

MINUTES OF THE PACIFIC GROVE ARCHITECTURAL REVIEW BOARD

SITE REVIEW

May 9, 2006

**City Manager Conference Room
Pacific Grove City Hall
300 Forest Avenue, Pacific Grove
12:00 PM**

Boardmembers Present: Jeff Becom
Darlene Billstrom
Scott Hall
Ken Hinshaw
Maryanne L. Spradling

Absent: Doug Howe, Vice Chair and Dennis Tarmina, Chair

Staff: Garcia, Nelson and Rideout

1. Public Comments

None

2. Agenda Item Presentations

Staff presented the projects on the Architectural Review Board Agenda and answered questions from Boardmembers.

3. Site Review

Boardmembers Becom, Billstrom, Hall, Hinshaw and Spradling visited the following sites.

- a. 309 1st Street
- b. 304 Prescott Lane

4. Adjournment

There being no further business, the meeting was adjourned in the field at 1:15 p.m.

ARCHITECTURAL REVIEW BOARD MEETING

May 9, 2006
City Council Chambers
300 Forest Avenue, Pacific Grove
4:00 p.m.

Tape: 06-09

Boardmembers Present: Jeff Becom
Darlene Billstrom
Scott Hall
Ken Hinshaw
Doug Howe, Vice Chair
Maryanne L. Spradling

Absent: Dennis Tarmina, Chair

Staff: Garcia and Rideout

1. APPROVAL OF MINUTES

On a motion by Billstrom-Hinshaw, the Board voted 6-0, to approve the minutes of the April 25, 2006 Architectural Review Board meeting.

2. COMMENTS FROM THE PUBLIC

None.

3. COMMUNICATIONS

Staff reported on the upcoming Alliance of Monterey Area Preservationists Forum

4. WRITTEN CORRESPONDENCE

None.

5. CITY COUNCIL ACTIONS

Staff reported.

6. PLANNING COMMISSION ACTIONS

Staff reported

7. SUBCOMMITTEE REPORTS

None.

8. ITEMS WITHDRAWN

None.

9. REQUESTS FOR CONTINUANCE

a. Project Address: 718 Hillcrest Avenue

Architectural Approval Application No. 3564-06 for proposed exterior alterations and one-story additions to a one-story single-family dwelling. (Applicant: DMC Construction)

b. Project Address: *139 18th Street

Historic Preservation Permit Application No. 06-0200 and Architectural Approval Application No. 3558-06 for a proposed two-story addition to a single-family dwelling that encroaches into a required south side yard setback. The property is included on the City's Historic Resources Inventory. (Applicant: Julie Guarnotta)

c. Project Address: *137 18th Street

Architectural Approval Application No. 3566-06 for proposed exterior alterations and addition of a dormer to a single-family dwelling that is included on the City's Historic Resources Inventory. (Applicant: Margaret Healy)

d. Project Address: 401 Pine Avenue

Sign Permit Application No. 06-1020 for a proposed replacement of an existing monument sign. (Applicant: Community Missionary Baptist Church (Deacon Ulysses Taylor))

On a motion by Billstrom-Hinshaw, the Board voted 6-0 to continue all of the above items to the May 23, 2006 Architectural Review Board meeting.

10. CONSENT AGENDA

Boardmember Howe requested that 309 1st Street be moved to the regular agenda to allow a public hearing.

Project Address: 309 1st Street

Architectural Approval Application No. 3571-06 for a proposed addition and exterior alterations to one unit of an existing duplex. (Applicant: T. R. Larson)

11. REGULAR AGENDA

a. Project Address: 309 1st Street

Architectural Approval Application No. 3571-06 for a proposed addition and exterior alterations to one unit of an existing duplex. (Applicant: T. R. Larson)

T.R. Larson, architect, presented the application.

Bret Michael, 179 Laurel Avenue, spoke concerning the aesthetics of the closet addition.

All the Boardmembers agreed that the additions are well placed at the rear of the one-story building.

Hall stated that the rhythm of the proposed windows provides a focal point.

Howe was mildly concerned with the proposed shed roof forms.

On a motion by Hinshaw-Hall, the Board voted 6-0 to grant concept approval.

b. Project Address: 1015 Del Monte Boulevard

Architectural Approval Application No. 3521-05 for a proposed new two-story single-family dwelling. (Applicant: Brian Spector)

Brian Spector, architect, presented the revised project.

Hall requested that the applicant provide elevations in a larger scale. He was also concerned with the apparent randomness of the windows.

Spradling agreed, emphasizing her concerns with the proposed windows on the east elevation within the context of the Architectural Guidelines "good neighbor considerations".

Hinshaw was also concerned with the windows and the proposed textured siding. He stated that manufactured textured siding looks fake and suggested that the applicant use a smooth finish.

Becom agreed with the comments regarding the windows and the textured siding. He stated concern with the transition from one siding material to another on the same plane. He was also concerned with massing and suggested lowering the proposed plate heights, given the vaulted ceilings of the design.

Billstrom remained concerned with the window patterns, the arched windows and massing of the second-story. She stated that the balcony railings appear bulky and the plate heights could be lowered to reduce the mass.

Howe was also concerned with the appearance of the imitation wood grain siding and the lack of differentiation between the two siding materials.

