



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 22, 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

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 **ITEMS WITHDRAWN**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: 138 9th Street**

Historic Preservation Permit Application No. 07-0228 and Architectural Approval Application No. 3738-07 for a proposed first- and second-story addition and remodel to an existing single-family dwelling that is listed on the City's Historic Resources Inventory. No additional parking will be provided on-site, which is less than the required two covered parking spaces per City code.

Applicant: Chris Stevens, Designer

Staff reference: Hilton Kwong, Contract Planner

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

10. **CONSENT AGENDA**

- a. **Project Address: 180 Central Avenue**

Architectural Approval Application No. 3675-07 (Final) for a proposed two-story duplex with an attached two-car garage.

Applicants: Tom Calvert for G. Czerwiak

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

11. **REGULAR AGENDA**

- a. **Project Address: 118 Caledonia Street**

Historic Preservation Permit Application No. 07-0226 and Architectural Approval Application No. 3732-07 (Concept) for a proposed first- and second-story addition and remodel to an existing single-family dwelling that is listed on the City's Historic Resources Inventory. No parking will be provided on-site, which is less than the required one covered and one uncovered parking space per City code.

Applicants: Dana Annereau

Staff reference: Associate Planner, Tricia Wotan

Recommended action: Discuss and take appropriate action.

b. Project Address: 115 10th Street

Architectural Approval Application Amendment No. 3673-07 (Final) for proposed first- and second-story addition to a single-family residence, with an attached one-car garage, that is listed on the City's Historic Resources Inventory.

Applicant: Teri Takikawa for the Fryman family

Staff reference: Senior Planner, Sheila Stains-Ramp

Recommended action: Discuss and take appropriate action.

c. Project Address: 337 Junipero Avenue

Architectural Approval Application No. 3535-07 (Final) for proposed detached garage and additions to a one-story single family dwelling.

Applicant: Ted Larson, Architect

Staff reference: Associate Planner, Tricia Wotan

Recommended action: Discuss and take appropriate action.

12. DESIGNATION OF CHAIR AND VICE CHAIR FOR NEW TERM

13. 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).

14. 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.