



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, January 8, 2008 – 6:00 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 10:00 p.m. unless, by majority vote, the Architectural Review Board decides to consider an item or items after 10:00 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 **ITEMS WITHDRAWN**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**

Project Address: 551 Gibson Avenue

Architectural Approval Application No. 2883-01 (Final) 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: Bill Camille, Project Manager, California Nevada Methodist Homes
Continued from 10/09/07, 10/23/07, 11/13/07, and 12/11/07.

(Staff reference: Tricia Wotan, Associate Planner)

→ Applicant is requesting a continuance to the February 26, 2008, ARB hearing.

Project Address: 176 Lighthouse Avenue

Architectural Approval Application No. 3730-07 (Concept) for proposed remodel and first- and second-story additions to an existing single-family dwelling.

Applicant: John Moore, Moore Design LLC

(Staff reference: Associate Planner, Tricia Wotan)

→ Applicant is requesting a continuance to the February 12, 2008, ARB hearing.

10. **CONSENT AGENDA**

Project Address: 1767 Sunset Avenue

Architectural Approval Application No. 3743-07 (Final) for exterior alterations to a single-family dwelling that include the addition of a deck off second-floor master bedroom and change-out of window for door to access exterior deck.

Applicant: Gene Kofman (Staff reference: Senior Planner, Sheila Stains-Ramp)

11. **REGULAR AGENDA**

a. **Project Address: 1255 Shell Avenue**

Architectural Approval Application No. 3724-07 (Concept) for proposed first-

and second-story additions to an existing single-family residence.
Applicants: Hubert and Grace Allen
Continued from 12/11/07.

Staff reference: Senior Planner, Sheila Stains-Ramp
Recommended action: Discuss and take appropriate action.

b. Project Address: 502 Evergreen Road

Architectural Approval Application Amendment No. 3636-07 (Final) for proposed modifications to window, door, and skylight schedules and modifications to site plan/floor plan for a single family dwelling.
Applicant: Michael Boudreau for Jansen family

Staff reference: Senior Planner, Sheila Stains-Ramp
Recommended action: Discuss and take appropriate action.

c. Project Address: 640 Gibson Avenue

Architectural Approval Application Amendment No. 3595-06 (Final) for proposed design changes to an approved new single-family dwelling.
Applicant: Robert Gunn

Staff reference: Associate Planner, Tricia Wotan
Recommended action: Discuss and take appropriate action.

d. Project Address: 615 17th Street

Architectural Approval Application No. 3715-07 for proposed remodel and addition to an existing single-family dwelling.
Applicant: Diane Kremer

Staff reference: Associate Planner, Tricia Wotan
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

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.