



## CITY OF PACIFIC GROVE

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

### HEARING MINUTES

#### ARCHITECTURAL REVIEW BOARD

DATE & TIME: TUESDAY, February 26, 2008 – 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

Board Members present:

Darlene Billstrom  
Ken Hinshaw  
Doug Howe, Chair  
Wilda Northrop

Board Members absent:

Jeff Becom  
Maryanne Larson Spradling, Vice Chair

Staff attendance:

Associate Planner, Tricia Wotan (ARB staffer)  
Senior Planner, Sarah Hardgrave  
Senior Planner, Sheila Stains-Ramp  
Chief Planner, Lynn Burgess

#### 1. APPROVAL OF MINUTES

- a. Minutes from February 12, 2008, Site Review and Hearing  
→ **On a motion by Billstrom/Hinshaw, the Board voted 4-0 to approve the February 12, 2008, ARB minutes with the revision to Item 11c. to reflect the accurate vote count of 4-1.**
- b. Revised minutes of the November 13, 2007, ARB hearing  
→ **On a motion by Hinshaw/Billstrom, the Board voted 4-0 to approve the revised ARB minutes of 11/13/07 to accurately reflect approval conditions required of project address 322 Central Avenue.**

#### 2. COMMENTS FROM THE PUBLIC

None.

#### 3. COMMUNICATIONS

Staff reported.

#### 4. WRITTEN CORRESPONDENCE

None.

**5. CITY COUNCIL ACTIONS**

Staff reported.

**6. PLANNING COMMISSION ACTIONS**

Staff reported.

**7. SUBCOMMITTEE REPORTS**

- ❖ Project address 115 10<sup>th</sup> Street received subcommittee approval for window, door, and front porch step details.

**8. ITEMS WITHDRAWN**

None.

**9. REQUESTS FOR CONTINUANCE**

→ **On a motion by Howe/Northrop, the Board voted 4-0 to continue all stated projects below to the specific dates requested.**

**a. Project Address: 245 Willow Avenue**

Architectural Approval Application No. 3753-08 (Final) for proposed exterior alterations and addition to an existing detached garage.

Applicant: Nick Hovick for Steve and Jean Romberg

CEQA Status: Class 1 Categorical Exemption

- ❖ **Continuance requested to the March 25, 2008, ARB hearing due to lack of quorum for item.**

**b. 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

CEQA Status: Class 1 Categorical Exemption

- ❖ **Continuance requested to the March 11, 2008, ARB hearing due to need for staking and story poling needs.**

**c. 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

Continued from 02/12/08.

CEQA Status: Class 1 Categorical Exemption

- ❖ **Continuance requested to the March 11, 2008, ARB hearing due to the applicant being out-of-town.**

**d. 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

- ❖ **Continuance requested to the March 11, 2008, ARB hearing due to need for staking and story poling needs.**

**e. Project Address: 691 Laurel Avenue**

Historic Preservation Permit No. 07-0225 and Architectural Approval Application No. 3721-07 (Concept) 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. The addition shall expand existing non-conformities on the site. Applicant: Steve Nannini, owner

CEQA Status: Class 1 Categorical Exemption

- ❖ **Continuance requested to the March 25, 2008, ARB hearing due to lack of quorum for item.**

**10. CONSENT AGENDA**

**ARB member(s) requested that two Consent Agenda items, project addresses 601 17<sup>th</sup> Street and 1255 Shell Avenue, be moved to the Regular Agenda for further discussion.**

**a. Project Address: 135 Forest Avenue**

Architectural Approval Application No. 3758-08 (Final) for proposed exterior alteration to an existing single-family dwelling that is listed on the City's Historic Resources Inventory. Applicant: Albert Boosman

CEQA Status: Class 1 Categorical Exemption

- **On a motion by Billstrom/Hinshaw, the Board voted 4-0 on consent to grant final architectural approval based on the standard findings for approval of an architectural approval application.**

**11. REGULAR AGENDA**

**a. Project Address: 551 Gibson Avenue**

Architectural Approval Application No. 2883-01 for review of the illumination levels of exterior lighting for the two multi-unit structures at Forest Hill Manor. Review is required as a mitigation measure for the City Council-approved project. Applicant: Bill Camille, Project Manager, California Nevada Methodist Homes

Continued from 10/09/07, 10/23/07, 11/13/07, 12/11/07, and 01/08/08.

