



## **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, JULY 14, 2009 – 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

Architectural Review Board (ARB) Members:

**1. CALL TO ORDER**

6:02 pm

**2. ROLL CALL**

Architectural Review Board (ARB) Members present:

Robin Aeschliman

Jeff Becom

Jeff Edmonds

Ken Hinshaw

Doug Howe, Chair

Wilda Northrop

**3. APPROVAL OF MINUTES**

**On a motion by Hinshaw, seconded by Northrop, the Board voted 6-0 to approve the minutes from the June 23, 2009, ARB Site Review and Regular Meetings as presented.**

**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**

Board Member Hinshaw noted that 874 Gibson had received subcommittee approval.

Chair Howe noted that he had recently reviewed the Bath House plans and had made some minor mark-ups on the plans.

**10. ADMINISTRATIVE ARCHITECTURAL APPROVALS**

None

**11. ITEMS WITHDRAWN OR TABLED**

None

**12. REQUESTS FOR CONTINUANCE**

None

**13. CONSENT AGENDA**

Board member Hinshaw suggested moving Regular Agenda Item 14D, project address 16 Beach Street to the Consent Agenda.

Chair Howe suggested pulling Consent Agenda Item 13B, project address 750 Spruce Avenue and placing it on the Regular Agenda for discussion.

**On a motion by Howe, seconded by Edmonds, the Board voted 6-0 to move project address 16 Beach Street to the Consent Agenda, and to move project address 750 Spruce Avenue to the Regular Agenda.**

**CHAIR HOWE STEPPED DOWN FOR THE NEXT ITEM DUE TO PROXIMITY OF HIS RESIDENCE TO THE PROPOSED PROJECT.**

**a. Project Address: 105 5<sup>th</sup> Street**

Design Change for Architectural Approval Application No. 3868-09 (Final) to the removal and rebuilding of existing stairs, landing area, and removal of a second floor exterior door. The applicant is seeking to rebuild the second floor deck and retain the second floor exterior door.

Applicant: James Smith, on behalf of Donald Shirkey

CEQA status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 7 and 34

Staff reference: Associate Planner Valerie Tallerico

**On a motion by Hinshaw, seconded by Northrop, the Board voted 5-0 to approve Consent Agenda Item 13A.**

**CHAIR HOWE RETURNED TO HIS SEAT.**

- b. Project Address: 622 17<sup>th</sup> Street (Previously Item 13C)**  
Architectural Approval Application No. 3805-08 (Final) for proposed first and second story additions and remodel to an existing single-family dwelling.  
Applicant: Ron Browns, on behalf of Gerald D. Noland  
CEQA status: Class 1 Categorical Exemption  
Recommended Architectural Review Guidelines: 1, 6, 9, 24, 25, 28 and 32.  
Staff reference: Senior Planner, Karen Vaughn
- c. Project Address: 108 Monterey Avenue (Previously Item 13D)**  
Architectural Approval Application No. 3892-09 (Final) for a design change to a proposed single-family dwelling on a vacant lot. Design change consists of raising the first floor plate height and overall height of structure by 6", addition of two stone columns at front entry, change of garage door width, removal of several second story windows, and enclosure of rear porch.  
Applicant: Jeanne Byrne, on behalf of Rick Nisbett and Steven Lutton  
CEQA status: Class 3 Categorical Exemption  
Recommended Architectural Review Guidelines: 1, 6, 9, 13, 27, 29, 32, 33, 34, 35, 36, 37 and 38.  
Staff reference: Senior Planner, Karen Vaughn
- d. Project Address: 16 Beach Street (Previously Item 14D)**  
Architectural Approval Application No. 3871-09 for a remodel of an existing single-family dwelling, including change of window sizes and locations, window replacements, replacement of exterior stone veneer with siding, reconfigured front porch, and new side deck.  
Applicant: Joseph Rock, on behalf of Kathleen Menghetti  
CEQA status: Class 1 Categorical Exemption  
Recommended Architectural Review Guidelines: 6, 33, 34, 36, 37 and 38.  
Staff reference: Senior Planner, Karen Vaughn

**On a motion by Howe, seconded by Hinshaw, the Board voted 6-0 to approve Consent Agenda Items 13B, 13C and 13D.**

**14. REGULAR AGENDA**

- a. Project Address: 750 Spruce Avenue**  
Architectural Approval Application No. 3888-09 (Final) to allow remodel of an existing detached garage, including a higher pitched roof, new doors, windows and skylights.  
Applicant: William Foster, on behalf of Joe Ouye  
CEQA status: Class 1 Categorical Exemption  
Recommended Architectural Review Guidelines: 2, 4, 31, 33 and 36.  
Staff reference: Senior Planner, Karen Vaughn

Senior Planner Karen Vaughn introduced the project.

Bill Foster, Architect, presented the project and answered questions from the Board.

