



CITY OF PACIFIC GROVE

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

SITE REVIEW MEETING MINUTES

PLANNING COMMISSION

DATE & TIME: TUESDAY, May 20, 2008 – 4:00 P.M.

LOCATION: CITY HALL, COMMUNITY DEVELOPMENT DEPARTMENT
CONFERENCE ROOM (UPSTAIRS) – 300 FOREST AVENUE

Commissioners Present: Linda Bailey (Vice-Chair), Craig Riddell (Chair), Sally Smith, Bob Davis

Commissioners Absent: Steven MacDonald, Eric Miller, Gary Sprader

Staff: Lynn Burgess, Sarah Hardgrave

Staff presented the following projects:

7.A Continued from the April 17, 2008 Planning Commission Meeting:

A public hearing to consider **Architectural Approval Application AA 3753-08 on appeal**
PROJECT ADDRESS: **245 Willow**
APPLICANT: Steve and Jean Romberg
PROJECT DESCRIPTION: Exterior alteration and addition to an existing non-conforming garage, accessed from Granite Street
CEQA STATUS: Class 1 Categorical Exemption
STAFF: Sarah Hardgrave, Senior Planner

The following site was visited by the Commissioners:

- **245 Willow**

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



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REGULAR MEETING MINUTES

PLANNING COMMISSION

DATE & TIME: THURSDAY, May 22, 2008 – 6:00 P.M.
LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE, PACIFIC GROVE

MEETING AGENDA:

- 1. The meeting was called to order at 6:00pm.
- 2. Roll Call
 - Present: Linda Smith Bailey (Vice-Chair), Bob Davis, Steven MacDonald, Eric Miller, Craig Riddell (Chair), Sally Smith
 - Absent: Gary Sprader
- 3. Approval of Minutes
 - Suggestion was made to revise the Item 7.B Action in the May 8, 2008 minutes to clarify that the subcommittee of Bailey and Davis would advise, not prepare, the addendum to the MND.
 - On a motion by Smith, second by Bailey, the May 6, 2008 Site Review and May 8, 2008 Regular Meeting minutes were approved with the one correction noted above.
- 4. Oral Communications
 - None.
- 5. Items to be Continued or Withdrawn
 - None.
- 6. **CONSENT AGENDA:**
 - None.

REGULAR AGENDA:

7.A Continued from the April 17, 2008 Planning Commission Meeting:

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- Staff presented a brief overview of the appeal, clarifying that the Planning Commission is standing in the position of the ARB in this de novo hearing and is not making a decision on the staff's determination that a variance is required under the Zoning Ordinance.
- Staff recommended the following revisions to the Recommended Findings and Decision presented in the Agenda Report:
 - Under the 1st option, revise the action to read: *"1. Continue the item to [a date certain] and refer the item back to the applicant to consider submittal of a variance application for expansion of the non-conforming use."*
 - Under the 2nd option, delete the first finding as it is irrelevant to the Planning Commission's decision on the appeal. Additionally, the second finding could be modified by the Planning Commission to include the Architectural Review Guidelines that the Planning Commission believes are relevant to this appeal.
- Commissioner Davis disclosed that he had made a separate site visit on May 21, 2008 and observed the interior of the garage.
- The following individuals spoke under public comment:
 - Steve Romberg (appellant) presented a map of the approximately 50 neighbors that supported the project, showed photographs of similar structures around Pacific Grove with storage space above a first floor, presented several design changes (carriage doors, band board) to address the ARB's concerns with the original design, showed photographs of the neighborhood context, and discussed how the proposal meets applicable Architectural Review Guidelines.
 - Nick Hovick (appellant representative) presented three alternative designs for the storage space above the garage and expressed a preference for one these designs over the original design presented to the ARB.
- Discussion:
 - Commissioner Davis stated that the topography of Granite Street makes the garage appear in scale with the neighborhood, supported the carriage house doors, thought the tree cover softened the view of the garage, and preferred the mansard roof design with four windows.
 - Commissioner Bailey stated that Architectural Review Guideline (ARG) #4 doesn't apply to this project, opposed the original design presented to the ARB based on ARG #28, #29, #31 & #33, appreciated the appellant's discussions with the neighbors, agreed that the carriage doors was a good change, and preferred a gambrel roof design with four windows.
 - Commissioner Smith stated that the scale of the new alternative designs were in proportion and an improvement over the original design, and found the gambrel roof design to be the best.
 - Commissioner MacDonald preferred the mansard roof option, expressed concerns with the mass of the structure, stated that the project does not meet ARG #28 when taking both the house and garage into account, and stated that with regard to ARG #4, #24 & #27, the existing garage better softens the house on the property.
 - Commissioner Miller stated that there was more of a problem with the volumetrics of the design options than with the mass, expressed opposition to the original design presented to the ARB, and preferred the gambrel option if it had gable ends to reduce the volume, resulting in more roof and less siding.
 - Commissioner Riddell agreed with Commissioner Miller's comments on the design.
- When asked by the Commissioner Riddell how the appellant wished to proceed in light of the staff's determination that a variance is required for the project, Mr. Romberg stated that he wished to appeal that staff decision.

ACTION:

- **On a motion by Bailey, second by MacDonald, the Planning Commission continued the item to June 19, 2008 to allow the appellant an opportunity to file whatever application he wishes**

and to give the Planning Commission an opportunity to consider any new application and the garage design options if possible. The motion passed with a 6-0 vote.

8. City Council Actions
 - Chief Planner Burgess announced the City Council's conceptual approval of the Bath House project, the approval of the 1st Reading of the Zoning Ordinance amendment allowing public gatherings in the downtown commercial area, and the final adoption of the FY 2008-09 Budget.
9. Architectural Review Board Actions
 - The Planning Commission reviewed the May 13, 2008 ARB minutes and identified no items for call-up.
10. Historic Resource Committee Actions
 - None.
11. Correspondence
 - None.
12. Committee Reports
 - It was announced that the first HRC/PC subcommittee reviewing the Draft Historic Preservation Ordinance had been held on May 16, 2008 and that the subcommittee would be meeting every Friday for six weeks to finalize its recommendations for ordinance changes.
13. Reports of Commissioners
 - None.
14. Reports of the Community Development Department's Chief Planner
 - None.
15. The meeting was adjourned at 7:45pm.