



CITY OF PACIFIC GROVE
300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3190 • FAX (831) 648-3184

NOTICE OF SPECIAL MEETING

ARCHITECTURAL REVIEW BOARD

DATE & TIME: THURSDAY, NOVEMBER 13, 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.

All projects are subject to the California Environmental Quality Act (CEQA) and disclosure. CEQA status is noted on the agenda for each project.

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 review and observe exhibits being presented for any agenda item. Public comment on a specific agenda item may be made after the applicant has presented his/her project to the Board.

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

Review and take action on the minutes from the October 28, 2008, ARB Site Review and Regular Meeting.

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

Subcommittee approval was received for the following project addresses and items:

- a. **1349 Pico Avenue** – Beam detail was approved.
- b. **122 9th Street** – Window details were approved.

10. ADMINISTRATIVE ARCHITECTURAL APPROVALS

11. ITEMS WITHDRAWN OR TABLED

12. REQUESTS FOR CONTINUANCE

13. CONSENT AGENDA

14. REGULAR AGENDA

- a. **Project Address: 691 Laurel Avenue (HRI)**

Amendment to Architectural Approval Application No. 3836-08 for proposed design change to an approved remodel and addition to an existing single-family dwelling listed on the City's Historic Resources Inventory.

Applicant: Steve Nannini, owner

CEQA status: Class 1 Categorical Exemption
Staff reference: Associate Planner, Tricia Wotan
Recommended action: Discuss and take appropriate action.

b. Project Address: 224 5th Street (HRI)

Historic Preservation Permit Application No. 08-0237 to grant a reduced rear yard setback for a proposed addition to an existing non-conforming single-family dwelling. The existing structure is a single-family dwelling that is listed on the City's Historic Resources Inventory and has non-conforming setbacks and parking. Per Code Section 23.68.050(d)(2), a single-family dwelling having non-conforming setbacks must request and obtain approval of a use permit in order to construct a first floor addition, while maintaining yards no less than existing yards. Per Code Section 23.20.070(c), new construction within the R-2 district must maintain a required minimum rear setback of 10 feet. Per Code Section 23.76.060, certain exceptions to zoning requirements, including setbacks and parking, may be requested through a Historic Preservation Permit from the Architectural Review Board in lieu of a use permit or variance approval.

Applicant: Jesse Williams, Peter Moppert
CEQA Status: Class 31 Categorical Exemption
Staff reference: Senior Planner, Karen Vaughn
Recommended action: Discuss and take appropriate action.

c. Project Address: 520 12th Street (HRI)

Architectural Approval Application No. 3802-08 and Tree Permit No. 421-1326 for proposed remodel and additions to an existing single-family dwelling, including the addition of a bay window, dormers, a wood deck, and a one car garage. The removal of two (2) trees is also proposed. The existing structure is a single-family dwelling that is listed on the City's Historic Resources Inventory.

Applicant: James N. Smith, Architect, for Montalvo family
CEQA status: Class 31 Categorical Exemption
Staff reference: Senior Planner, Sarah Hardgrave
Recommended action: Discuss and take appropriate action.

d. Project Address: 115 10th Street (HRI)

Design changes to a previously approved remodel and addition project for an existing single-family dwelling listed on the City's Historic Resources Inventory

Applicant: Teri Takikawa, architect for Robert Bianchi
CEQA Status: Class 31 Categorical Exemption
Staff reference: Associate Planner, Tricia Wotan
Recommended action: Discuss and take appropriate action.

e. Project Address: 620 Ocean View Boulevard (Old Bath House at Lovers Point Park)

Architectural Approval Application No. 3726-07 for a proposed addition and remodel to an existing public building with restaurant and visitor serving/public recreation uses.

Applicant: David Prew, designer, on behalf of Enea Properties LLC

CEQA Status: Initial Study/Mitigated Negative Declaration prepared; Public Review Period is September 12, 2008, to October 13, 2008)

Staff reference: Senior Planner, Sarah Hardgrave

Recommended action: Discuss and take appropriate action.

f. Project Address: 919 Cedar Street

Architectural Approval Application No. 3807-08 for proposed demolition of existing single-family dwelling and construction of a new single-family dwelling.

Applicant: Jeanne C. Byrne, FAIA, on behalf of Ben Shelkowski

CEQA Status: Class 3 Categorical Exemption

Staff reference: Senior Planner, Sarah Hardgrave

Recommended action: Discuss and take appropriate action.

g. Project Address: 1771 Sunset Avenue

Architectural Approval Application No. 3733-07 for a proposed demolition of the existing single-family dwelling and the construction of a new single-family dwelling.

Applicant: Eric Miller Architects, on behalf of Randal and Deborah White

CEQA status: Mitigated Negative Declaration adopted by the ARB 10/28/08.

Staff reference: Senior Planner, Sarah Hardgrave

Recommended action: Discuss and take appropriate action on the final proposed design project.

h. Project Address: 310 8th Street and 314 8th Street

Architectural Approval Application No. 3780-08 for proposed exterior alterations to an existing multi-family dwelling. This item was continued from the September 23, October 14, and October 28, 2008 ARB hearings.

Applicant: Todd Porteous, project manager, for Arman Kooroshfar

CEQA Status: Class 1 Categorical Exemption

Staff reference: Associate Planner, Tricia Wotan

Recommended action: Discuss and take appropriate action.

i. Project Address: 325 Central Avenue

Architectural Approval Application No. 3820-08 for proposed skylights on an existing church. This item was continued from the October 14 and October 28, 2008 ARB hearings.

Applicant: Michael Brophy, on behalf of Young Koh

CEQA status: Class 1 Categorical Exemption
Staff reference: Associate Planner, Tricia Wotan
Recommended action: Discuss and take appropriate action.

15. 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 Board 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).

16. REPORTS OF THE COMMUNITY DEVELOPMENT DEPARTMENT

Reference: Chief Planner, Lynn Burgess, AICP

17. 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. Materials related to an item on this Agenda submitted to the Architectural Review Board after distribution of the agenda packet are available for public inspection at the Community Development Department, 2nd Floor of City Hall, during normal business hours (8 a.m. – 2 p.m.) and can be requested for review at the Business Desk, 1st Floor of City Hall, from 2 p.m. – 5 p.m. Materials can also be requested of staff during the Architectural Review Board hearing.

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.

STANDARD FINDING FOR APPROVAL OF A SIGN PERMIT APPLICATION

The proposed sign effectively conveys the business type and identity to the public and possesses pleasing elements of design that protects and enhances the architectural character and harmony of the community, buildings, and neighborhood in which it is located.

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.