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

**A motion was made by Aeschliman, seconded by Becom, to approve the project subject to the condition that a horizontal muntin be added to the upper windows. The Board voted 3-3 and the motion failed (Edmonds, Howe and Northrop dissenting).**

**On a motion by Edmonds, seconded by Hinshaw, the Board voted 6-0 to approve the project with the condition that the upper windows on the garage be more narrow, subject to subcommittee (Howe/Edmonds) review and approval of the updated window design.**

- b. Project Address: 689 Ocean View Boulevard (HRI) (previously Item 14A)**  
Historic Preservation Permit No. 08-0243 and Architectural Approval 3847-08 to remove an existing garage, its driveway and portions of a patio, remodels to the existing two-story portion of the structure, and addition of a new two-car garage, stairway connecting to a new second story addition, and a second floor deck. The project also includes a new entry and first floor addition of two bedrooms in the location of the existing garage. These structural improvements increase the size of the residence to 1,836 sq. ft. The HPP is to allow rehabilitation of and an addition to an existing single family dwelling with nonconforming setbacks and an exception to allow a reduced garage setback.  
Applicant: Peter Davis, on behalf of Spencer and Linda Stillman  
CEQA status: Mitigated Negative Declaration prepared  
Recommended Architectural Review Guidelines: 5, 9, 16, 28, 31, Guidelines for Historic Buildings 2, 3, 4, 5  
Staff reference: Senior Planner, Sarah Hardgrave

Senior Planner Sarah Hardgrave introduced the project.

Regarding the MND, staff suggested removal of two mitigation measures from the Conditions of Approval, based on correspondence from the applicant identifying that HIST-1 and HIST-2 had already been incorporated into the project design. Regarding Condition of Approval #15, staff recommended that the condition, also Mitigation Measure ARCH-5, be amended to allow soil excavation to be done with a small backhoe instead of manually.

Regarding the HPP, staff suggested a revision to the recommended finding #2, to read, "Pursuant to Municipal Code Section 23.76.060, the exception to the zoning district regulations, as requested by this application, is found to be necessary to permit the preservation or restoration of, or improvements to, the historic structure on the subject property, because retention of the existing non-

conforming setbacks allows the existing historic structure to remain in place and the proposed addition follows the historic setback line.”

Regarding the AA, staff suggested the concept design be considered based on Architectural Review Guidelines: 5, 9, 16, 28, 31, and Guidelines for Historic Buildings 2, 3, 4, 5.

Peter Davis, Architect, presented the project and answered questions from the Board.

The public comment period was opened.

Paul Menghetti, owner of 687 and 689 Mermaid, noted his concern with the proposed addition and the loss of view from his property.

Jeff Galley, tenant of 689 Mermaid, stated that the proposed addition would block the view from his living room window.

The public comment period was closed.

**On a motion by Hinshaw, seconded by Northrop, the ARB voted 6-0 to adopt the Mitigated Negative Declaration with staff’s recommended changes to the Mitigation Measures and Conditions of Approval.**

**On a motion by Howe, seconded by Hinshaw, the ARB voted 6-0 to approve the Historic Preservation Permit with staff’s recommended changes to Finding #2, as well as adding to that finding a statement by allowing the proposed encroachment into the setback allows for a simple structure and minimal modification in keeping with the historic home.**

**On a motion by Hinshaw, seconded by Edmonds, the ARB voted 6-0 to approve the Concept Architectural Approval, based on Architectural Guidelines 28 and 31 and Historic Guidelines 2, 3, 4, and 5, and that the Final Architectural Approval should provide details for the following elements: barge boards, gable ends, unified and consistent window design and materials, and consideration of a hip roof on the first floor addition.**

**c. Project Address: 1199 Forest Avenue (Previously Item 14B)**

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. Continued from May 26, 2009 and June 23, 2009.

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

CEQA status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 9, 34 and 38.

Staff reference: Senior Planner, Karen Vaughn

Senior Planner Karen Vaughn introduced the project.

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

The public comment period was opened.

Dr. Bettye Saxon, AT&T representative, spoke in support of the project and the ongoing need for expanded wireless telecommunications.

The public comment period was closed.

**On a motion by Hinshaw, seconded by Becom, the ARB voted 4-2 (Aeschliman and Northrop dissenting) to grant Final approval with the condition that the shorter 4' antennas be utilized, that the screen enclosures be reduced in height by 2'4", and that the proposed screening alternative with the burgundy band design be implemented.**

**d. Project Address: 1034 Hillside Avenue (Previously Item 14C)**

Architectural Approval Application No. 3846-08 and Tree Permit Application 090090 for proposed demolition of an existing single family residence and construction of a new two-story single family residence and removal of two trees.

Applicant: Steve Mickel

CEQA status: Class 3 Categorical Exemption

Recommended Architectural Review Guidelines: 1, 2, 6, 14, 21, 22, 23, 24, 34, 36, 37 and 38.

Staff reference: Associate Planner, Valerie Tallerico

Associate Planner Valerie Tallerico introduced the project.

Steve Mickel, 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 Becom, the ARB voted 6-0 to refer the project back to the applicant to either provide evidence that the existing structure is less than 50 years old or provide a Phase 1 Historic Assessment. The project was continued to the August 11, 2009 meeting.**

**15. REPORTS OF BOARDMEMBERS**

None.

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

Senior Planner Vaughn noted that the Historic Preservation Ordinance and also a budget discussion that directly relates to the ARB is on the Wednesday July 15, 2009 City Council agenda.

Senior Planner Vaughn also answered questions regarding the water wait-list and historic relocation permits.

**17. ADJOURNMENT**

The meeting was adjourned at 7:50 p.m.

DRAFT