



## CITY OF PACIFIC GROVE

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

### MINUTES OF REGULAR MEETING

#### ARCHITECTURAL REVIEW BOARD

DATE & TIME: TUESDAY, MAY 26, 2009 – 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

Architectural Review Board (ARB) Members:

Robin Aeschliman  
Jeff Becom  
Jeff Edmonds, Vice-Chair  
Ken Hinshaw  
Doug Howe, Chair  
Wilda Northrop

**1. CALL TO ORDER**

The meeting was called to order at 6:03 p.m.

**2. ROLL CALL**

Board members present:

- Robin Aeschliman
- Jeff Becom
- Jeffrey Edmonds
- Ken Hinshaw
- Doug Howe, Chair
- Wilda Northrop

**3. APPROVAL OF MINUTES**

**On a motion by Howe, seconded by Becom, the ARB voted 6-0 to approve the minutes from the May 12, 2009, Regular Site Review and Regular Meetings.**

**4. COMMENTS FROM THE PUBLIC**

None.

**5. COMMUNICATIONS**

None.

**6. WRITTEN CORRESPONDENCE**

None.

**7. CITY COUNCIL ACTIONS**

None.

**8. PLANNING COMMISSION ACTIONS**

None.

**9. SUBCOMMITTEE REPORTS**

None.

**10. ADMINISTRATIVE ARCHITECTURAL APPROVALS**

Senior Planner Karen Vaughn noted that an Administrative Hearing had been held on May 21, 2009, and that the following project received administrative approval:

**a. Project Address: 1250 Sinex Avenue**

Administrative Architectural Approval Application No. 09-0193 for a proposed design change of windows on the east (side) elevation of an existing home.

**11. ITEMS WITHDRAWN OR TABLED**

None.

**12. REQUESTS FOR CONTINUANCE****a. Project Address: 100 Asilomar Boulevard**

Architectural Approval Application No. 3804-08 for a Proposed remodel and construction of a 617 sq. ft. addition to a single-family dwelling that is located within the Coastal Zone Asilomar Dunes area and in an archaeologically sensitive area.

Applicant: Charlie Hornisher (The Paul Davis Partnership) on behalf of Steve and Marna Wheeler

CEQA status: Mitigated Negative Declaration prepared

Staff reference: Senior Planner, Sarah Hardgrave

Recommended action: Continue item to the June 9, 2009 ARB meeting, in order to provide additional time for the applicant to complete a Phase 1 Historic Assessment.

**On a motion by Howe, seconded by Edmonds, the ARB voted 6-0 to continue Item 12a to June 9, 2009.**

### 13. CONSENT AGENDA

**On a motion by Hinshaw, seconded by Edmonds, the ARB voted 6-0 to move Regular Agenda Item 14b Project Address 409 Congress Avenue, and Item 14c Project Address 238 Spruce Avenue to the Consent Agenda.**

**a. Project Address: 1805 Sunset Avenue**

Architectural Approval Application No. 3876-09 to allow a design change of materials for an exterior deck railing (change from approved cedar railing to glass panels).

Applicant: G.D. Case, on behalf of Ed Kwiatkowski

CEQA status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 36, 37 and 38.

Staff reference: Senior Planner, Karen Vaughn

**b. Project Address: 409 Congress Avenue (HRI) (previously Item 14b)**

Architectural Approval Application No. 3859-09 for proposed remodel and replacement of non-historic vinyl windows with wood windows.

Applicant: Rick Steres, on behalf of Bob and Sharon Sadler

CEQA status: Class 31 Categorical Exemption

Recommended Architectural Review Guidelines: Historic Buildings, Appendix I, Guidelines 3 and 4.

Staff reference: Senior Planner, Karen Vaughn

**c. Project Address: 238 Spruce Avenue (HRI) (previously Item 14c)**

Architectural Approval Application No. 3745-08 (Final) for a proposed addition to an existing single family dwelling.

