



CITY OF PACIFIC GROVE

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3190 • FAX (831) 648-3184

NOTICE OF REGULAR MEETING

ARCHITECTURAL REVIEW BOARD

DATE & TIME: TUESDAY, August 28, 2007 – 4:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

NOTE: The Architectural Review Board may move and reorder the items on the consent and regular agendas, The public is encouraged to be present at the start of the meeting to hear and comment on items of interest.

The Architectural Review Board will not begin consideration of any item on the agenda later than 8:00 p.m. unless, by majority vote, the Architectural Review Board decides to consider an item or items after 8:00 p.m. Any items on this agenda not considered this evening will be continued to a future meeting.

Architectural Review Board Members:

Jeff Becom
Darlene Billstrom
Scott Hall
Ken Hinshaw
Doug Howe, Vice Chair
Maryanne Larson Spradling
Dennis Tarmina, Chair

Members of the audience may come forward to observe the presentation of agenda items. Comments may be made after the applicant has made his/her presentation.

- 1. APPROVAL OF MINUTES**
- 2. COMMENTS FROM THE PUBLIC**

(Comments from the audience may concern matters not on the agenda, but must deal with matters subject to the jurisdiction of the Board. Comments will not receive Board action.)

- 3. COMMUNICATIONS**

4. **WRITTEN CORRESPONDENCE**
5. **CITY COUNCIL ACTIONS**
6. **PLANNING COMMISSION ACTIONS**
7. **SUBCOMMITTEE REPORTS**
8. **ITEMS WITHDRAWN**
9. **REQUESTS FOR CONTINUANCE**
10. **CONSENT AGENDA**

a. Project Address: *116 10th Street

Architectural Approval Application No. 3687-07 for proposed window, door and wall changes to a single-family dwelling on the Historic Resources Inventory located in the R-3-PGR residential zone district. (Applicant: Tom Polk)

b. Project Address: 128 Caledonia Street

Architectural Approval Application No. 3695-07 for a proposed exterior alteration to an existing single-family dwelling. (Applicant: Joseph Rock, Architect)

c. Project Address: 165 Ocean View Boulevard

Architectural Approval Application No. 3692-07 (Final) for proposed exterior alterations to an existing two-story single-family dwelling. (Applicant: Margot and Vaughn Pratt)

d. Project Address: 560 Park Place

Architectural Approval Application No. 3699-07 for an exterior modification of an existing single-family dwelling. (Applicant: Bill and Linda Guy)

11. REGULAR AGENDA

a. Project Address: *225 Congress Avenue

Historic Preservation Permit Application No. 07-222, and Architectural Approval Application No. 3694-07 to allow an addition to an existing single-family dwelling listed on the Historic Resources Inventory. The site will have fewer than the required number of on-site covered parking spaces. (Applicant: John Carminati)

Reference: Jon Biggs, Community Development Director

Recommended Action: Discuss and take action to approve, modify or deny the requested architectural approval application and historic preservation permit, and to approve supporting findings.

b. Project Address: *182 Laurel Avenue

Historic Preservation Permit Application No. 06-0212 and Architectural Approval Application No. 3597-06 for a proposed remodel and additions, including a partial second-story addition, to a one-story single-family residence that is included on the City's Historic Resources Inventory. The property has less than the minimum required number of off-street covered parking spaces; two are required and there is a one-car garage on the site. The existing garage encroaches into the required 8' west side yard setback and the garage eave is less than 3' from the west property line. The project includes attaching the garage to the residence and reducing the length of the garage parking space to less than the minimum required 20'. (Applicant: Eric Miller Architects) (Continued from 1/23/07, 4/24/07, 5/22/07, 6/12/07, 6/26/07, 7/10/07, 7/24/07 and 8/14/07)

Reference: Jon Biggs, Community Development Director

Recommended Action: Discuss and take action to approve, modify or deny the requested architectural approval application and historic preservation permit, and to approve supporting findings.

c. Project Address: *869 Del Monte Boulevard

Architectural Approval Application No. 3671-07 for a proposed two-story addition and remodel to an existing single-family dwelling that is listed on the City's Historic Resources Inventory. (Applicant: Richard and Gail Salice) (Continued from 8/14/07)

Reference: Tricia Wotan, Associate Planner

Recommended Action: Discuss and Take Appropriate Action

d. Project Address: *411 Central Avenue

Architectural Approval Application No. 3691-07 (Final) for a proposed exterior alteration to an existing single-family dwelling that is listed on the City's Historic Resources Inventory. (Applicant: Gomes Construction)