CEQA Status: Class 1 Categorical Exemption

Applicant presented project to and answered questions from the Board.

**On a motion by Howe/Billstrom, the Board voted 4-0 to grant final approval of the illumination mitigation measures presented, conditioned upon the recommended bollard removals and illumination changes noted by the applicant and agreed to by the Board.**

**b. Project Address: 601 17<sup>th</sup> Street**

Architectural Approval Application No. 3759-08 (Final) for proposed exterior alterations to an existing single-family dwelling.

CEQA Status: Class 1 Categorical Exemption

Applicant: James Tullis, Tullis Design, for Helenius family

James Tullis and Mikko Helenius presented the project to and answered questions from the Board.

**On a motion by Howe/Northrop, the Board voted 4-0 to grant final architectural approval conditioned upon subcommittee review (Hinshaw/Billstrom) of the chimney terminus and window details. Approval is based on the standard findings for approval of an architectural approval application.**

**c. Project Address: 1255 Shell Avenue**

Architectural Approval Application No. 3724-07 (Final) for proposed first- and second-story additions to an existing single-family residence.

CEQA Status: Class 1 Categorical Exemption

Applicant: Mark Thompson, Designer, for Allen family

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

**→ On a motion by Howe/Billstrom, the Board voted 4-0 to grant final architectural approval conditioned upon a subcommittee review (Howe/Hinshaw) of balcony, porch, and window details. Approval is based on the standard findings for approval of an architectural approval application.**

**d. Project Address: 671 Ocean View Boulevard**

Historic Preservation Permit Application No. 08-0231 and Architectural Approval Application No. 3760-08 (Final) for a proposed new front porch entry with columns to an existing single-family dwelling that is listed on the City's Historic Resources Inventory. The proposed porch will expand a non-conforming encroachment in the front yard setback.

Applicant: Jeanne Byrne, Architect, for Bannici family

CEQA Status: Class 1 Categorical Exemption (Class of exemption was improperly noted on the Agenda; Class 1 is the appropriate exemption for this project.)

Jeanne Byrne, Architect, presented the project to and answered questions from the Board.

→ **On a motion by Howe/Hinshaw, the Board voted 4-0 to grant final approval to both the Historic Preservation Permit and Architectural Approval applications. The Historic Preservation Permit must comply with the recommended findings and conditions of approval. Architectural approval is based on the standard findings for approval of an architectural approval application.**

**e. Project Address: 215 15<sup>th</sup> Street**

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  
CEQA Status: Class 1 Categorical Exemption

Staff reported. Jeanne Byrne, Architect, presented the project to and answered questions from the Board.

→ **On a motion by Howe/Hinshaw, the Board voted 4-0 to approve the Historic Preservation Permit based on the recommended findings and conditions of approval. On a motion by Billstrom/Howe, the Board voted 4-0 to refer the architectural application back to the applicant for further study and for the project to return for ARB review at the March 11, 2008, ARB hearing.**

**f. Project Address: 182 Central Avenue**

Architectural Approval Application No. 3720-07 (Concept) for a proposed two-story, single-family residence and garage 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 1 Categorical Exemption

Eric Miller presented the project to and answered questions from the Board.

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

**g. Project Address: 381 Laurel Avenue**

Architectural Approval Application No. 3355-05 (Final) for a proposed remodel and second-story addition to an existing one-story, single-family dwelling. Applicant: Domenica Gianino; Continued from 02/12/08.

CEQA Status: Class 1 Categorical Exemption

Domenica Gianino and Yusan Nader presented the project to and answered questions from the Board.

Public Comment

Dave Howard, neighbor, spoke to the desire to see the character of the front of the lower-level porch to be continued around to the side of the porch.

**→ On a motion by Howe/Hinshaw, the Board voted 4-0 to grant final architectural approval conditioned upon subcommittee review (Howe/Billstrom) of the lower level deck and fenestration details and window details. Approval is based on the standard findings for approval of an architectural approval application.**

**12. REPORTS OF BOARDMEMBERS**

- ❖ Chair Howe and Wotan discussed subcommittee items remaining to be reviewed.
- ❖ Chief Planner, Lynn Burgess, presented changes to Community Development Department public hours of service effective March 10, 2008.

**13. ADJOURNMENT**

Hearing was adjourned at 8 p.m.

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.