



CITY OF PACIFIC GROVE

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

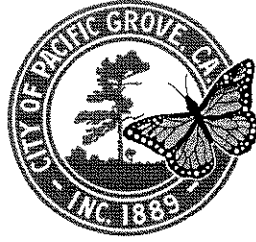
PLANNING COMMISSION

**Notice is given that the site review meeting
of the Planning Commission
scheduled for May 1, 2007
has been canceled because
there are no projects scheduled
for public hearing.**

**The regular meeting, however,
will proceed as scheduled on
May 3, 2007.**

**Jon Biggs
Community Development Director**

April 27, 2007



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

NOTICE OF REGULAR MEETING

PLANNING COMMISSION

DATE & TIME: THURSDAY, MAY 3, 2007 – 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

Copies of the agenda packet are available for review at the Pacific Grove Library located at 550 Central Avenue; the Community Development Department, upstairs in City Hall at 300 Forest Avenue, Pacific Grove; and on the internet at: <http://www.ci.pg.ca.us/boards/pla.htm>

MEETING AGENDA:

1. Call to Order
2. Roll call -- Planning Commission Members: Linda Smith Bailey, Bob Davis, Steven MacDonald, Dan Miller, Eric Miller (Vice Chair), Craig Riddell (Chair), Gary Sprader
3. Approval of Minutes
 - A. Minutes of the April 17, 2007 Site Review Meeting
 - B. Minutes of the April 19, 2007 Regular Meeting.
Recommended Action: Approve minutes as presented.

4. Oral Communications

(Comments from the audience will not receive Planning Commission action. Comments must deal with matters subject to the jurisdiction of the Planning Commission and will be limited to three minutes. Comments regarding agenda items not on the Consent Agenda shall be heard prior to the consideration of such items at the time such items are called. Whenever possible, letters should be submitted to the Planning Commission in advance of the meeting.)

5. Items to be Continued or Withdrawn
 - 5.A A public hearing to consider Use Permit Application No. 2937-07
PROJECT ADDRESS: **512 9th Street**
APPLICANT: Gerry Alston for Bob Morris, Property Owner
PROJECT DESCRIPTION: A request to allow a reduction in the garage opening setback for a single-family dwelling from 20' to 13'. (Staff: Contract Planner, Hilton Kwong)
Reference: Community Development Director Biggs
REASON FOR WITHDRAWAL: Applicant has revised the project to provide the required parking.

CONSENT AGENDA:

6. *(The Consent Agenda consists of those items which are routine and for which a staff recommendation has been prepared. A Planning Commissioner, member of the audience or staff may request that an item be placed on the regular agenda for further discussion. One motion will cover all items on the Consent Agenda. The motion to approve will authorize the action or recommendation indicated.)*

REGULAR AGENDA:

- 7.A Discussion on Chapter 23.76, Historic Preservation, of the Municipal Code and the sections that authorize the Architectural Review Board to make land use decisions for properties listed on the Historic Resources Inventory.
Reference: Community Development Director Biggs
Recommended Action: Discuss and take appropriate action.
8. City Council Actions -- *Staff will provide a summary report on recent council actions.*
Reference: Community Development Director Biggs
9. Architectural Review Board Actions -- *Staff will provide a summary report on recent actions of the Architectural Review Board.*
A. Minutes of the April 24, 2007 Site Review Meeting
B. Minutes of the April 24, 2007 Regular Meeting.
Reference: Community Development Director Biggs
Recommended Action: Receive minutes and discuss potential call-ups.
10. Historic Resource Committee Actions -- *Staff will provide a summary report on recent actions of the Historic Resources Committee.*
11. Correspondence -- *Communications relevant to the jurisdiction of the Planning Commission are attached under this agenda item.*
12. Committee Reports -- *Subcommittees of the Planning Commission will provide a summary report of their recent activities*
13. Reports of Commissioners
Commissioners may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, the Commission may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning a City matter or direct staff to place a request to agendaize a matter of business on a future agenda (G.C. 54954.2).
14. Reports of the Community Development Director
Reference: Community Development Director Biggs
15. Adjournment

NOTE: PLEASE NOTE THAT SECTION 65009(B)(2) OF THE CALIFORNIA GOVERNMENT CODE PROVIDES THAT LEGAL CHALLENGES TO THE CITY'S ACTION ON A PROJECT MAY BE LIMITED TO ONLY THOSE ISSUES RAISED IN TESTIMONY DURING THE PUBLIC HEARING PROCESS.

