



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

MINUTES OF REGULAR MEETING

ARCHITECTURAL REVIEW BOARD

DATE & TIME: TUESDAY, March 25, 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

Maryanne Larson Spradling, Vice Chair

Board Members absent:

Jeff Becom

Staff attendance:

Associate Planner, Tricia Wotan (ARB staffer)

Senior Planner, Sarah Hardgrave

Chief Planner, Lynn Burgess

1. APPROVAL OF MINUTES

Minutes from the March 11, 2008, Site Review and Regular Hearing were reviewed by the Board.

→ **On a motion by Billstrom/Northrop, the Board voted 4-0 (with Spradling abstaining) to approve the March 11, 2008, ARB site review and regular hearing minutes.**

2. COMMENTS FROM THE PUBLIC

None.

3. COMMUNICATIONS

Burgess reported on the new Pacific Grove Guidelines for Historic Assessment and their association with the California Environmental Quality Act requirements for historic resources.

4. WRITTEN CORRESPONDENCE

None.

5. CITY COUNCIL ACTIONS

Hardgrave reported on the Administrative Architectural Approvals item heard by the City Council.

6. PLANNING COMMISSION ACTIONS

No actions to report since the last Planning Commission meeting was cancelled.

7. SUBCOMMITTEE REPORTS

None.

8. ITEMS WITHDRAWN OR TABLED

None.

9. 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.

Applicant: Ted Larson, Architect, for Dave Gross

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

CEQA Status: Class 1 Categorical Exemption

Reference: Associate Planner, Tricia Wotan

Applicant is requesting a continuance to the April 8, 2008, ARB hearing.

→ On a motion by Hinshaw/Billstrom, the Board voted 5-0 to continue this project to the April 8, 2008, ARB hearing.

10. CONSENT AGENDA

No items were approved on the Consent Agenda. All items were moved to the Regular Agenda.

11. REGULAR AGENDA

CHAIR HOWE STEPPED DOWN PRIOR TO THE FOLLOWING ITEM. VICE CHAIR SPRADLING CONDUCTED THE FOLLOWING HEARING.

a. Project Address: 383 Junipero Avenue (HRI)

Architectural Approval Application No. 3756-08 for proposed remodel, including window changes, to a single-family dwelling listed on the Historic Resources Inventory. Applicant: Ron Brown on behalf of Marybeth Brenning
Continued from 03/11/08 ARB hearing.

CEQA Status: Class 31 Categorical Exemption
Staff reference: Senior Planner, Sarah Hardgrave
Ron Brown presented project to and answered questions from the Board.

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

CHAIR HOWE RETURNED TO THE BOARD AND REASSUMED HIS POSITION AS CHAIR.

b. Project Address: 223 18th Street (HRI)

Architectural Approval Application No. 3746-08 for proposed exterior changes to an existing single-family dwelling listed on the City's Historic Resources Inventory. Applicant: Aaron Tullefson, AST Design
CEQA Status: Class 31 Categorical Exemption
Staff reference: Associate Planner, Tricia Wotan

Aaron Tullefson presented project to and answered questions from the Board.

→ On a motion by Hinshaw/Northrop, the Board voted 5-0 to grant final architectural approval with the windows to match traditional dimensions - 2+ inches for side rail, 3 or 3.75 inches for the bottom rail, and top rail to match the side rail width. Approval is based on the standard findings for approval of an architectural approval application.

BOARDMEMBER HINSHAW STEPPED DOWN PRIOR TO THE FOLLOWING ITEMS.

c. Project Address: 310 Granite Street

Architectural Approval Application No. 3620-06 for proposed exterior modifications to an approved project for an existing single-family dwelling
Applicant: David Martin, Architect
CEQA Status: Class 1 Categorical Exemption
Staff reference: Associate Planner, Tricia Wotan

David Martin 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 with cement/plaster for the chimney material. Approval is based on the standard findings for approval of an architectural approval application.

d. Project Address: 691 Laurel Avenue (HRI)

Historic Preservation Permit No. 07-0225 and 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. The addition shall expand existing non-conformities on the site. Applicant: Steve Nannini, owner
Continued from 02/26/08 ARB hearing.
CEQA Status: Class 1 Categorical Exemption

Wotan presented a staff report.

