



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, April 22, 2008 – 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

NOTE: The Architectural Review Board (ARB) 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 ARB 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.

The general findings and conditions of approval for architectural approval applications are noted on the last page of this agenda. These apply to all final approvals of architectural applications. Special and additional findings and conditions may be added to an architectural approval as deemed necessary by the ARB.

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. CALL TO ORDER
2. ROLL CALL

3. APPROVAL OF MINUTES

Minutes from April 8, 2008, Site Review and Hearing.

4. 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.)

5. COMMUNICATIONS**6. WRITTEN CORRESPONDENCE****7. CITY COUNCIL ACTIONS****8. PLANNING COMMISSION ACTIONS****9. SUBCOMMITTEE REPORTS****10. ITEMS WITHDRAWN OR TABLED****11. REQUESTS FOR CONTINUANCE****a. Project Address: 1169 Presidio Boulevard**

Architectural Approval Application No. 3722-07 for proposed remodel and addition to an existing one-story, single-family dwelling, and Tree Permit No. 58253 for the removal of four (4) trees on-site.

Applicant: Ted Larson, Architect, for Dave Gross

Continued from the 02/26/08, 03/11/08, 03/25/08, and 04/08/08 ARB hearings.

CEQA Status: Class 1 Categorical Exemption

Reference: Associate Planner, Tricia Wotan

→ Applicant is requesting a continuance to the May 13 ARB hearing in order to perform further redesign on the project.

12. CONSENT AGENDA**a. Project Address: 625 Ocean View Boulevard**

Architectural Approval Application No. 3775-08 for a proposed exterior alteration to an existing multi-story hotel.

Applicant: Donovan Rittenbach, Allied Construction Services

CEQA Status: Class 1 Categorical Exemption

Staff reference: Associate Planner, Tricia Wotan

13. REGULAR AGENDA**a. Project Address: 419 Congress Avenue**

Amend Architectural Approval Application No. 3768-08 for exterior alterations to an approved project for a single-family dwelling
Applicant: Juan Rosas of Juan The Builder & Associates, Inc., for the McMahan family
CEQA Status: Class 2 Categorical Exemption
Staff reference: Associate Planner, Tricia Wotan
Recommended action: Discuss and take appropriate action.

b. Project Address: 691 Laurel Avenue (HRI)

Architectural Approval Application No. 3721-07 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.
Applicant: Steve Nannini, owner
Continued from the 02/26/08, 03/11/08, 03/25/08, and 04/08/08 ARB hearings.
CEQA Status: Class 1 Categorical Exemption
Reference: Associate Planner, Tricia Wotan
Recommended action: Discuss and take appropriate action.

c. Project Address: 226 Willow Street (HRI)

Architectural Approval Application No. 3773-08 for proposed exterior alterations to an existing single-family dwelling listed on the City's Historic Resources Inventory. Applicant: Bruce Looram
Continued from the 04/08/08 ARB hearing.
CEQA Status: Class 31 Categorical Exemption
Staff reference: Associate Planner, Tricia Wotan
Recommended action: Discuss and take appropriate action.

d. Project Address: 874 Gibson Avenue

Architectural Approval Application No. 3736-07 for proposed addition of a second story and expansion of the first story to a single-family residence, and the addition of a detached, one-car garage with workshop and storage space.
Applicant: Joseph Rock, Architect, for the Higbie family
Continued from the 04/08/08 ARB hearing.
CEQA Status: Class 1 Categorical Exemption
Staff reference: Senior Planner, Sheila Stains-Ramp
Recommended action: Discuss and take appropriate action.

e. Project Address: 1240 Surf Avenue

Architectural Approval Application No. 3754-08 for proposed exterior additions to an existing single-family dwelling and new carport.
Applicant: Ash R. Shoukry
CEQA Status: Class 1 Categorical Exemption

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

f. Project Address: 1326 Miles Avenue

Architectural Approval Application No. 3764-08 for proposed accessory structure to a single-family dwelling. Applicant: Arthur and Jeanne Krener
CEQA Status: Class 1 Categorical Exemption
Staff reference: Senior Planner, Sheila Stains-Ramp
Recommended action: Discuss and take appropriate action.

g. Project Address: 1249 Buena Vista Lane

Architectural Approval Application No. 3769-08 for proposed remodel of a single-family dwelling with new entry/stair addition and deck.
Applicant: Jeffrey Kilpatrick, architect, for Robert Lis
CEQA Status: Class 1 Categorical Exemption
Staff reference: Senior Planner, Sheila Stains-Ramp
Recommended action: Discuss and take appropriate action.

h. Project Address: 945 Cedar Avenue

Architectural Approval Application No. 3490-05 for proposed new single-family dwelling. Applicant: Cynthia Spellacy for Elva Perkins
CEQA Status: Class 3 Categorical Exemption
Staff reference: Senior Planner, Sarah Hardgrave
Recommended action: Discuss and take appropriate action.

14. 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 Boardmembers 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).

15. REPORTS OF THE COMMUNITY DEVELOPMENT DEPARTMENT

Reference: Chief Planner, Lynn Burgess, AICP

16. 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.

STANDARD FINDING FOR APPROVAL OF AN ARCHITECTURAL APPROVAL APPLICATION

The architecture and general appearance of the building(s) will be in keeping with the neighborhood and the completed project will not be detrimental to the orderly and harmonious development of the City nor impair the desirability of investment or occupation in the neighborhood.

STANDARD CONDITIONS OF ARCHITECTURAL APPLICATION APPROVALS

1. This approval shall be null and void if a building permit has not been applied for within one year from the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. All construction must occur in strict compliance with the proposal as set forth in the application(s) for permits, subject to any special conditions. Any deviation from the approved plans must be reviewed and approved by the staff and may require Architectural Review Board approval.
3. The terms and conditions shall be perpetual, and it is the intention of the Architectural Review Board and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.
4. Review by the Public Works Department is required prior to issuance of the building permit. The applicant shall obtain an encroachment permit from the Public Works Department before undertaking any work in the Public way and prior to issuance of the building permit.

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.