THE PLANNING COMMISSION WILL NOT CONSIDER ANY NEW ITEMS AFTER 9:00 P.M. ANY ITEMS REMAINING ON THE AGENDA WILL BE CONTINUED EITHER TO THE NEXT REGULAR MEETING OR A SPECIAL MEETING AT THE DISCRETION OF THE PLANNING COMMISSION.

NOTICE TO APPLICANTS

I. SITE REVIEW

If the project, at the time of the site review, is not visible without entering a structure or yard area, the applicant must be present or make arrangements to show the project area.

II. APPEARANCE BY APPLICANT OR REPRESENTATIVE

The applicant or his/her representative must be present at the public hearing meeting for which the item is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. The Commission may deny an item if the applicant or representative is not present and if a continuance is not requested.

III. SUBMITTAL OF WRITTEN COMMUNICATIONS

In order to receive due consideration by the Planning Commission, written communications pertaining to agenda items should be submitted to the Community Development Department by 12:00 noon on the Tuesday prior to the meeting. Materials submitted subsequent to that time, or directly to the Commission at the meeting, may, at the Commission's discretion, result in a continuance of the item.

IV. APPEALS AND APPEAL PERIOD

Decisions rendered by the Planning Commission may be appealed to the City Council using a form available at the Community Development Department. An appeal using this appeal form plus an appeal fee must be filed with the Community Development Department within 10 days of the action being appealed.

NOTE: The aforementioned appeal period notwithstanding, the City Council reserves the right to call up for review Planning Commission decisions until its next regularly scheduled meeting. Please check with the staff if you have any questions about this.

V. BUILDING PERMIT

Planning Commission approval of an application does not constitute an approval to do any construction without a building permit. Please contact the Building Division at 648-3183 for information about building permits.

No building permit pertaining to a Planning Commission action may be issued until the 10-day appeal period and the City Council's call up period has passed.

VI. EFFECTIVE DATE OF ENTITLEMENT

PLEASE NOTE THAT YOUR USE PERMIT/VARIANCE DOES NOT BECOME EFFECTIVE AND *THEREFORE* NEITHER A BUILDING PERMIT NOR OCCUPANCY CERTIFICATE MAY BE ISSUED UNTIL THE RESOLUTION GRANTING THE USE PERMIT/VARIANCE HAS BEEN SIGNED BY THE APPLICANT AND PROPERTY OWNER. THIS RESOLUTION WILL BE MAILED TO THE APPLICANT FOLLOWING THE PLANNING COMMISSION ACTION.

VII. 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.

This meeting is open to the public and all interested persons are welcome to attend. The City of Pacific Grove does not discriminate against individuals with disabilities and meetings are held in accessible facilities.

**CITY OF PACIFIC GROVE
PLANNING COMMISSION**

SITE REVIEW MINUTES

April 17, 2007

4:00 p.m.

Community Development Department Conference Room

Commissioners Present: Linda Bailey, Bob Davis, Dan Miller, Steven MacDonald,
Craig Riddell, Gary Sprader

Commissioners Absent: Eric Miller

Staff: Jon Biggs

Staff presented the following projects:

512 9th Street

APPLICANT: Gerry Alston for Bob Morris, property owner
PROJECT DESCRIPTION: Proposed additions of more than 120 square feet to a single-family dwelling having fewer off-street parking spaces than required. (Staff: Contract Planner, Hilton Kwong)

The following site was visited by the named Commissioners (staff in attendance are noted in parentheses).

512 9th Street: Linda Bailey, Bob Davis, Dan Miller, Steven MacDonald, Craig Riddell, Gary Sprader (Jon Biggs)

There being no further business, the Commissioners adjourned at 4:50 p.m. at the site visited.

