



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 22, 2008 – 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

Tape 08-02

Board Members Present:

Darlene Billstrom
Scott Hall
Ken Hinshaw
Doug Howe, Vice Chair
Maryanne Larson Spradling

Board Members Absent:

Jeff Becom

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

1. APPROVAL OF MINUTES

→ **On a motion by Billstrom-Hinshaw (Hall abstaining), the Board voted 4-0 to approve the minutes of the January 8, 2008, ARB meeting.**

2. COMMENTS FROM THE PUBLIC

None.

3. COMMUNICATIONS

None.

4. WRITTEN CORRESPONDENCE

None.

5. CITY COUNCIL ACTIONS

Staff reported.

6. PLANNING COMMISSION ACTIONS

Staff reported.

7. SUBCOMMITTEE REPORTS

- ❖ Subcommittee of Hall/Hinshaw approved a garage door alternative and trim detail for project address 45 Beach Street.

8. ITEMS WITHDRAWN

None.

9. REQUESTS FOR CONTINUANCE

a. Project Address: 138 9th Street

Historic Preservation Permit Application No. 07-0228 and Architectural Approval Application No. 3738-07 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 additional parking will be provided on-site, which is less than the required two covered parking spaces per City code. **Applicant is requesting a continuance to the February 12, 2008, ARB hearing.**

Applicant: Chris Stevens, Designer

Staff reference: Hilton Kwong, Contract Planner

→ On a motion by Billstrom-Spradling, the Board voted 5-0 to continue project address 138 9th Street to the February 12, 2008, ARB hearing.

10. CONSENT AGENDA

ARB member(s) requested that the one Consent Agenda item, project address 180 Central Avenue, be moved to the Regular Agenda for further discussion.

11. REGULAR AGENDA

a. Project Address: 180 Central Avenue

Architectural Approval Application No. 3675-07 (Final) for a proposed two-story duplex with an attached two-car garage. Applicants: Tom Calvert for G. Czerwiak. Staff reference: Senior Planner, Sheila Stains-Ramp.

Applicant presented project to and answered questions from the Board.

→ On a motion by Hinshaw/Hall, the Board voted 5-0 to grant final architectural approval subject to subcommittee approval (Hinshaw/Hall) of stone and porch elements, and window cut sheet. Approval is based on the standard findings for approval of an architectural approval application.

b. Project Address: 118 Caledonia Street

Historic Preservation Permit Application No. 07-0226 and Architectural Approval Application No. 3732-07 (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 one covered and one uncovered parking space per City code. Applicants: Dana Annereau; Staff reference: Associate Planner, Tricia Wotan

Applicant presented project to and answered questions from the Board.

→ **On a motion by Hinshaw/Hall, the Board voted 5-0 to approve the Historic Preservation Permit with the recommended findings and conditions of approval. On a motion by Hinshaw/Hall, the Board voted 5-0 to grant concept architectural approval. Approval is based on the standard findings for approval of an architectural approval application.**

c. Project Address: 115 10th Street

Architectural Approval Application Amendment No. 3673-07 (Final) for proposed first- and second-story addition to a single-family residence, with an attached one-car garage, that is listed on the City's Historic Resources Inventory. Applicant: Teri Takikawa for the Fryman family
Staff reference: Senior Planner, Sheila Stains-Ramp

Applicant presented project to and answered questions from the Board.

→ **On a motion by Billstrom/Hall, the Board voted 4-1 (with Hinshaw voting no) to grant final architectural approval subject to subcommittee approval (Billstrom/Hall) of wood window cut sheets, wood treads on front steps, top-of-wall/roof transition detail. Approval is based on the standard findings for approval of an architectural approval application.**

BOARDMEMBER HOWE STEPPED DOWN PRIOR TO THE FOLLOWING ITEM.

d. Project Address: 337 Junipero Avenue

Architectural Approval Application No. 3535-07 (Final) for proposed detached garage and additions to a one-story single family dwelling. Applicant: Ted Larson, Architect. Staff reference: Associate Planner, Tricia Wotan

Applicant presented project to and answered questions from the Board.

→ **On a motion by Billstrom-Spradling, the Board voted 4-0 to grant final architectural approval. Approval is based on the standard findings for approval of an architectural approval application.**

BOARDMEMBER HOWE RETURNED TO THE BOARD.

12. DESIGNATION OF CHAIR AND VICE CHAIR FOR NEW TERM

By nomination of the Boardmembers, Doug Howe shall be the new Chair and Maryanne Larson Spradling shall be the new Vice Chair of the ARB for the new Board term beginning at the February 12, 2008, ARB meeting.

13. REPORTS OF BOARDMEMBERS

None.

14. ADJOURNMENT

There being no further business, the meeting was adjourned at 8:00 p.m.

**SHEILA STAINS-RAMP
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.