



## **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, October 9, 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 **ITEMS WITHDRAWN**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: 1023 David Avenue**

Architectural Approval Application No. 3705-07 (Final) for proposed improvements to an existing, one-story church to meet accessibility requirements. (Applicant: Terry Wilson, Architect)

**b. Project Address: 420 10<sup>th</sup> Street**

Architectural Approval Application No. 3714-07 (Final) for proposed exterior alterations for a remodel to a single-family dwelling. (Applicant: Hunter Eldridge)

**c. Project Address: 165 Ocean View Boulevard**

Architectural Approval Application No. 3707-07 for a proposed change in materials and reconstruction of an existing deck and stairs to an existing two-story single-family dwelling. (Applicant: Hunter Eldridge)

**d. Project Address: 650 Lighthouse Avenue, Suite 110**

Sign Permit Application No. 07-1044 for a proposed amendment to the master sign program to allow a wall sign and window sign at Suite 110. (Applicant: Chocolate Dreams)

11. **REGULAR AGENDA**

**a. 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, 8/14/07, 8/28/07 and 9/25/07)

**Reference: Sheila Stains-Ramp, Senior Planner**

**Recommended Action: Discuss and Take Appropriate Action**

**b. 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 and 9/11/07)

**Reference: Tricia Wotan, Associate Planner**

**Recommended Action: Discuss and Take Appropriate Action**

**c. Project Address: \*730 2<sup>nd</sup> Street**

Amend Architectural Application No. 3237-03 (Final) for a proposed exterior design change to a single-family dwelling that is listed on the City's Historic Resources Inventory. (Applicant: Lay Out Construction) (Continued from 9/25/07)

**Reference: Sheree Garcia, Planning Technician**

**Recommended Action: Discuss and Take Appropriate Action**

**d. Project Address: 1123 Forest Avenue**

Architectural Approval Application No. 3711-07 for a proposed addition to an existing commercial building that is occupied by an automobile repair shop. (Applicant: DMC Construction, Inc.) (Continued from 9/25/07)

**Reference: Tricia Wotan, Associate Planner**

**Recommended Action: Discuss and Take Appropriate Action**

**e. Project Address: 381 Laurel Avenue**

Architectural Approval Application No. 3355-05 for a proposed remodel and second-story addition to a one-story single-family dwelling. (Applicant: Domenica Gianino) (Continued from 9/25/07)

**Reference: Sheree Garcia, Planning Technician**

**Recommended Action: Discuss and Take Appropriate Action**

**f. Project Address: \*209 Wood Street**

Architectural Approval Application No. 3710-07 for proposed exterior alterations to an existing single-family dwelling that is listed on the City's Historic Resources Inventory. (Applicant: City of Pacific Grove)

**Reference: Sheree Garcia, Planning Technician**

**Recommended Action: Discuss and Take Appropriate Action**

**g. Project Address: 551 Gibson Avenue**

Architectural Approval Application No. 2883-01 for proposed exterior colors for the four-story south wing addition, with underground parking, to Forest Hill Manor. (Applicant: California Nevada Methodist Homes)

**Reference: Jon Biggs, Community Development Director**

**Recommended Action: Discuss and take Appropriate Action**

**h. Project Address: 551 Gibson Avenue**

Architectural Approval Application No. 2883-01 for review of the illumination levels of exterior lighting for the two multi-unit structures at Forest Hill Manor. This review is a mitigation measure that was adopted by the City Council when the project was initially approved. (Applicant: California Nevada Methodist Homes)

**Reference: Jon Biggs, Community Development Director**

**Recommended Action: Discuss and take Appropriate Action**

**i. Project Address: 316 Prescott Lane**

Architectural Approval Application No. 3638-07 (Final) for proposed demolition of an existing single-family dwelling, and construction of a new two-story single-family dwelling and second-unit. (Applicant: Flesher + Foster Architects)

**Reference: Sheree Garcia, Planning Technician**

**Recommended Action: Discuss and Take Appropriate Action**

**j. Project Address: 45 Beach Street**

Architectural Approval Application No. 3697-07 and Tree Removal Permit No. CDD 59287 for proposed exterior alterations to an existing single-family dwelling and removal of 2 olive trees. (Applicant: Steve Mickel)

**Reference: Sheree Garcia, Planning Technician**

**Recommended Action: Discuss and Take Appropriate Action**

**k. Project Address: 133 Asilomar Avenue**

Architectural Approval Application No. 3712-07 for proposed replacement of windows on the Sunset Inn. (Applicant: Tejal Patel)

**Reference: Tricia Wotan, Associate 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 agendaize 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.