CITY OF PACIFIC GROVE
PLANNING COMMISSION

MINUTES

April 19, 2007
Tape 07-08
6:00 p.m.
Council Chambers, Pacific Grove City Hall

1. **CALL TO ORDER**

2. **ROLL CALL**

Roll Call

Present: Linda Bailey, Bob Davis, Steven MacDonald, Dan Miller,
Craig Riddell (Chair), Gary Sprader

Absent: Eric Miller (Vice Chair)

Staff: Jon Biggs, Julie Uretsky

3. **APPROVAL OF MINUTES**

On a motion by Bob Davis-Linda Bailey, the Commission voted 6-0 to
approve the following minutes:

**Minutes
Approved**

- Minutes of the site review meeting of April 3, 2007;
- Minutes of the regular meeting of April 5, 2007.

4. **ORAL COMMUNICATIONS**

None.

**Public
Comment**

5. **ITEMS TO BE CONTINUED OR WITHDRAWN**

The following projects were withdrawn to allow re-noticing and publication
of a corrected notice of hearing.

**Projects
Withdrawn**

- 7.A A public hearing to consider Use Permit Application No. 2942-07
PROJECT ADDRESS: **381 Laurel Avenue**
APPLICANT: Domenica F Gianino, property owner
PROJECT DESCRIPTION: To allow the addition of more than 120
square feet to a single-family dwelling on a site that has fewer off-
street parking spaces than required. (Staff: Planning Technician,
Sheree Garcia)
Reference: Community Development Director Biggs
Reason for Continuance: Change to Notice of Public Hearing
necessary, requiring mailing of new notice, posting of property, and
publication in newspaper.

**381 Laurel Ave
Withdrawn
To allow
Re-noticing**

6. **CONSENT AGENDA**

None.

**Consent
Agenda**

7. **REGULAR AGENDA**

7.A (See 5, above - Withdrawn to allow re-noticing)

7.B A public hearing to consider Use Permit Application No. 2937-07
PROJECT ADDRESS: **512 9th Street**
APPLICANT: Gerry Alston for Bob Morris, property owner
PROJECT DESCRIPTION: Proposed additions of more than 120 square feet to a single-family dwelling having fewer off-street parking spaces than required. (Staff: Contract Planner, Hilton Kwong)

**UP 2937-07
Continued
to 5/3/07**

Director Jon Biggs presented the staff report.

The Chairman opened the public hearing.

Speakers:

- Darren Davis, designer, representing the property owner, gave an overview of the project.
- Gerry Alston noted neighbor support for the project.
- Simon Tuffs spoke in opposition.
- Mitzi Dallas spoke in opposition.
- Steve Dallas, stating that he represented organized resistance to the project, spoke in opposition.
- Doug Howe, Architectural Review Board member speaking as a private citizen, spoke in support.
- Christine Silveira spoke in opposition.

There being no further speakers, the Chairman closed the public hearing.

On a motion by Linda Bailey-Bob Davis, the commission voted 6-0 to **refer the project back to the applicant to explore whether an uncovered space at least 16' in length can be developed, and to continue the hearing to the regular meeting of May 3, 2007.**

Dan Miller stated that he would like to see trees planted on the site as a condition of approval and Gary Sprader concurred that he would support such a motion.

- 7.C Final Report to the State of California Community Development Block Grant Program - Exterior Housing Condition Survey & Survey of Housing and Service Needs for Older Adults (Staff: Associate Planner-Housing, Julie Uretsky)**

**Received
Final Report
from State
re: Block
Grant Program**

Director Biggs presented the report. Julie Uretsky made herself available for questions. The Commissioners received the report.

8. CITY COUNCIL ACTIONS

Director Biggs reported.

**City
Council**

9. ARCHITECTURAL REVIEW BOARD ACTIONS

- Received the Minutes of the April 10, 2007 site review meeting of the Architectural Review Board;
- Received the Minutes of the April 10, 2007 regular meeting of the Architectural Review Board.

**ARB
Received
Minutes**

10. HISTORIC RESOURCES COMMITTEE ACTIONS

None.

