



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, April 8, 2008 – 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

1. CALL TO ORDER

Meeting commenced at 6 p.m.

2. ROLL CALL

Architectural Review Board (ARB) members present:

Jeff Becom

Darlene Billstrom

Ken Hinshaw

Doug Howe, Chair

Wilda Northrop

Maryanne Larson Spradling, Vice Chair

Staff in attendance:

Associate Planner, Tricia Wotan (ARB staffer)

Senior Planner, Sheila Stains-Ramp

Chief Planner, Lynn Burgess

3. APPROVAL OF MINUTES

Minutes from the March 25, 2008, Site Review and Regular Hearing were reviewed by the Board.

→ **On a motion by Billstrom/Northrop, the Board voted 5-0 (with Becom abstaining) to approve the March 25, 2008, ARB site review and regular hearing minutes.**

4. COMMENTS FROM THE PUBLIC

None received.

5. COMMUNICATIONS

None.

6. WRITTEN CORRESPONDENCE

None.

7. CITY COUNCIL ACTIONS

None.

8. PLANNING COMMISSION ACTIONS

Staff reported.

9. SUBCOMMITTEE REPORTS

None to report at this time.

10. ITEMS WITHDRAWN OR TABLED

The following item was withdrawn by the applicant.

a. Project Address: 349 Pine Avenue (HRI)

Architectural Approval Application No. 3772-08 for proposed accessory structure to replace one that was demolished in a storm. The single-family dwelling on this property is listed on the City's Historic Resources Inventory.

Applicant: Hugh Rutt Construction for G. Gallagher

CEQA Status: Class 2 Categorical Exemption

Staff reference: Senior Planner, Sheila Stains-Ramp

Recommended action: Discuss and take appropriate action.

11. REQUESTS FOR CONTINUANCE**a. 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 the 03/11/08 and 03/25/08 ARB hearings.

CEQA Status: Class 3 Categorical Exemption

Staff reference: Senior Planner, Sarah Hardgrave

Recommended action: Discuss and take appropriate action.

The applicant has requested a continuance to no date specific. The project shall be noticed to the public for a future hearing.

→ On a motion by Howe/Hinshaw, the Board voted 6-0 to continue this project to no date certain; the project shall be noticed to the public for future hearing.

12. CONSENT AGENDA**a. Project Address: 1030 Bayview Avenue**

Architectural Approval Application No. 3771-08 for proposed reproofing project to replace wood shake shingles with composition shingles.

Applicant: Dynamite Roofing for M. Strange

CEQA Status: Class 1 Categorical Exemption

Staff reference: Senior Planner, Sheila Stains-Ramp

→ On a motion by Howe/Becom, the Board voted 6-0 on consent to grant final architectural approval. Approval is based on the standard findings for approval of an architectural approval application.

13. REGULAR AGENDA**a. Project Address: 874 Gibson Avenue**

Architectural Approval Application No. 3736-07 for proposed addition of a second story and expansion of the first story to a single-family residence, and the addition of a detached, one-car garage with workshop and storage space.

Applicant: Joseph Rock, Architect, for the Higbie family

CEQA Status: Class 1 Categorical Exemption

Staff reference: Senior Planner, Sheila Stains-Ramp

Joseph Rock presented the project to and answered questions from the Board.

No public comment was received. The Board discussed the item.

→ On a motion by Hinshaw/Billstrom, the Board voted 6-0 to refer the project back to the applicant for further study and continue the project to the 04/22/08 ARB hearing.

BOARD MEMBER BILLSTROM STEPPED DOWN PRIOR TO THE FOLLOWING ITEM.

b. Project Address: 525 16th Street (also 516 Forest Avenue) (HRI)

Architectural Approval Application No. 3766-08 for a proposed exterior alteration to an existing residence/mixed-use structure listed on the City's Historic Resources Inventory.

