



**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, DECEMBER 9, 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 4:02 p.m.

**2. Roll call**

Committee members present:

- Ken Hinshaw (Chair)
- Jeff Becom (Vice-Chair)
- Maureen Mason
- James McCord

Committee members absent:

- Randy McKendry

**3. Approval of HRC Minutes**

- a. Consider Draft Minutes of the November 12, 2009 HRC Special Site Review and Special Meeting

Chair Hinshaw asked to include the draft minutes prepared by Gretchen Leffler in the official minutes of the Nov. 12, 2009 Special Meeting. The Committee agreed.

Committee member Mason noted that the 11/12/09 Site Review minutes noted project address 45 Evergreen Road, which should be 415 Evergreen Road.

**On a motion by Becom, seconded by Mason, the Committee voted 4-0 to approve the minutes with the addition of Gretchen Leffler’s draft comments and the correction of address from 45 Evergreen Road to 415 Evergreen Road.**

**4. Oral Communications**

City Council member Lisa Bennett introduced herself as the Council liaison to the HRC.

5. **Written Correspondence**

None

6. **Regular Agenda**

a. **Project Address: 760 Ocean View Boulevard - Initial Historic Screening Request**

Review the available information and consider whether to make a “Preliminary Determination of Ineligibility” for the above referenced address.

Applicant: Jeanne Byrne FAIA, on behalf of Pat and Katie Craig

CEQA status: Not a project under CEQA

Staff reference: Karen Vaughn, AICP, Senior Planner

Senior Planner Karen Vaughn noted that the property had been sold in the past month, and noted that Jeanne Byrne FAIA should be noted as the applicant on behalf of new owners Pat and Katie Craig.

Jeanne Byrne FAIA spoke about the property.

Kent Seavey, Historian, spoke about the property.

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

**On a motion by Becom, seconded by McCord, the Committee voted 4-0 to forward a recommendation of “Determination of ineligibility cannot be made” to the Chief Planner.**

b. **Project Address: 925 Jewell Avenue - Initial Historic Screening Request**

Review the available information and consider whether to make a “Preliminary Determination of Ineligibility” for the above referenced address.

Applicant: Draper Family Trust

CEQA status: Not a project under CEQA

Staff reference: Karen Vaughn, AICP, Senior Planner

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

**On a motion by Mason, seconded by Becom, the Committee voted 4-0 to forward a recommendation of “Determination of ineligibility cannot be made” to the Chief Planner.**

c. **Project Address: 1314 Shafter Avenue - Initial Historic Screening Request**

Review the available information and consider whether to make a “Preliminary Determination of Ineligibility” for the above referenced address.

Applicant: Rosemary Wells

CEQA status: Not a project under CEQA

Staff reference: Karen Vaughn, AICP, Senior Planner

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

**On a motion by McCord, seconded by Mason, the Committee voted 4-0 to forward a recommendation of “Determined to be ineligible as an historic resource” to the Chief Planner.**

- d. **Project Address: 1080 Short Street, GARAGE ONLY- Initial Historic Screening Request**  
Review the available information and consider whether to make a “Preliminary Determination of Ineligibility” for the above referenced address.

Applicant: Stephanie Atigh

CEQA status: Not a project under CEQA

Staff reference: Karen Vaughn, AICP, Senior Planner

Public comment period was opened.

Sally Rideout spoke about the property.

Public comment period was closed.

**On a motion by McCord, seconded by Becom, the Committee voted 4-0 to forward a recommendation of “Determined to be ineligible as an historic resource” to the Chief Planner.**

- e. **Discussion of Phase 1 Historic Assessment Evaluation Criteria Requirements**  
Review letter written by former HRC member, Rebecca Riddell, regarding the criteria used by historic consultants in the preparation of Phase 1 Historic Assessments. This item is agendaized at the request of the Committee  
CEQA status: Not a project under CEQA  
Staff reference: Lynn Burgess, AICP, Chief Planner

Chief Planner Lynn Burgess handed out a memo from the City Attorney that summarized the *Valley Advocates v. City of Fresno (2008)* court case in which the City of Fresno only utilized their local criteria for evaluating potentially historic structures. The court found that the City had not fulfilled the requirements under CEQA. The Committee asked that the City Attorney be invited to the next HRC meeting to speak to the weight of the City’s local criteria relative to the state and federal criteria, under CEQA.

Chief Planner Burgess discussed the evolution of the Phase 1 Historic Assessments and noted that, as time has passed and staff has worked with the approved Historic Consultants, the quality and thoroughness of the reports have increased significantly. She noted that all Phase 1 reports now include a full analysis of federal, state and local evaluation criteria, and each set of criteria is given equal weight.

Public comment period was opened.

City Council member Lisa Bennett noted that many cities do not want properties to be designated as historic because it is seen as a hindrance to development. These cities will find a way to deem properties “not historic” through their local criteria and bypass state and federal criteria. Often, historic significance is found at the state and federal level.

Inga Daumer asked questions regarding the number of votes needed to pass an HRC motion.

Public comment period was closed.

**7. Reports of HRC Members**

The Committee asked to use the scheduled January 13, 2010 meeting to discuss the following topics:

- Exploratory demolition to further determine existence of remaining original elements on potentially historic structures
- David Laredo's memo regarding the *Valley Advocates v. City of Fresno* court case
- Subcommittee reports regarding CLG status for the City and progress on the preparation of a City context statement

**8. Reports from Staff**

None.

**9. Adjournment**

The meeting was adjourned at 5:22 p.m.

DRAFT