On a motion by Hinshaw-Howe, the Board voted 6-0 to refer the application back to the applicant to restudy the items discussed and continue the item to the May 23, 2006 Architectural Review Board meeting.

c. Project Address: 304 Prescott

Architectural Approval Application No. 3552-06 and Tree Permit Application No. CDD 58260 for a proposed remodel and additions, including a partial second-story addition, to a one-story single-family dwelling. The project includes removal of 1 oak tree. (Applicant: Ramona Lowe)

Ramona Lowe, Designer, presented the revised project.

Becom stated that the reduced balcony on the second floor was an improvement and suggested reducing the balcony on the 1st floor to address the "institutional" appearance of the north elevation. He remained concerned with the use of stucco siding because it generally tends to emphasize mass and in this case the large scale of the north elevation.

Hinshaw, referring to the Guidelines, stated that the proposed project is not in harmony with the neighborhood. He was concerned with the mass and scale stating that it almost appears to be three stories on the north side.

Spradling agreed and suggested using a different siding material. She also was concerned that the plans do not reflect the relationship between the proposed additions and the existing garage. She noted that the rear elevation is inconsistent with the neighborhood of one-story homes.

Hall stated that the drawings are confusing, but was concerned with the mass and stucco siding.

Billstrom stated that the front elevation works well with the topography of the site but the rear elevation appears massive. She was also concerned with the siding materials and requested additional information on the elevations.

Howe thought that the proportions of the additions are well thought out and placed at the middle of the site, but the drawings need to reflect the placement of the garage, deck stairs and railings and their relationship to grade.

On a motion by Billstrom-Becom, the Board voted 6-0 to refer the application back to the applicant to restudy the items discussed and continue the item to the May 23, 2006 Architectural Review Board meeting.

d. Project Address: 585 Ocean View Boulevard

Architectural Approval Application No. 3536-06 for proposed exterior alterations and construction of a new trash enclosure for a multi-family apartment complex. (Applicant: Anthony Zavitsanos)

Anthony Zavitsanos, Designer, presented additional window and door information.

Billstrom stated that a tan window product is preferable to white, and that the proposed trim is an improvement.

Becom remained concerned with the proposed window materials and profiles.

Hinshaw stated that because the building is very conspicuous and is in a prominent location, it should be improved with better materials.

On a motion by Hall-Howe, the Board voted 4-2, with Becom and Hinshaw voting no, to grant final approval. Approval is based on the standard finding for an architectural approval application.

e. Project Address: 620 Lighthouse Avenue

Sign Permit Application No. 06-1013 for proposed signage in two locations for one tenant of an existing commercial building. (Applicant: Animal Friends Rescue Project (Robert S. Tyson III))

Robert S. Tyson III, representing Animal Friends Rescue Project, present the application.

Greg Beardsley, property owner, was present and participated in the discussion.

Howe stated that he could not support a portable sandwich sign for each tenant in the building and therefore it would be unfair to exclusively approve the proposed sandwich sign.

On a motion by Billstrom-Spradling, the Board voted 5-1, with Howe voting no, to grant approval subject to securely anchoring the sandwich board to the ground. Approval is based on the standard finding for approval for a sign permit application.

12. REPORTS OF BOARDMEMBERS

13. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:00 p.m.

**SALLY RIDEOUT
ACTING SECRETARY**

*Building identified on the Pacific Grove Historic Resources Inventory.

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.

FINDING FOR THE APPROVAL OF A SIGN PERMIT APPLICATION

The proposed sign effectively conveys the business type and identity to the public and possesses pleasing elements of design that protect and enhance the architectural character an harmony of the community, building, and neighborhood in which it is located.

MINUTES OF THE CITY OF PACIFIC GROVE SITE PLAN REVIEW COMMITTEE

May 2, 2006, 11:30 a.m.

Community Development Department Conference Room
300 Forest Avenue
Pacific Grove, CA 93950

Committee Members Present: Jon Biggs, Community Development Director; David Cushman, Building Inspector; Vince Gentry, Public Works Department; and James Gunter, Fire Department Division Chief

1. Comments From The Public

None

2. Project Address: 551 Gibson Avenue, Forest Hill Manor

Applicant: California Nevada Methodist Homes

Project Description: Proposed change to the approved relocation of the sanitary sewer main that services the site.

Community Development Director Biggs gave a project overview and noted that the Council's conditions of approval included review and approval by the Site Plan Review Committee of the mid-block 6-inch sanitary sewer line to an area outside of all new building footprints. He noted that a previous reroute of the sewer main had been approved by the Site Plan Review Committee; however, at the request of the Public Works Director a reroute of the line was now proposed.

Public Comment:

Francis Grate requested clarification on the reasons for the change to the original rerouting of the sewer main.

Ken Wurzberger asked for information on other sewer mains in the area and the timing of installation for the new sewer main.

Bill Camille, representing California Nevada Methodist Homes, and Rich Weber of Whitson Engineers, civil engineers for the project, were present to answer questions from Committee members.

On a motion by Gunter, seconded by Cushman, the Committee voted 4-0 to approve new sewer main relocation route as shown on the plans received by the Community Development Department on March 30, 2006.

3. Adjournment: The meeting was adjourned at 11:50 a.m.