**HRC
Received
Minutes**

11. CORRESPONDENCE

None.

**Corres-
pondence**

12. COMMITTEE REPORTS

Commissioner Dan Miller reported that the subcommittee reviewing the tree ordinance is scheduled to meet on Tuesday, April 24, 2007, at 1:00 p.m.

**Committee
Reports**

13. REPORTS OF COMMISSIONERS

Commissioners reported.

**Commissioner
Reports**

14. REPORT OF COMMUNITY DEVELOPMENT DIRECTOR

Director Biggs reported.

**Director's
Report**

15. ADJOURNMENT:

There being no further business, the Chair adjourned the meeting at 7:55 p.m.

Jon Biggs, Secretary

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.



**CITY OF PACIFIC GROVE
PLANNING COMMISSION AGENDA REPORT**

TO: PLANNING COMMISSION

FROM: COMMUNITY DEVELOPMENT DIRECTOR

MEETING DATE: MAY 3, 2007

SUBJECT: DISCUSSION ON CHAPTER 23.76, HISTORIC PRESERVATION, OF THE MUNICIPAL CODE AND THE SECTIONS THAT AUTHORIZED THE ARCHITECTURAL REVIEW BOARD TO MAKE LAND USE DECISIONS FOR PROPERTIES LISTED ON THE HISTORIC RESOURCES INVENTORY

DISCUSSION

On April 5, 2007, the Commission held a discussion on the historic preservation ordinance and the Architectural Review Board's role in land use decisions for properties listed on the historic resources inventory.

The Commission continued discussion on this item to May 3, 2007 so that staff could draft changes to the historic preservation ordinance that insert the Planning Commission as the decision making body with respect to land use decision for properties listed on the Historic Resources Inventory.

Following for discussion purposes are some potential changes reflected by strikethroughs and underlining to Chapter 23.76 –

23.76.060 Incentive – Exceptions to land use regulations.

Following notice of hearing (ten days' published and posted), the ~~architectural review board~~ planning commission may grant an historic preservation permit for an exception to zoning district regulations when such exception is necessary to permit the preservation or restoration of, or improvements to, a building listed on the historic resources inventory. Such exceptions may include, but not be limited to, parking, yards, height and coverage regulations. Such exceptions shall not include approval of uses not otherwise allowed by the zoning district regulations. In considering an application for such exception, the ~~architectural review board~~ planning commission shall be directed and guided by the list of purposes found in Section 23.76.010 and by Section 23.04.010.

23.76.090 Demolitions.

The following shall apply to demolitions of historic structures in the city of Pacific Grove:

(a) Any person desiring to demolish a building listed on the Pacific Grove historic resources inventory shall file an application for a historic demolition permit with the community development department.

Exceptions: Single-story detached garages, sheds, or other accessory buildings with no identified historic, cultural or architectural value, as determined by the community development director, shall be exempt from this requirement.

(b) Following ten days' posting and notice of hearing, the architectural review board ~~planning commission~~ shall hold a public hearing to consider the application. The following information shall be provided to the architectural review ~~board~~ planning commission :

(1) The chief building inspector's evaluation of the stability of the building proposed for demolition;

(2) Any other information deemed necessary by the historic resources committee to evaluate the application.

(c) Following the public hearing, the architectural review board planning commission shall take one of the following actions:

(1) Approve the permit;

(2) Approve the permit subject to a waiting period of up to one hundred eighty days to consider documentation, relocation or other alternatives to demolition, after which waiting period the permit is deemed approved;

(i) During the waiting period, the applicant shall advertise the proposed demolition in a paper of general circulation in the city of Pacific Grove at least once during the first thirty days following the action by the historic resources committee. Such advertisement shall include the address at which the structure proposed for demolition is located, information as to how arrangements can be made for relocation and the date after which a demolition permit may be issued. Evidence of this publication must be submitted to the community development director prior to issuance of a demolition permit.

(ii) During the waiting period, the historic resources committee may investigate and suggest preservation measures or documentation such as photographing the building, preparing measured drawings and gathering related historical data.

(3) Deny the permit;

(4) Approve the relocation (within the city of Pacific Grove) of the building as an alternative to demolition.

