



## 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, February 26, 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 9 p.m. unless, by majority vote, the Architectural Review Board decides to consider an item or items after 9 p.m. Any items on this agenda not considered this evening will be continued to a future meeting.**

Architectural Review Board (ARB) Members:

Jeff Becom  
Darlene Billstrom  
Ken Hinshaw  
Doug Howe, Chair  
Maryanne Larson Spradling, Vice Chair  
Wilda Northrop

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

- a. Minutes from February 12, 2008, Site Review and Hearing
- b. Revised minutes from previous ARB meetings.

#### 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 **ITEMS WITHDRAWN**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: 601 17<sup>th</sup> Street**

Architectural Approval Application No. 3759-08 (Final) for proposed exterior alterations to an existing single-family dwelling.

CEQA Status: Class 1 Categorical Exemption

Applicant: James Tullis, Tullis Design, for Helenius family

Staff reference: Associate Planner, Tricia Wotan

- b. **Project Address: 1255 Shell Avenue**

Architectural Approval Application No. 3724-07 (Final) for proposed first- and second-story additions to an existing single-family residence.

CEQA Status: Class 1 Categorical Exemption

Applicant: Mark Thompson, Designer, for Allen family

Staff reference: Senior Planner, Sheila Stains-Ramp

- c. **Project Address: 135 Forest Avenue**

Architectural Approval Application No. 3758-08 (Final) for proposed exterior alteration to an existing single-family dwelling that is listed on the City's Historic Resources Inventory.

CEQA Status: Class 1 Categorical Exemption

Applicant: Albert Boosman

Staff reference: Senior Planner, Sarah Hardgrave

11. **REGULAR AGENDA**

- a. **Project Address: 245 Willow Avenue**

Architectural Approval Application No. 3753-08 (Final) for proposed exterior alterations and addition to an existing detached garage.

Applicant: Nick Hovick for Steve and Jean Romberg

CEQA Status: Class 1 Categorical Exemption

Staff reference: Senior Planner, Sarah Hardgrave  
Recommended action: Discuss and take appropriate action

**b. Project Address: 1240 Surf Avenue**

Architectural Approval Application No. 3754-08 (Concept) for proposed exterior alterations, additions, and a new carport to an existing single-family dwelling. Applicant: Ash R. Shoukry

CEQA Status: Class 1 Categorical Exemption

Staff reference: Senior Planner, Sarah Hardgrave

Recommended action: Discuss and take appropriate action.

**c. Project Address: 671 Ocean View Boulevard**

Historic Preservation Permit Application No. 08-0231 and Architectural Approval Application No. 3760-08 (Final) for a proposed new front porch entry with columns to an existing single-family dwelling that is listed on the City's Historic Resources Inventory. The proposed porch will expand a non-conforming encroachment in the front yard setback.

Applicant: Jeanne Byrne, Architect, for Bannici family

CEQA Status: Class 3 Categorical Exemption

Staff reference: Senior Planner, Sarah Hardgrave

Recommended action: Discuss and take appropriate action.

**d. Project Address: 215 15<sup>th</sup> Street**

Historic Preservation Permit Application No. 07-0227 and Architectural Approval Application No. 3734-07 (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 two covered parking spaces necessary per City Code 23.64.190. Applicant: Jeanne Byrne, Architect

CEQA Status: Class 1 Categorical Exemption

Staff reference: Tricia Wotan, Associate Planner

Recommended action: Discuss and take appropriate action.

**e. Project Address: 874 Gibson Avenue**

Architectural Approval Application No. 3736-07 (Concept) for proposed addition of a second story and expansion of the first story to an existing one-story, single-family dwelling, and the addition of a detached one-car garage with workshop/storage space.

Applicant: Joseph Rock, Architect, for the Higbie family

Continued from 02/12/08.

CEQA Status: Class 1 Categorical Exemption

Staff reference: Senior Planner, Sheila Stains-Ramp

Recommended action: Discuss and take appropriate action.

**f. Project Address: 182 Central Avenue**

Architectural Approval Application No. 3720-07 (Concept) for a proposed two-story, single-family residence and garage to be constructed on one of two lots currently located at this address. The existing multi-family dwelling would be demolished prior to construction of the newly proposed project.

Applicant: Eric Miller Architects for Tracy Gibbons

CEQA Status: Class 1 Categorical Exemption

Staff reference: Senior Planner, Sheila Stains-Ramp

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. Review is required as a mitigation measure for the City Council-approved project.

Applicant: Bill Camille, Project Manager, California Nevada Methodist Homes

Continued from 10/09/07, 10/23/07, 11/13/07, 12/11/07, and 01/08/08.

CEQA Status: Class 1 Categorical Exemption

Staff reference: Tricia Wotan, Associate Planner

Recommended action: Discuss and take appropriate action.

**h. Project Address: 1169 Presidio Boulevard**

Architectural Approval Application No. 3722-07 (Concept) for proposed remodel and addition to an existing one-story, single-family dwelling.

Applicant: Ted Larson, Architect, for Dave Gross

CEQA Status: Class 1 Categorical Exemption

Reference: Associate Planner, Tricia Wotan

Recommended action: Discuss and take appropriate action.

**i. Project Address: 691 Laurel Avenue**

Historic Preservation Permit No. 07-0225 and Architectural Approval Application No. 3721-07 (Concept) for a proposed new roof configuration and first-story remodel and addition to an existing one-story single-family dwelling that is listed on the City's Historic Resources Inventory. The addition shall expand existing non-conformities on the site.

Applicant: Steve Nannini, owner

CEQA Status: Class 1 Categorical Exemption

Reference: Associate Planner, Tricia Wotan

Recommended action: Discuss and take appropriate action.

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

Architectural Approval Application No. 3355-05 (Final) for a proposed remodel and second-story addition to an existing one-story, single-family dwelling. Applicant: Domenica Gianino

Continued from 02/12/08.

CEQA Status: Class 1 Categorical Exemption

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 agendize 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.