Applicant: Ed Bredthauer, on behalf of Charlie and Nancy Alvarez

CEQA status: Class 31 Categorical Exemption

Recommended Architectural Review Guidelines: Historic Buildings, Appendix I, Guidelines 1, 2, 3 and 4.

Staff reference: Senior Planner, Karen Vaughn

**On a motion by Becom, seconded by Northrop, the ARB voted 6-0 to approve the Consent Agenda.**

### 14. REGULAR AGENDA

**a. Project Address: 157 Pacific Avenue (HRI)**

Historic Preservation Permit No. 09-0244 and Architectural Approval Application No. 3857-09, to allow renovations, addition of a second bathroom, and interior remodeling of an existing two-story single family residence listed on the City of Pacific Grove Historic Resources Inventory, as well as an exception to allow further encroachment into the front setback of the existing residence in accordance with Municipal Code Section 23.76.060.

Applicant: Ted Larson, Architect on behalf of Mr. and Mrs. Peter Ferbrache, property owner

CEQA Status: Categorically Exempt, Class 31 (CEQA)

Recommended Architectural Review Guidelines: Historic Buildings, Appendix I, Guidelines 1, 3, 4, and 5.

Staff reference: Associate Planner, Valerie Tallerico

Ted Larson spoke on behalf of the owner and answered questions from the Board.

The public comment period was opened. No public comment was received.

**On a motion by Hinshaw, seconded by Becom, the Board voted 6-0 to approve the Historic Preservation Permit with the recommended findings and conditions, and because it allows for the improvement and preservation of the historic home.**

**On a motion by Aeschliman, seconded by Northrop, the Board voted 5-1 (Becom dissenting) to grant Concept architectural approval, subject to redesign of the garage doors. Concept approval is granted in accordance with the recommended Architectural Review Guidelines, No. 1, 3, 4 and 5 of Appendix I for Historic Buildings.**

**b. Project Address: 1199 Forest Avenue (previously Item 14d)**

Architectural Approval Application No. 3813-08 for proposed installation of wireless telecommunications equipment atop an existing commercial building; a total of 9 antennas and related equipment are proposed.

Applicant: Cortel LLC, on behalf of AT&T Mobility LLC

CEQA status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 9, 34 and 38.

Jacqueline Smart, applicant, presented the project and answered questions from the Board.

The public comment period was opened.

John Damus, neighbor, spoke and asked the Board to be considerate of the views from neighboring properties.

The public comment period was closed.

**On a motion by Becom, seconded by Hinshaw, the Board voted 6-0 to refer the project back to the applicant for further study of alternative designs that would be more compatible with the style of the building and to try to create a more symmetrical placement of the antennas and related equipment on the rooftop. The project was continued to June 23, 2009.**

**c. Project Address: 120 Ocean View Boulevard (previously Item 14e)**

Architectural Approval Application No. 3875-09 to allow proposed parking lot and walkway lighting.

Applicant: Jon Florez, on behalf of Stanford University  
CEQA status: Class 1 Categorical Exemption  
Recommended Architectural Review Guidelines: 10, 11 and 12.

Jon Florez, applicant, presented the project and answered questions from the board.

The public comment period was opened. No public comment was received.

**On a motion by Hinshaw, seconded by Northrop, the Board voted 4-2 (Becom and Howe dissenting) to grant Final architectural approval of the project as presented, in accordance with recommended Architectural Review Guidelines, No. 10, 11 and 12.**

**15. REPORTS OF BOARDMEMBERS**

Board member Hinshaw asked about the status of 156 13<sup>th</sup> Street. Senior Planner Karen Vaughn noted that the Chief Planner and Building Official were looking into it.

Board member Edmonds asked about the status of 874 Gibson Avenue. Senior Planner Karen Vaughn noted that the previous dwelling had been demolished and a new Architectural Approval Application had been submitted to the Community Development Department for review.

**16. REPORTS OF THE COMMUNITY DEVELOPMENT DEPARTMENT**

None.

**17. ADJOURNMENT**

The meeting was adjourned at 7:24 p.m.