(d) The architectural review board planning commission shall consider the criteria listed in Section 23.76.025 in determining which of the actions listed in subsection (c) of this section applies.

(e) Findings.

(1) Prior to approval or modified approval, the architectural review board shall find that:

(i) The proposed action is consistent with the purposes of historic preservation as set forth in Section 23.76.010 the historic preservation element of the general plan; or

(ii) The applicant has demonstrated that the action proposed is necessary to correct an unsafe or dangerous condition on the property; or

(iii) There are no reasonable alternatives to the demolition at the time of the hearing.

(2) Prior to denial, the historic resources committee shall find that:

(i) The proposed action is not consistent with the purposes of historic preservation as set forth in Section 23.76.010 and in the historic preservation element of the general plan; or

(ii) There are reasonable alternatives to the demolition at the time of the hearing.

23.76.100 Relocation.

Relocating a structure within the city of Pacific Grove may be permitted following the same procedural guidelines described in Section 23.76.090 including the filing of an application for relocation.

23.76.120 Appeals – Review.

(a) Any person not satisfied with an action of the ~~architectural review board~~ planning commission, made pursuant to the provisions of this chapter, may appeal in accordance with the provisions of Section 23.73.080. Any person not satisfied with an action of the historic resources committee or planning commission made pursuant to the provisions of this chapter, may appeal such action to the city council. The appeal shall be in writing and shall be accompanied by a fee as set by resolution of the council.

(b) Notwithstanding the time limit for appeal set out immediately above, the council shall always have until their next regularly scheduled meeting occurring at least ten days following ~~architectural review board~~, historic resources committee or planning commission action to decide to review such action. A vote of three council members shall suffice to call such action for review.

(c) With respect to a matter on appeal or review as provided in subsections (a) and (b) of this section, a hearing de novo shall be held. Posting, notice and public hearing requirements shall be as was required before the board or committee first hearing the matter.

(d) An appeal or review matter hereunder shall be heard within thirty days following the date of filing the appeal or decision to review.

(e) Following hearing on appeal or review the council may affirm, overrule or modify the decision of the ~~board~~, committee or commission, with conditions as appropriate.

Another topic concerning land use decisions for historic properties is the addition or deletion of a site to the historic resources inventory, currently the charge of the historic resources committee. If the Commission desires, this should be agendized for discussion at a future meeting.

23.76.030 Historic resources inventory – Additions and deletions.

(a) Properties may be added to the historic resources inventory either by initiation of the historic resources committee or by written request of the property owner. The historic resources committee shall determine, following hearing, whether or not the property should be added based on the criteria listed in Section 23.76.025.

(b) Property owners may request that their property be deleted from the historic resources inventory by submitting a written request to the historic resources committee. The historic resources committee shall determine, following hearing, whether or not the property should be deleted based on the criteria listed in Section 23.76.025.

Also note, the Historic Resources Committee is currently conducting a review of the Historic Preservation ordinance and any changes contemplated by the Planning Commission should be considered within the context of their final recommendations.

RESPECTFULLY SUBMITTED,

A handwritten signature in black ink, appearing to read "Jon M. Biggs". The signature is stylized with a large initial "J" and "M".

JON M. BIGGS
COMMUNITY DEVELOPMENT DIRECTOR

MINUTES OF THE PACIFIC GROVE ARCHITECTURAL REVIEW BOARD

SITE REVIEW

April 24, 2007

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

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

Absent: Dennis Tarmina, Chair

Staff: Biggs and Garcia

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 present visited:

139 18th Street
157 Pacific Avenue
507 Grand Avenue
122 9th Street

4. Adjournment

There being no further business, the meeting was adjourned in the field at 2:15 p.m.

MINUTES OF THE ARCHITECTURAL REVIEW BOARD MEETING

April 24, 2007
City Council Chambers
300 Forest Avenue, Pacific Grove
4:00 p.m.