Applicant: Denis Sperling, Pensco Trust Company

CEQA Status: Class 1 Categorical Exemption

Staff reference: Associate Planner, Tricia Wotan

Gary Sperling presented the project to and answered questions from the Board.

No public comment was received. The Board discussed the item.

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

BOARD MEMBER BILLSTROM RETURNED TO THE BOARD.

BOARD MEMBER HINSHAW STEPPED DOWN PRIOR TO THE NEXT ITEMS.

c. Project Address: 226 Willow Street (HRI)

Architectural Approval Application No. 3773-08 for proposed exterior alterations to an existing single-family dwelling listed on the City's Historic Resources Inventory. Applicant: Bruce Looram
CEQA Status: Class 31 Categorical Exemption
Staff reference: Associate Planner, Tricia Wotan
Recommended action: Discuss and take appropriate action.

Bruce Looram presented the project to and answered questions from the Board.

No public comment was received. The Board discussed the item.

→ On a motion by Billstrom/Spradling, the Board voted 5-0 to refer the project back to the applicant for further study and continue the project to the 04/22/08 ARB hearing.

d. Project Address: 691 Laurel Avenue (HRI)

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. Applicant: Steve Nannini, owner
Continued from the 02/26/08, 03/11/08, and 03/25/08 ARB hearings.
CEQA Status: Class 1 Categorical Exemption
Reference: Associate Planner, Tricia Wotan

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

Staff noted a project change presented at the hearing that was not originally part of the project, and advised the Board that a re-evaluation of the Historic Preservation Permit and historic demolition thresholds is now necessary.

No public comment was received. The Board discussed the project.

→ On a motion by Billstrom/Howe, the Board voted 5-0 to refer the project back to the applicant for further study and continue the project to the 04/22/08 ARB hearing.

BOARD MEMBER HINSHAW RETURNED TO THE BOARD.

e. Project Address: 501 Congress Avenue (HRI)

Amendment to Architectural Approval Application No. 3266-03 for proposed exterior modifications to an approved project for an existing single-family dwelling listed on the City's Historic Resources Inventory.

Applicant: James McCord, Architect, for Ehrhardt family

CEQA Status: Mitigated Negative Declaration approved by ARB 11/25/03

Staff reference: Associate Planner, Tricia Wotan

James McCord presented the project to and answered questions from the Board.

Staff reported on terms and conditions of the approved Mitigated Negative Declaration (MND) from 2003.

No public comment was received. The Board discussed the item.

→ On a motion by Hinshaw/Billstrom, the Board voted 6-0 to grant final architectural approval for the change to the single-family dwelling south elevation roof structure to accommodate the oak tree, the proposed change to the garage siding on its south elevation, and the door and deck material details presented for the historic cottage. In order to comply with the approved MND, no changes shall be made to the wood windows or any of the other primary character defining features of the original cottage, including the roof shapes, wood siding, and other materials identified in the Initial Study.

f. Project Address: 1169 Presidio Boulevard

Architectural Approval Application No. 3722-07 for proposed remodel and addition to an existing one-story, single-family dwelling, and Tree Permit No. 58253 for the removal of four (4) trees on-site.

Applicant: Ted Larson, Architect, for Dave Gross

Continued from the 02/26/08, 03/11/08, and 03/25/08 ARB hearings.

CEQA Status: Class 1 Categorical Exemption

Reference: Associate Planner, Tricia Wotan

Dave Gross presented the project to and answered questions from the Board.

No public comment was received. The Board discussed the item.

→ On a motion by Billstrom/Hinshaw, the Board voted 6-0 to refer the project back to the applicant for further study, including considerations as to how tree no. 1 can be preserved. The project shall be noticed to the public for future hearing.

14. REPORTS OF BOARDMEMBERS

None.

15. REPORTS OF THE COMMUNITY DEVELOPMENT DEPARTMENT

Chief Planner, Lynn Burgess, reminded the Board of the CEQA training class to be held April 10, 2008.

16. ADJOURNMENT

The hearing was adjourned at 8:40 p.m.

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

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.