



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, March 11, 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.

Structures listed on the City's Historic Resources Inventory (HRI) are denoted on the agenda with an "(HRI)" next to their project address.

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

Minutes from February 26, 2008, Site Review and Hearing

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 **ITEMS WITHDRAWN OR TABLED**
9. **REQUESTS FOR CONTINUANCE**
10. **CONSENT AGENDA**

a. Project Address: 182 Central Avenue

Architectural Approval Application No. 3720-07 (Final) for proposed new two-story, single-family residence with garage and detached carport 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 3 Categorical Exemption
Staff reference: Senior Planner, Sheila Stains-Ramp

b. Project Address: 383 Junipero Avenue (HRI)

Architectural Approval Application No. 3756-08 (Final) for proposed remodel, including window changes, to a single-family dwelling listed on the Historic Resources Inventory. Applicant: Ron Brown on behalf of Marybeth Brenning
CEQA Status: Class 3 Categorical Exemption
Staff reference: Senior Planner, Sarah Hardgrave

11. REGULAR AGENDA

a. 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
Project consideration was continued from the 02/12/08 and 02/26/08 ARB hearings.
CEQA Status: Class 1 Categorical Exemption
Staff reference: Senior Planner, Sheila Stains-Ramp
Recommended action: Discuss and take appropriate action.

b. Project Address: 215 15th Street (HRI)

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
Project consideration was continued from the 02/26/08 ARB hearing.
CEQA Status: Class 1 Categorical Exemption
Staff reference: Tricia Wotan, Associate Planner
Recommended action: Discuss and take appropriate action.

c. Project Address: 412 Willow Street (HRI)

Architectural Approval Application No. 3762-08 (Amendment to Architectural Approval 3616-03) for proposed exterior changes to an approved project for an existing single-family dwelling listed on the City's Historic Resources Inventory. Applicant: Terry Latasa, Architect, for Harrod/Moranda family
CEQA Status: Class 1 Categorical Exemption
Staff reference: Associate Planner, Tricia Wotan
Recommended action: Discuss and take appropriate action

d. 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
Project consideration was continued from the 02/26/08 ARB hearing.
CEQA Status: Class 1 Categorical Exemption
Staff reference: Senior Planner, Sarah Hardgrave
Recommended action: Discuss and take appropriate action.

e. 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.

f. Project Address: 176 Lighthouse Avenue

Architectural Approval Application No. 3730-07 (Final) for proposed remodel and addition to an existing single-family dwelling. Project consideration was continued from the 12/11/07, 01/08/08, and 02/12/08 ARB hearings. Applicant: John Moore, Moore Design LLC, for Keith and Donna Ducker
CEQA Status: Class 1 Categorical Exemption

Reference: Senior Planner, Sarah Hardgrave
Recommended Action: Discuss and take appropriate action.

g. Project Address: 1013 David Avenue (formerly 1021 David Ave.)

Architectural Approval Application No. 3749-08 (Final) for proposed new two-story single family dwelling. Applicant: Robert S. Walker
CEQA Status: Class 3 Categorical Exemption
Staff reference: Senior Planner, Sarah Hardgrave
Recommended action: Discuss and take appropriate action.

h. Project Address: 1015 David Avenue (formerly 1021 David Ave.)

Architectural Approval Application No. 3750-08 (Final) for proposed new two-story single family dwelling. Applicant: Robert S. Walker
CEQA Status: Class 3 Categorical Exemption
Staff reference: Senior Planner, Sarah Hardgrave
Recommended action: Discuss and take appropriate action.

i. Project Address: 1017 David Avenue (formerly 1021 David Ave.)

Architectural Approval Application No. 3751-08 (Final) for proposed new two-story single family dwelling. Applicant: Robert S. Walker
CEQA Status: Class 3 Categorical Exemption
Staff reference: Senior Planner, Sarah Hardgrave
Recommended action: Discuss and take appropriate action.

j. Project Address: 1019 David Avenue (formerly 1021 David Ave.)

Architectural Approval Application No. 3761-08 (Final) for proposed new two-story single family dwelling. Applicant: Robert S. Walker
CEQA Status: Class 3 Categorical Exemption
Staff reference: Senior Planner, Sarah Hardgrave
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.