Tape: 07-08

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

Absent: Dennis Tarmina, Chair

Staff: Biggs and Garcia

1. APPROVAL OF MINUTES

On a motion by Hall-Howe, the Board voted 4-0-2, with Becom and Billstrom abstaining from voting, to approve the minutes of the April 10, 2007, Architectural Review Board meeting with the following correction.

Item 8., ~~525/527 Ocean View Boulevard,~~ 525-527 Lighthouse Avenue

2. COMMENTS FROM THE PUBLIC

None.

3. COMMUNICATIONS

None.

4. WRITTEN CORRESPONDENCE

None.

5. CITY COUNCIL ACTIONS

Staff Reported.

6. PLANNING COMMISSION ACTIONS

Staff Reported.

7. SUBCOMMITTEE REPORTS

None.

8. ITEMS WITHDRAWN

Project Address: 502 Evergreen Road

Architectural Approval Application No. 3636-07 for proposed demolition and construction of a new two-story single-family dwelling in an R-1-B-3 zone district. (Applicant: Michael Boudreau)

Project withdrawn from the agenda to allow the republication of the hearing notice.

Project Address: 512 9th Street

Architectural Approval Application No. 363-07 for proposed remodel and additions to an existing single-family dwelling in an R-1 zone district. (Applicant: Gerry Alston)

Project withdrawn from the agenda to allow Planning Commission consideration of a use permit.

Project Address: 373 Junipero Avenue

Architectural Approval Application No. 3586-06 for a proposed new two-story single-family dwelling in an R-1 zone district. (Applicant: James D. McCord, architect)

Project withdrawn from the agenda to allow the republication of the hearing notice.

9. REQUESTS FOR CONTINUANCE

Project Address: 310 Granite Street

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

Project Address: *225 Congress Avenue

Architectural Approval Application No. 3633-07 for a proposed detached two-car garage with a second-story addition. Proposed alterations to an existing two-story single-family dwelling in an R-3 zoning district. The site is listed on the City's

Historic Resources Inventory, (Applicant: T.R. Larson, Architect)

Project Address: *701 Granite Street

Architectural Approval Application No. 3628-07 and Tree Removal Permit No. CDD 59253 for a proposed remodel and one-story addition to an existing one-story single-family dwelling that is listed on the City's Historic Resources Inventory and removal of one oak tree.

Project Address: *419 Congress Avenue

Architectural Approval Application No.3645-07 for a proposed second-story addition and remodel to an existing single-family dwelling that is listed on the City's Historic Resources Inventory. (Applicant: David Prew)

Project Address: 182 Laurel Avenue

Historic Preservation Permit Application No. 06-0212 and Architectural Approval Application No. 3597-06 for a proposed remodel and additions, including a partial second-story addition, to a one-story single-family residence that is included on the City's Historic Resources Inventory. The property has less than the minimum required number of off-street covered parking spaces; two are required and there is a one-car garage on the site. The existing garage encroaches into the required 8' west side yard setback and the garage eave is less than 3' from the west property line. The project includes attaching the garage to the residence and reducing the length of the garage parking space to less than the minimum required 20'. (Applicant: Eric Miller Architects)

On a motion by Howe-Billstrom, the Board voted 6-0 to continue items 310 Granite Street, 225 Congress Avenue, 701 Granite Street and 419 Congress Avenue, to the May 8, 2007 Architectural Review Board meeting and 182 Laurel Avenue, to the May 22, 2007 Architectural Review Board meeting.

10. CONSENT AGENDA

None.

11. REGULAR AGENDA

a. Project Address: *122 9th Street

Historic Preservation Permit Application No. 06-210 and Architectural Approval Application No. 3624-06 to allow additions and exterior alterations to a two-story nonconforming duplex listed on the Historic Resources Inventory. The project replaces an existing carport with an attached two-car garage and proposes additions, including a partial second story at the rear of the building and second

story deck at the front of the building, that encroach into required setbacks. The floor area on the site is being increased for the proposed garage, which provides off-street parking. (Applicant: Charles and Kathleen Huff)

Community Development Director Biggs presented the staff report.

Charles Huff, property owner, presented the project.

Letters received:

Nancy Jacobs, 121 9th Street, in opposition.

Nancy Carroll, in opposition.