Reference: Sheree Garcia, Planning Technician

Recommended Action: Discuss and Take Appropriate Action

e. Project Address: 180 Central Avenue

Architectural Approval Application No. 3675-07 for a proposed two-story duplex with an attached two-car garage. (Applicant: Tom Calvert) (Continued from 7/24/07 and 8/14/07)

Reference: Sheila Stains-Ramp, Senior Planner

Recommended Action: Discuss and Take Appropriate Action

f. Project Address: 617 Lobos Avenue

Architectural Approval Application No. 3685-07 for proposed exterior alterations to an existing one-story single-family dwelling and new detached two-car garage. (Applicant: David Vining) (Continued from 8/14/07)

Reference: Sheree Garcia, Planning Technician

Recommended Action: Discuss and Take Appropriate Action

g. Project Address: 818 17 Mile Drive

Architectural Approval Application No. 3666-07 (Final) for a proposed new one-story single-family dwelling with a detached two-car garage. (Applicant: Susan Bailey)

Reference: Sheila Stains-Ramp, Senior Planner

Recommended Action: Discuss and Take Appropriate Action

h. Project Address: 1305 Lincoln Avenue

Architectural Approval Application No. 3682-07 for a proposed new one-story single-family dwelling and attached garage. (Applicant: KR Construction)

Reference: Sheila Stains-Ramp, Senior Planner

Recommended Action: Discuss and Take Appropriate Action

i. Project Address: 1307 Lincoln Avenue

Architectural Approval Application No. 3683-07 for a proposed new one-story single-family dwelling and attached garage. (Applicant: KR Construction)

Reference: Sheila Stains-Ramp, Senior Planner

Recommended Action: Discuss and Take Appropriate Action

j. Project Address: 1227 Lawton Avenue

Architectural Approval Application No. 3678-07 (Final) for a proposed one-story addition to a one-story single-family dwelling. (Applicant: Mary McAllister Julian)

Reference: Sheila Stains-Ramp, Senior Planner

Recommended Action: Discuss and Take Appropriate Action**12. REPORTS OF BOARDMEMBERS**

Boardmembers may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, the members may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning a City matter or direct staff to place a request to agendize a matter of business on a future agenda (G.C. 54954.2).

13. ADJOURNMENT

- * Building identified on the Pacific Grove Historic Resources Inventory of buildings constructed in 1926 or earlier. **Note:** Materials for this agenda, and copies of previous meeting agendas and minutes for the Architectural Review Board, are available for review at the Community Development Department, 300 Forest Avenue, Pacific Grove.

THE CITY OF PACIFIC GROVE DOES NOT DISCRIMINATE AGAINST PERSONS WITH DISABILITIES. **THE CITY MANAGER'S CONFERENCE ROOM AND CITY COUNCIL CHAMBERS IN PACIFIC GROVE CITY HALL ARE ACCESSIBLE MEETING PLACES.** A LIMITED NUMBER OF DEVICES ARE AVAILABLE TO ASSIST THOSE WHO ARE HEARING IMPAIRED. IF YOU WOULD LIKE TO USE ONE OF THESE DEVICES, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT SECRETARY AT (831) 648-3190.

NOTICE TO APPLICANTS

Applicants or their representatives must be present at the meeting for which their item, **including those items on the Consent Agenda**, is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. The item may be denied if continuance is not requested. Decisions rendered by the Architectural Review Board may be appealed to the Planning Commission using a form available at the Community Development Department. The appeal form, plus an appeal fee, must be filed with the Community Development Department within 10 days (5 days in the case of a single-family dwelling in an R-1 zone as considered under the terms of subsection F. of Section 23.73.040 of the Municipal Code) of the action or decision being appealed. Notwithstanding the time limit for appeal set out in the above section, the Planning Commission and the City Council shall always have until their next regularly scheduled meeting following Architectural Review Board action to decide to review such action. No building permit pertaining to an Architectural Review Board action may be issued until the appeal period has passed. Applicants are requested to contact the Building Department for building permit requirements. No sign approved by the Architectural Review Board shall be painted, erected, or otherwise installed until the appeal period has passed. **Any proposed exterior changes from approved plans require Architectural Review Board review and approval.** There is a fee for design changes submitted after the architectural approval application has been granted final approval.

JUDICIAL TIME LIMITS

This serves as written notice that Pacific Grove Municipal Code Section 1.20.010 incorporates Section 1094.6 of the Code of Civil Procedure of the State of California and provides a ninety-day limitation for judicial review of any final administrative decision by the council, or any board, commissioner, or officer of the city.