel, owner, also spoke on behalf of the project.

Public comment period was opened. No public comment was received.

On a motion by Honegger, seconded by Becom, the Committee voted 7-0 to add the structure to the Historic Resources Inventory, in accordance with the findings of the Phase 1 Historic Assessment, and pursuant to the recommended staff findings.

COMMITTEE MEMBER HONEGGER STEPPED DOWN PRIOR TO THE NEXT ITEM DUE TO THE FACT THAT HE WAS THE APPLICANT FOR THE PROJECT.

b. Project Address: City of Pacific Grove Boathouse at Lover's Point Pier

Review the findings of a Phase 1 Historic Assessment and determine whether the property at known as the City of Pacific Grove Boathouse at Lover's Point Pier should be added to the City's Historic Resources Inventory in accordance with Municipal Code Section 23.76.030.

Applicant: Steve Honegger

CEQA status: Class 1 Categorical Exemption

Staff reference: Karen Vaughn, Senior Planner

Senior Planner Karen Vaughn introduced the project and also noted that Steve Honegger was incorrectly listed as the property owner on the notice. The City of Pacific Grove owns the boathouse at Lover's Point.

Steve Honegger, applicant, spoke on behalf of the project.

Public comment period was opened. No public comment was received.

On a motion by Becom, seconded by Mason, the Committee voted 6-0 (Honegger abstained) to add the structure to the Historic Resources Inventory, in accordance with the findings of the Phase 1 Historic Assessment, and pursuant to the recommended staff findings.

COMMITTEE MEMBER HONEGGER RETURNED TO HIS SEAT.

- c. **Review and Discussion of the Evaluation Criteria for listing on the City's Historic Resources Inventory, as specified in the Pacific Grove Municipal Code Section 23.76.025.**
CEQA status: Not a project under CEQA
Staff reference: Karen Vaughn, Senior Planner

Chair Hinshaw led a discussion regarding the evaluation criteria and displayed photographs of local structures that meet each criterion.

Committee member McCord asked if it would be feasible to send letters to owners of properties that may be eligible for listing and encourage them to seek inclusion on the HRI.

Chief Planner Burgess discussed the current discrepancies between the two HRI lists. She stated that research and clean-up of the current HRI is a higher priority.

Gretchen Leffler spoke to the Committee regarding the HRI, stating that she had been given a list in 1991 by Adam Weiland. She cleaned it up by removing vacant lots, noting multiple buildings on a single lot, etc.

Chair Hinshaw suggested the formation of a subcommittee to aid in reconciling the current HRI discrepancies. Member McCord suggested, instead, holding a study session at the next HRC meeting and inviting individuals who may have background information, including Barbara Nelson, Judy McClelland, Gretchen Leffler and Adam Weiland. Chair Hinshaw agreed and asked that a study session be agendaized for the November HRC meeting.

7. Reports of HRC Members

Committee member Riddell asked about separate lists of criteria that are used to evaluate properties for listing on the HRI. Chief Planner Burgess noted that CEQA has several different ways of determining whether a structure meets the definition of an "historic resource" and that the Phase 1 Historic Assessments analyze those various options (i.e. eligibility for listing on National, State or local inventories). Senior Planner Vaughn noted that all Phase 1 Historic Assessments analyze potential structures against the local evaluation criteria.

Committee member McKendry asked if the HRC members could get copies of the second HRI list. Senior Planner Vaughn noted that copies of the second HRI list, along with a status of the clean-up efforts currently underway, would be included in the November meeting packet.

8. Reports from Staff

Senior Planner Vaughn noted that the regularly scheduled meeting for November falls on a holiday and requested that a special meeting be set for Thursday, November 12, 2009. The site review meeting would be held at 12:00 and the special meeting would be held at 4:00 pm. The Committee was agreeable and Chair Hinshaw approved the date of the special meeting.

9. Adjournment

The meeting was adjourned at 5:48 p.m.