Kenneth & Toni Souza, 118 9th Street, in support.

Mike Carey, 107 Forest Avenue, in support.

John and Teri Banholzer, 306 14th Street, in support.

On a motion by Hinshaw-Becom, the Board voted 6-0 to refer the application back to the applicant to consider the comments of the Board and continue the item to the May 22, 2007 Architectural Review Board meeting.

b. Project Address: *507 Grand Avenue

Historic Preservation Permit Application No. 07-0216 and Architectural Approval Application No. 3637-07 for a proposed conversion of an attached single-car garage into habitable space for a dwelling on the Historic Resources Inventory. A historic preservation permit is required because the site will not have the required off-street parking. (Applicant: Jill Kleiss)

Community Development Director Biggs presented the staff report.

Jill Kleiss, property owner, presented the project.

On a motion by Billstrom-Hall, the Board voted 6-0 to approve the historic preservation permit based on the suggested findings and subject to the recommended conditions of approval listed in the staff report.

On a motion by Hinshaw-Becom, the Board voted 6-0 to refer the application back to the applicant to consider the comments of the Board and continue the item to the May 22, 2007 Architectural Review Board meeting.

c. Project Address: *212 Eardley Avenue

Historic Preservation Permit Application No. 07-0214 and Architectural Approval Application No. 3606-06 for proposed remodel and additions to the first and second stories of a two-story single-family dwelling that is listed on the City's Historic Resources Inventory. A proposed expansion of the attached garage

maintains a garage opening setback that is less than the required 20' minimum. The setback for the garage opening ranges from 1' to 4'. (Applicant: John Petrushkin)

John Petrushkin, property owner, answered questions from the board.

On a motion by Howe-Hall, the Board voted 6-0 to approve the historic preservation permit based on the suggested findings and subject to the recommended conditions of approval listed in the staff report.

On a motion by Howe-Hinshaw, the Board voted 5-1, with Billstrom voting no to grant concept approval.

d. Project Address: *139 18th Street

Architectural Approval Application No. 3651-07 (Final) for a proposed exterior alteration to a two-story single-family dwelling that is listed on the City's Historic Resources Inventory. (Applicant: Julie Guarnotta)

Julie Guarnotta, property owner, and D.J. Pak, designer, presented the project.

Margaret Healy, 137 18th Street, spoke in support.

On a motion by Hall-Becom, the Board voted 4-2, with Billstrom and Spradling voting no, to grant concept approval.

e. Project Address: 43 Esplanade Street

Architectural Approval Application No. 3575-06 for proposed construction of a new two-story single-family dwelling in an R-1 zone district. (Applicant: Claudio and A.J. Ortiz)

Claudio Ortiz, designer, presented the project.

On a motion by Billstrom-Spradling, the Board voted 4-2, with Becom and Hinshaw voting no, to grant final approval subject to subcommittee approval of the railing details and chimney cap details. Approval is based on the standard finding for approval of an architectural approval application.

Subcommittee: Billstrom and Hall

f. Project Address: *157 Pacific Street

Architectural Approval Application No. 3652-07 for proposed exterior alterations to an existing single-family dwelling that is listed on the City's Historic Resources Inventory. (Applicant: Enrique Eckhaus)

On a motion by Billstrom-Howe, the Board voted 6-0 to continue the item to the May 8, 2007 Architectural Review Board meeting to allow the applicant to be present.

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

g. Project Address: *412 16th Street

Architectural Approval Application No. 3613-06 (Final) for proposed additions to an existing single-family dwelling that is listed on the City's Historic Resources Inventory and removal of one oak tree. (Applicant: David Prew)

David Prew, designer, answered questions from the Board.

A motion to approve the application failed on a 3-2 vote, with Becom and Howe voting no.

On a motion by Hinshaw-Spradling, the Board voted 5-0 to refer the application back to the applicant to develop changes to the project based on comments by the Board and continue the item to the May 8, 2007 Architectural Review Board meeting.

12. REPORTS OF BOARDMEMBERS

None.

13. ADJOURNMENT

There being no further business, the meeting was adjourned at 6:20 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.