



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, JUNE 23, 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**
6:00 pm

2. **ROLL CALL**
Architectural Review Board (ARB) Members present:
Jeff Becom
Ken Hinshaw
Doug Howe, Chair
Wilda Northrop

Architectural Review Board (ARB) Members absent:
Robin Aeschliman
Jeff Edmonds, Vice-Chair

3. **APPROVAL OF MINUTES**

On a motion by Northrop, seconded by Becom, the Board voted 4-0 to approve the minutes from the June 9, 2009, ARB Site Review and Regular Meetings as presented.

4. COMMENTS FROM THE PUBLIC

None

5. COMMUNICATIONS

None

6. WRITTEN CORRESPONDENCE

Senior Planner Vaughn noted that written correspondence had been received for Regular Agenda Items 14c, project address 186 Cedar Street, and 14d, project address 874 Gibson Avenue. These letters were handed out at the Site Review meeting.

7. CITY COUNCIL ACTIONS

Chief Planner Burgess noted the recent City Council discussion of Historic Assessments and the proposed Initial Historic Screening process. The Council had referred the Initial Historic Screening issue to a subcommittee, which is scheduled to meet on Wednesday, June 24, 2009 at 5:30 p.m. in the Council Chambers.

8. PLANNING COMMISSION ACTIONS

None

9. SUBCOMMITTEE REPORTS

None

10. ADMINISTRATIVE ARCHITECTURAL APPROVALS

Senior Planner Vaughn informed the Board that an Administrative Hearing was held on Thursday June 18, 2009. Administrative approval was received for the following projects:

- a. 1100 Lighthouse Avenue (Seabreeze Inn): Administrative Architectural Approval Application No. 3872-09 for the remodel of Unit 116 and the demolition and reconstruction of a storage shed.
- b. 1100 Lighthouse Avenue (Seabreeze Inn): Administrative Architectural Approval Application No. 3886-09 for a design change of window locations for Units 128 and 129.

11. ITEMS WITHDRAWN OR TABLED

None

12. REQUESTS FOR CONTINUANCE

- a. **Project Address: 1199 Forest Avenue**

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.

On a motion by Howe, seconded by Becom, the ARB voted 4-0 to continue Project Address 1199 Forest Avenue to the July 14, 2009 meeting.

13. CONSENT AGENDA

a. Project Address 45 Beach Street

Architectural Approval Application No. 3880-09 for design change to proposed window trim, six (6) square foot addition to rear deck, and change to proposed deck railing.

Applicant: Steve Mickel, on behalf of Jack and Karen Cardoza

CEQA status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 36 and 38.

Staff reference: Senior Planner, Karen Vaughn

Recommended action: Discuss and take appropriate action.

b. Project Address 925 Maple Street

Architectural Approval Application No. 3873-09 to allow removal of a garage door and replacement with stucco and a new window to match existing windows.

Applicant: William Rose

CEQA status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 36.

Staff reference: Associate Planner, Valerie Tallerico

Recommended action: Discuss and take appropriate action.

c. Project Address 1118 Miles Avenue

Architectural Approval Application No. 3864-09 to allow a proposed 152 square foot addition to an existing single family residence.

Applicant: Ted Larson, on behalf of Charles and Edie Marvin

CEQA status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 21, 28, and 31.

Staff reference: Associate Planner, Valerie Tallerico

Recommended action: Discuss and take appropriate action.

On a motion by Hinshaw, seconded by Northrop, the ARB voted 4-0 to approve the Consent Agenda.

14. REGULAR AGENDA

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

Recommended Architectural Review Guidelines: 3, 9, 13, 15, 16, 18, 24, 28, 35, 36, 37 and 38

Staff reference: Senior Planner, Sarah Hardgrave

Charlie Hornisher, 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 Howe, seconded by Hinshaw, the Board voted 4-0 to adopt the Mitigated Negative Declaration with the condition that the exterior lighting plan, as required in mitigation measure AES-2, be approved by the ARB.

On a motion by Hinshaw, seconded by Howe, the Board voted 4-0 to grant Final Architectural Approval of the project as presented, in accordance with Architectural Review Guideline Nos. 24 and 28.

b. Project Address: 1104 Seaview

Architectural Approval Application No. 3883-09 for proposed siding and window replacement, including a change of window materials from wood and aluminum to vinyl.

