



CITY OF PACIFIC GROVE

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
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MINUTES OF THE ARCHITECTURAL REVIEW BOARD MEETING

ARCHITECTURAL REVIEW BOARD

DATE & TIME: TUESDAY, JANUARY 8, 2008 – 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

Tape 08-01

Board Members Present:

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

Board Members Absent:

Scott Hall

DOUG HOWE IS ACTING CHAIR FOR TODAY'S ARCHITECTURAL REVIEW BOARD (ARB) PROCEEDINGS.

1. APPROVAL OF MINUTES

→ **On a motion by Billstrom-Becom, the Board voted 5-0 to approve the minutes of the December 11, 2007, ARB meeting.**

2. COMMENTS FROM THE PUBLIC

None.

3. COMMUNICATIONS

- ❖ Staff informed the Board that Boardmember Tarmina (Chair) officially stepped down from the ARB at the end of last week.
- ❖ Staff informed the Board that Boardmember Hall will be absent tonight.

4. WRITTEN CORRESPONDENCE

None.

5. CITY COUNCIL ACTIONS

Staff reported.

6. PLANNING COMMISSION ACTIONS

Staff reported.

7. SUBCOMMITTEE REPORTS

- ❖ Subcommittee of Hinshaw/Howe approved a window alternative for project address 511 Grand Avenue.

8. ITEMS WITHDRAWN

None.

9. REQUESTS FOR CONTINUANCE**Project Address: 551 Gibson Avenue**

Architectural Approval Application No. 2883-01 (Final) for review of the illumination levels of exterior lighting for the two multi-unit structures at Forest Hill Manor. This review is a mitigation measure that was adopted by the City Council when the project was initially approved.

Applicant: Bill Camille, Project Manager, California Nevada Methodist Homes
Continued from 10/09/07, 10/23/07, 11/13/07, and 12/11/07.

(Staff reference: Tricia Wotan, Associate Planner)

→ Applicant is requesting a continuance to the February 26, 2008, ARB hearing.

Project Address: 176 Lighthouse Avenue

Architectural Approval Application No. 3730-07 (Concept) for proposed remodel and first- and second-story additions to an existing single-family dwelling.

Applicant: John Moore, Moore Design LLC

(Staff reference: Associate Planner, Tricia Wotan)

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

→ **On a motion by Billstrom-Hinshaw, the Board voted 5-0 to continue project address 551 Gibson Avenue to the February 26, 2008, ARB hearing, and project address 176 Lighthouse to the February 12, 2008, ARB hearing.**

10. CONSENT AGENDA

ARB member(s) requested one Regular Agenda item be moved to the Consent Agenda. This item is Project Address 640 Gibson Avenue.

Vice Chair Howe asked the public if anyone was present to speak about Project Address 640 Gibson Avenue. No public interest was shown and no Board members had questions regarding the project.

→ On a motion by Hinshaw-Billstrom, the Board voted 5-0 in favor of moving Project Address 640 Gibson Avenue to the Consent Agenda.

a. Project Address: 1767 Sunset Avenue

Architectural Approval Application No. 3743-07 (Final) for exterior alterations to a single-family dwelling that include the addition of a deck off second-floor master bedroom and change-out of window for door to access exterior deck.
Applicant: Gene Kofman (Staff reference: Senior Planner, Sheila Stains-Ramp)

b. Project Address: 640 Gibson Avenue

Architectural Approval Application Amendment No. 3595-06 (Final) for proposed design changes to an approved new single-family dwelling.
Applicant: Robert Gunn (Staff reference: Associate Planner, Tricia Wotan)

→ On a motion by Billstrom-Spradling, the Board voted 5-0 to approve project addresses 1767 Sunset Avenue and 640 Gibson Avenue on consent. Approval is based on the standard finding for approval of an architectural approval application.

11. REGULAR AGENDA

a. Project Address: 1255 Shell Avenue

Architectural Approval Application No. 3724-07 (Concept) for proposed first- and second-story additions to an existing single-family residence.
Applicants: Hubert and Grace Allen

Designer Mark Thompson presented the project and answered questions from the Board.

→ On a motion by Billstrom-Spradling, the Board voted 5-0 to grant concept architectural approval. Approval is based on the standard findings for approval of an architectural approval application.

b. Project Address: 502 Evergreen Road

Architectural Approval Application Amendment No. 3636-07 (Final) for proposed modifications to window, door, and skylight schedules and modifications to site plan/floor plan for a single family dwelling.
Applicant: Michael Boudreau for Jansen family
Owner Mr. Jansen presented the project changes to and answered questions from the Board.

→ On a motion by Hinshaw-Spradling, the Board voted 5-0 to grant final architectural approval with stucco facing on the chimney. Approval is based on the standard findings for approval of an architectural approval application.

c. **Project Address: 615 17th Street**

Architectural Approval Application No. 3715-07 (Concept) for proposed remodel and addition to an existing single-family dwelling.

Applicant: Diane Kremer

→ On a motion by Hinshaw-Billstrom, the Board voted 4-1 (with Howe voting no) to grant concept architectural approval. Approval is based on the standard findings for approval of an architectural approval application.

12. **REPORTS OF BOARDMEMBERS**

None.

13. **ADJOURNMENT**

There being no further business, the meeting was adjourned at 7:00 p.m.

**TRICIA WOTAN
ACTING SECRETARY**

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.

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.