Steve Nannini presented the project to and answered questions from the Board.

- **On a motion by Howe/Spradling, the Board voted 4-0 to approve the Historic Preservation Permit subject to the conditions and findings of the staff report.**
- **On a motion by Howe/Billstrom, the Board voted 4-0 to refer the project back to the applicant for further study of the side entrance porch roof, gable window, and windows flanking the door, and continue the project to the April 8, 2008, ARB hearing.**

e. Project Address: 245 Willow Avenue

Architectural Approval Application No. 3753-08 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
Staff reference: Senior Planner, Sarah Hardgrave
Recommended action: Discuss and take appropriate action

Nick Hovick and Steve Romberg presented the project to and answered questions from the Board.

After feedback from the Board, the owner requested a project denial in lieu of the Board referring the project back to the applicant for further study.

- **On a motion by Howe/Billstrom, the Board voted 4-0 to deny the application.**

BOARDMEMBER HINSHAW RETURNED TO THE BOARD.

f. Project Address: 1013 David Avenue (formerly 1021 David Ave.)

Architectural Approval Application No. 3749-08 for proposed new two-story single family dwelling. Applicant: Robert S. Walker
Continued from 03/11/08 ARB hearing.
CEQA Status: Class 3 Categorical Exemption
Staff reference: Senior Planner, Sarah Hardgrave

Hardgrave presented a staff report.

Robert Walker presented the project to and answered questions from the Board.

Public comment (applicable to all four David Avenue projects on this agenda):

Bill Frank spoke in opposition.

Patrisha Rebond spoke in opposition.

Hal Laughlin spoke in opposition.

Heidi Becklenberg spoke in opposition.

Louise Calhoun spoke in opposition.

Tom Perkins spoke in opposition.

→ On a motion by Hinshaw/Northrop, the Board voted 5-0 to refer the project back to the applicant and continue 1013 David Avenue to the April 8, 2008, ARB hearing.

g. Project Address: 1015 David Avenue (formerly 1021 David Ave.)

Architectural Approval Application No. 3750-08 for proposed new two-story single family dwelling. Applicant: Robert S. Walker

Continued from 03/11/08 ARB hearing.

CEQA Status: Class 3 Categorical Exemption

Staff reference: Senior Planner, Sarah Hardgrave

Robert Walker presented the project to and answered questions from the Board.

→ On a motion by Hinshaw/Billstrom, the Board voted 5-0 to refer the project back to the applicant to a hearing date uncertain. The project shall be noticed to the public for a future hearing.

h. Project Address: 1017 David Avenue (formerly 1021 David Ave.)

Architectural Approval Application No. 3751-08 for proposed new two-story single family dwelling. Applicant: Robert S. Walker

Continued from 03/11/08 ARB hearing.

CEQA Status: Class 3 Categorical Exemption

Staff reference: Senior Planner, Sarah Hardgrave

Robert Walker presented the project to and answered questions from the Board.

→ On a motion by Howe/Hinshaw, the Board voted 5-0 to refer the project back to the applicant to a hearing date uncertain. The project shall be noticed to the public for a future hearing.

i. Project Address: 1019 David Avenue (formerly 1021 David Ave.)

Architectural Approval Application No. 3761-08 for proposed new two-story single family dwelling. Applicant: Robert S. Walker

Continued from 03/11/08 ARB hearing.

CEQA Status: Class 3 Categorical Exemption

Staff reference: Senior Planner, Sarah Hardgrave

Robert Walker presented the project to and answered questions from the Board.

→ On a motion by Howe/Billstrom, the Board voted 5-0 to refer the project back to the applicant to a hearing date uncertain. The project shall be noticed to the public for a future hearing.

12. REPORTS OF BOARDMEMBERS

Chair Howe reported.

13. ADJOURNMENT

Hearing was adjourned at 8:20 p.m.

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.