



CITY OF PACIFIC GROVE

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
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MINUTES OF REGULAR MEETING

ARCHITECTURAL REVIEW BOARD

DATE & TIME: TUESDAY, March 11, 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

Board Members absent:

Jeff Becom

Maryanne Larson Spradling, Vice Chair

Staff attendance:

Associate Planner, Tricia Wotan (ARB staffer)

Senior Planner, Sarah Hardgrave

Senior Planner, Sheila Stains-Ramp

1. APPROVAL OF MINUTES

Minutes from February 26, 2008, Site Review and Hearing were reviewed by the Board.

→ **On a motion by Billstrom/Northrop, the Board voted 4-0 to approve the February 26, 2008, ARB site review and hearing minutes with one revision to Item 11 f. on the Regular Agenda to reflect the accurate names of those who made the motion to approve the project.**

2. COMMENTS FROM THE PUBLIC

None.

3. COMMUNICATIONS

- ❖ Staff reported the Community Development Department (CDD) is arranging for California Environmental Quality Act and AB1234 Ethics and Public Meeting Act training for the Historic Resources Committee (HRC), Architectural Review Board (ARB), and Planning Commission (PC). Staff will communicate the training dates with the various boards and commission once the training dates are finalized.

- ❖ Staff reported on the actions taken by CDD with regard to the recent demolition at 419 Congress Avenue.

4. WRITTEN CORRESPONDENCE

None.

5. CITY COUNCIL ACTIONS

Staff reported that the City Council has appointed a subcommittee to review the intent, wording, and interpretation of Measure C to see whether some renovations desired by the innkeepers might be possible without violating the spirit or the letter of Measure C.

6. PLANNING COMMISSION ACTIONS

Staff reported the following items:

- ❖ Proposed project for 373 Junipero Avenue was granted final architectural approval at the March 6, 2008, PC hearing; and,
- ❖ Revised Administrative Approvals proposal is currently moving through City review.

7. SUBCOMMITTEE REPORTS

Staff reported that final subcommittee item approvals were granted to the following project addresses:

- ❖ 1015 Del Monte Boulevard, patio column details.
- ❖ 837 Ocean View Boulevard, window details;
- ❖ 826 Balboa Avenue, stone work details;
- ❖ 551 Gibson Avenue, light fixture placement and fixture details;
- ❖ 549 Hillcrest Avenue, column treatment details; and,
- ❖ 413 Willow Street, window details.

8. ITEMS WITHDRAWN OR TABLED

None.

9. REQUESTS FOR CONTINUANCE

→ **On a motion by Howe/Billstrom, the Board voted 4-0 to continue all stated projects below to the specific dates as requested:**

- ❖ Project address: 383 Junipero Avenue, Continued to March 25, 2008, ARB hearing due to a lack of a Board quorum at today's hearing;
- ❖ Project address: 1240 Surf Avenue, Continued to no date specific, as the project applicant needs more time to re-examine the design;
- ❖ Project address: 1169 Presidio Avenue, Continued to the March 25, 2008, ARB hearing due to a need for an arborist report and staking/story-pole requirements;
- ❖ Project address: 1013 David Avenue, Continued to the March 25, 2008, ARB hearing to accurately re-notice the project to the public;
- ❖ Project address: 1015 David Avenue, Continued to the March 25, 2008, ARB hearing to accurately re-notice the project to the public;
- ❖ Project address: 1017 David Avenue, Continued to the March 25, ARB hearing to accurately re-notice the project to the public; and,
- ❖ Project address: 1019 David Avenue, Continued to the March 25, ARB hearing to accurately re-notice the project to the public.

10. CONSENT AGENDA

→ **On a motion by Billstrom/Northrop, the Board voted 4-0 to move project address 412 Willow Street from the Regular Agenda to the Consent Agenda. No public comment was received concerning this project or its agenda change.**

a. Project Address: 182 Central Avenue

Architectural Approval Application No. 3720-07 for proposed new two-story, single-family residence with garage and detached carport to be constructed on one of two lots currently located at this address. The existing multi-family dwelling would be demolished prior to construction of the newly proposed project. Applicant: Eric Miller Architects for Tracy Gibbons
CEQA Status: Class 3 Categorical Exemption

b. Project Address: 412 Willow Street (HRI)

Architectural Approval Application No. 3762-08 (Amendment to Architectural Approval 3616-03) for proposed exterior changes to an approved project for an existing single-family dwelling listed on the City's Historic Resources Inventory. Applicant: Terry Latasa, Architect, for Harrod/Moranda family
CEQA Status: Class 1 Categorical Exemption

→ **On a motion by Billstrom/Hinshaw, the Board voted 4-0 on consent to grant final architectural approval to the above projects based on the standard findings for approval of an architectural approval application.**

11. 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 an existing one-story, single-family dwelling, and the addition of a detached one-car garage with workshop/storage space.

Applicant: Joseph Rock, Architect, for the Higbie family

Project consideration was continued from the 02/12/08 and 02/26/08 ARB hearings.

CEQA Status: Class 1 Categorical Exemption

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

→ **On a motion by Hinshaw/Billstrom, the Board voted 4-0 to grant conceptual architectural approval. Approval is based on the standard findings for approval of an architectural approval application.**

b. Project Address: 215 15th Street (HRI)

Historic Preservation Permit Application No. 07-0227 and Architectural Approval Application No. 3734-07 for a proposed first- and second-story addition and remodel to an existing single-family dwelling that is listed on the City's Historic Resources Inventory. No parking will be provided on-site, which is less than the required two covered parking spaces necessary per City Code 23.64.190. Applicant: Jeanne Byrne, Architect
Project consideration was continued from the 02/26/08 ARB hearing.
CEQA Status: Class 1 Categorical Exemption

Jeanne Byrne 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. Approval is based on the standard findings for approval of an architectural approval application.

c. Project Address: 176 Lighthouse Avenue

Architectural Approval Application No. 3730-07 (Final) for proposed remodel and addition to an existing single-family dwelling. Project consideration was continued from the 12/11/07, 01/08/08, and 02/12/08 ARB hearings.
Applicant: John Moore, Moore Design LLC, for Keith and Donna Ducker
CEQA Status: Class 1 Categorical Exemption

John Moore presented the project to and answered questions from the Board.

→ On a motion by Howe/Billstrom, the Board voted 4-0 to grant final architectural approval conditioned upon subcommittee review (by Howe/Hinshaw) of the garage wall connection detail. Approval is based on the standard findings for approval of an architectural approval application.

12. REPORTS OF BOARDMEMBERS

None.

13. ADJOURNMENT

Hearing was adjourned at 7:12 p.m.

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.