Applicant: Carl S. Vogel III

CEQA status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: Window guidelines 3, 4, 5

Staff reference: Senior Planner, Sarah Hardgrave

Carl (Steve) Vogel, 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 Howe, seconded by Northrop, the Board voted 4-0 to grant Final Architectural Approval of the project, subject to the following conditions:

- a. Stucco be used on the second story exterior and on the chimney.
- b. Exterior vertical muntins be added to the new windows.
- c. Stucco trim/molding be used on all windows (1st and 2nd stories)

c. Project Address: 186 Cedar Street

Architectural Approval Application No. 3867-09 for a remodel of an existing single-family dwelling, including a 409 square foot addition, a 240 square foot detached accessory structure, window and door replacements, and new rear deck with storage area below. Continued from June 9, 2009.

Applicant: Rick Steres, Architect, on behalf of Linnet Harlan and Duane Edgington

CEQA status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 24, 27, 28, 31, 32, 34, 38 and 39.

Staff reference: Senior Planner, Karen Vaughn

Rick Steres, applicant, presented the project and answered questions from the Board

The public comment period was opened.

William Kaplan, neighbor at 838 Bayview, spoke regarding the potential impact on his views of the bay. Mr. Kaplan stated that he did not oppose the proposed accessory structure, but had concerns regarding the height of the proposed addition.

Sally Saraki, neighbor at 767 Jewell, spoke in support of the project, stating that the plans are attractive.

Kevin Robinson, neighbor at 775 Jewell, spoke in support of the project, stating that the proposed project would greatly improve the house.

The public comment period was closed.

On a motion by Howe, seconded by Hinshaw, the Board voted 4-0 to refer the project back to the applicant for further study of how to better integrate the proposed addition with the existing building in order to comply with Architectural Review Guideline No. 31.

d. Project Address: 874 Gibson Avenue

Architectural Approval Application No. 3882-09 for a proposed 2-story single-family dwelling and detached garage on a vacant lot.

Applicant: Joseph Rock, on behalf of Ben and Marilyn Higbee

CEQA status: Class 3 Categorical Exemption

Recommended Architectural Review Guidelines: 1, 2, 3, 5, 6, 10, 22, 23, 24, 27, 33, 34, 35, 36, 37 and 38.

Staff reference: Senior Planner, Karen Vaughn

Ben Higbee, owner, presented the project and answered questions from the Board.

Senior Planner Vaughn outlined the previous project approvals for an addition to the house and a new detached garage, the subsequent demolition of the existing structure, the stop work order issued by the Building Official, and the need for the project to be reprocessed as a new single family dwelling on a vacant lot.

Senior Planner Vaughn also noted that the height of the proposed structure was at the maximum allowed within the zoning district, and suggested a condition of approval that a survey be prepared and submitted prior to final building inspection. Such survey should depict the elevation of the ground and the elevation of the highest point of the roof.

The public comment period was opened.

Don Mothershead, neighbor at 614 Walnut, spoke in support of the project.

Kevin Robinson, contractor, spoke on behalf of the project. Mr. Robinson also stated that there had been a miscommunication between the Building Department and the Planning Department regarding the demolition of the previous structure, and that the final building plans noted “demolition” of the structure.

Chief Planner Burgess noted for the record that all previous applications for planning and building permits had been filled out by the project architect, and all stated “first and second story addition to an existing single family residence, and new detached garage”. Demolition was not included as the project description on any of the previous plans or applications.

The public comment period was closed.

On a motion by Becom, seconded by Northrop, the Board voted 4-0 to grant Final Architectural Approval of the project, with the condition that a survey of the building height be prepared and submitted to the Community Development Department prior to Final Inspection (in accordance with staff memo, dated 6-23-09), and subject to subcommittee (Becom/Hinshaw) review of the following:

- a. **The second story fan-shaped window be replaced with two rectangular windows, to match other rectangular windows on the second story.**
- b. **The width of the three arch windows on the first floor be redesigned so as to line up with the windows below, and so that the trim of the arch window lines up with the trim of the lower window.**
- c. **Corbel/knee brace supports be placed under all box windows to give the visual appearance of support.**

Approval is based on Architectural Review Guideline Nos. 33 and 36.

15. REPORTS OF BOARDMEMBERS

None

16. REPORTS OF THE COMMUNITY DEVELOPMENT DEPARTMENT

None

17. ADJOURNMENT

The meeting was adjourned at 7:54 p.m.

DRAFT