

MINUTES OF THE ARCHITECTURAL REVIEW BOARD MEETING

February 27, 2007
City Council Chambers
300 Forest Avenue, Pacific Grove
4:00 p.m.

Tape: 07-04

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

Staff: Biggs and Garcia

1. APPROVAL OF MINUTES

On a motion by Howe-Billstrom, the Board voted 6-0-1, with Hall abstaining from voting, to approve the minutes of the February 13, 2007, Architectural Review Board meeting.

2. COMMENTS FROM THE PUBLIC

None.

3. COMMUNICATIONS

None.

4. WRITTEN CORRESPONDENCE

None.

5. CITY COUNCIL ACTIONS

None.

6. PLANNING COMMISSION ACTIONS

Staff Reported.

7. SUBCOMMITTEE REPORTS

a. Project Address: 610 Hillcrest Avenue

Architectural Approval Application No. 3593-06 (Final) for proposed exterior alterations and additions to the first and second floor of a two-story single-family dwelling. (Applicant: Terry Latasa)

Staff reported subcommittee approval of the capital and base details.

Subcommittee: Hinshaw and Howe

8. ITEMS WITHDRAWN

None.

9. REQUESTS FOR CONTINUANCE

a. Project Address: 310 Granite Street

Architectural Approval Application No.3620-06 for a proposed two-story single-family dwelling with an attached one-car garage. (Applicant: William David Martin, AIA, & Associates)

On a motion by Billstrom-Howe, the Board voted 7-0 to continue 310 Granite Street to the March 13, 2007 Architectural Review Board meeting.

BOARDMEMBER HOWE STEPPED DOWN BEFORE THE VOTE OF THE NEXT ITEM DUE TO A FINANCIAL CONFLICT.

b. Project Address: 125 Ocean View Boulevard (ATC)

Architectural Approval Application No. 3615-06 (Final) for proposed replacement of the front and rear store windows in an existing commercial building. (Applicant: Foursome Development Company Chapter III)

On a motion by Hinshaw-Spradling, the Board voted 6-0 to continue 125 Ocean View Boulevard to the March 27, 2007 Architectural Review Board meeting.

BOARDMEMBER HOWE RETURNED TO HIS SEAT.

BOARDMEMBER BILLSTROM STEPPED DOWN BEFORE THE VOTE OF THE NEXT ITEM DUE TO OWNING PROPERTY WITHIN 500 FEET OF THE PROJECT.

10. CONSENT AGENDA

a. Project Address: 600 Pine Avenue

Architectural Approval Application No. 3643-07 (Final) for proposed exterior alterations to the City of Pacific Grove Fire Department. (Applicant: City of Pacific Grove)

On a motion by Hinshaw-Spradling, the Board voted 5-0-1 with Howe abstaining from the vote, to grant final approval. Approval is based on the standard finding for approval of an architectural approval application.

BOARDMEMBER BILLSTROM RETURNED TO HER SEAT.

11. REGULAR AGENDA

a. ELECTION OF CHAIR AND VICE CHAIR

On a motion by Hinshaw-Spradling, the Board voted 7-0 to elect Tarmina as Chair and Howe as Vice Chair, respectively.

b. Project Address: 149 Monterey Avenue

Architectural Approval Application No. 3614-06 (Final) for a proposed new two-story single-family dwelling. (Applicant: Jeanne C. Byrne, FAIA)

Jeanne C. Byrne, architect answered questions from the Board.

Letter received:

The Maddens, 149 10th Street, in support of the project.

Margie Shields, property owner, spoke.

Jean Kelley, 152 10th Street, spoke in support of the project.

On a motion by Hinshaw-Hall, the Board voted 7-0 to grant final approval. Approval is based on the standard finding for approval of an architectural approval application.

12. REPORTS OF BOARDMEMBERS

None

13. ADJOURNMENT

There being no further business, the meeting was adjourned at 4:25 p.m.

JON BIGGS

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.

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.