



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, November 13, 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 **ITEMS WITHDRAWN**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**

- 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, 9/25/07 and 11/13/07)

Reference: Sheila Stains-Ramp, Senior Planner

Recommended Action: Discuss and Take Appropriate Action

10. **CONSENT AGENDA**

- a. **Project Address: 635 Ocean View Boulevard**

Architectural Approval Application No. 3727-07 (Final) for proposed exterior alterations to an existing commercial building. (Applicant: Jeanne C. Byrne, FAIA)

- b. **Project Address: 168 Central Avenue**

Sign Permit Application No. 07-1048 for proposed signage for a new business. (Applicant: Michelle Jeffries)

- c. **Project Address: 726 Hillcrest Avenue**

Amend Architectural Approval No. 3626-06 for a proposed roofing material change for a remodel and addition to an existing single-family dwelling. (Applicant: Adrian Lopez)

11. **REGULAR AGENDA**

- a. **POSSIBLE CONSOLIDATION OF ADVISORY BODIES**

Reference: Jim Colangelo, City Manager

Recommended Action: Discuss

b. Project Address: *322 Central Avenue

Historic Preservation Permit Application No. 07-0223 and Architectural Approval Application No. 3451-05 for a proposed two-story addition to an existing two-story, single-family dwelling that is listed on the City's Historic Resources Inventory. The proposed uncovered parking space would encroach into the north side-yard setback required by City code. (Applicant: Ted Larson, Architect) (Continued from 10/23/07)

Reference: Tricia Wotan, Associate Planner

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: *115 10th Street

Historic Preservation Permit Application No. 07-0224 and Architectural Approval Application No. 3673-07 to allow an addition to an existing single-family dwelling listed on the Historic Resources Inventory. The proposed standard-sized garage and its eaves would be within setback requirements. (Applicant: Bruce and Elizabeth Fryman) (Continued from 10/23/07)

Reference: Sheila Stains-Ramp, Senior Planner

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.

d. 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, 8/14/07, 8/28/07, 9/11/07, 9/25/07 and 10/09/07)

Reference: Tricia Wotan, Associate Planner

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.

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 10/09/07 and 10/23/07)

Reference: Sheree Garcia, Planning Technician

Recommended Action: Discuss and Take Appropriate Action

f. 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) (Continued from 10/09/07 and 10/23/07.)

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 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: Tricia Wotan, Associate Planner

Recommended Action: Discuss and take Appropriate Action

h. Project Address: 551 Gibson Avenue

Architectural Approval Application No. 2883-01 for proposed exterior lighting for the four-story south wing addition, with underground parking, to Forest Hill Manor. (California Nevada Methodist Homes) (Continued from 10/09/07)

Reference: Tricia Wotan, Associate Planner

Recommended Action: Discuss and take Appropriate Action

i. Project Address: *105 Monterey Street

Architectural Approval Application No. 3716-07 for a proposed exterior alteration to an existing single-family dwelling that is listed on the City's Historic Resources Inventory. (Applicant: Joe McNair, Williams Roofing Co.) (Continued from 10/23/07)

Reference: Tricia Wotan, Associate Planner

Recommended Action: Discuss and Take Appropriate Action

j. Project Address: 149 15th Street

Architectural Approval Application No. 3728-07 for a proposed remodel and second-story addition to an existing single-family dwelling. (Applicant: Jeffrey Becom)

Reference: Tricia Wotan, Associate Planner

Recommended Action: Discuss and Take Appropriate Action

k. Project Address: 403 Crocker Avenue

Architectural Approval Application No. 3708-07 and Tree Removal Permit No. CDD 59555 for a proposed 1,056 square foot addition to an existing detached garage workshop, and removal of 1 two-stemmed oak tree. (Applicant: Susan Bailey)

Reference: Tricia Wotan, Associate Planner

Recommended Action: Discuss and Take Appropriate Action

l. Project Address: 427 Evergreen Road

Architectural Approval Application No. 3700-07 for a proposed remodel and first and second-story additions to an existing one-story single-family dwelling. (Applicant: Ed Bredthauer, Architect)

Reference: Tricia Wotan, Associate Planner

Recommended Action: Discuss and Take Appropriate Action

m. Project Address: 440 Crocker Avenue

Architectural Approval Application No. 3713-07 for a proposed addition to existing non-historic single-family dwelling. (Applicant: Dennis Hodgins)

Reference: Tricia Wotan, Associate Planner

Recommended Action: Discuss and Take Appropriate Action

n. Project Address: 465 Gibson Avenue

Architectural Approval Application No. 3669-07 for a proposed demolition of an existing garage and construction on a detached garage. (Applicant: Eric Miller, Architects)

Reference: Tricia Wotan, Associate Planner

Recommended Action: Discuss and Take Appropriate Action

o. Project Address: 747 Ocean View Boulevard

Architectural Approval Application No. 3718-07 for a proposed remodel and second-story addition to an existing single-family dwelling. (Applicant: Phoebe Richbourg)

Reference: Tricia Wotan, Associate Planner

Recommended Action: Discuss and Take Appropriate Action

p. Project Address: 837 Ocean View Boulevard

Architectural Approval Application No. 3518-05 for a proposed on-site relocation of a two-story single-family dwelling listed on the Pacific Grove Historic Resources Inventory. The project includes additions and exterior alterations to the dwelling, Historic Relocation Permit No. 07-60 has been approved for this project. (Applicant: Eddie Hurt, Architect)

Reference: Sheila Stains-Ramp, Senior Planner

Recommended Action: Discuss and Take Appropriate Action

q. Project Address: 826 Balboa Avenue

Architectural Approval Application No. 35199-05 (Final) for proposed construction of a new two-story, single-family dwelling and a detached two-car garage. The property is located in an archeologically sensitive area. (Applicant: Eddie Hurt, Architect)

Reference: Sheree Garcia, Planning Technician

Recommended Action: Discuss and Take Appropriate Action

r. Project Address: 1223 Funston Avenue

Architectural Approval Application No. 3719-07 for a proposed exterior alteration to a detached covered parking structure associated with a single-family dwelling. (Applicant: Maurice Bernier)

Reference: Tricia Wotan, Associate Planner

Recommended Action: Discuss and Take Appropriate Action

s. 625 Ocean View Boulevard

Architectural Approval Application No. 3717-07 for a proposed exterior change to an existing multi-story hotel. (Applicant: Allied Construction)

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 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.