



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, AUGUST 11, 2009 – 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

1. CALL TO ORDER

The meeting was called to order at 6:05pm

2. ROLL CALL

Architectural Review Board (ARB) Members present:

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

3. APPROVAL OF MINUTES

On a motion by Northrop, seconded by Hinshaw, the ARB voted 5-0, with Howe abstaining, to approve the July 28, 2009 Site Review and Regular Meeting minutes.

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

Staff reported that subcommittee approval had been granted for project address 107 18th St. for the required siding style and material change.

10. ADMINISTRATIVE ARCHITECTURAL APPROVALS

None

11. ITEMS WITHDRAWN OR TABLED

None

12. REQUESTS FOR CONTINUANCE**a. Project Address: 1034 Hillside Avenue**

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

On a motion by Howe, seconded by Becom, the ARB voted 6-0 to continue Project Address 1034 Hillside Avenue to the August 25, 2009 meeting.

13. CONSENT AGENDA

ARB members Hinshaw and Becom moved Consent Agenda items b. and c. to the Regular Meeting Agenda.

a. Project Address: 551 Gibson Avenue

Review of illumination levels of exterior lighting at the South Wing building and the main entry landscape island of Forest Hill Manor, per Use Permit Application No. 2704-01 Conditions of Approval (Condition No. 26)

Applicant: William Camille, on behalf of Forest Hill Manor

CEQA status: Class 1 Categorical Exemption

Staff reference: Senior Planner, Karen Vaughn

Public comment:

- None.

On a motion by Edmonds, seconded by Northrop, the ARB voted 6-0 to approve the consent agenda.

14. REGULAR AGENDA

a. Project Address: 310 8th Street

Architectural Approval Application No. 3901-09 for a proposed design change to a previously approved single family residence including redesign of a stairway and change to material finishes.

Applicant: Arman Kooroshfar, on behalf of Todd Porteous

CEQA status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 36 and 37

Public comment:

- Applicant Todd Porteous presented the project and responded to questions from the ARB.

On a motion by Hinshaw, seconded by Becom, the ARB voted 6-0 to approve the design change subject to the chimney material to be stucco as had been previously approved.

b. Project Address: 570 Lighthouse Avenue (HRI)

Architectural Approval Application No. 3897-09 for proposed new storefront and awning design to replace the existing storefront and awning on a historic building.

Applicant: George Ash, Architect on behalf of Saucito Land Co.

CEQA status: Class 31 Categorical Exemption

Recommended Architectural Review Guidelines: 36, 37, and 38.

Public comment:

- Applicant George Ash presented the project and responded to questions from the ARB.

On a motion by Edmonds, seconded by Northrop, the ARB voted 5-1 (Becom dissenting) to grant final approval of the project as proposed.

c. Project Address: 689 Ocean View Boulevard

Final 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. On July 14, 2009, the ARB adopted the Mitigated Negative Declaration and approved Historic Preservation Permit No. 08-0243. Applicant: Peter Davis, on behalf of Spencer and Linda Stillman
CEQA status: Mitigated Negative Declaration
Recommended Architectural Review Guidelines: 5, 9, 16, 28, 31, Guidelines for Historic Buildings 2, 3, 4, 5

Senior Planner, Sarah Hardgrave, briefly introduced the project.

Public comment:

- Applicant Peter Davis presented the project and answered questions from the ARB.

On a motion by Becom, seconded by Edmonds, the ARB voted 6-0 to grant final Architectural Approval.

d. Project Address: 176 Sloat Avenue

Architectural Approval Application No. 3835-08, Tree Permit No. 080472 to demolish the existing residential structure and carport and construct a new 3,421 square foot residence. The project also removes a small existing ornamental 11 inch multi-trunk tea tree in the front yard to make way for construction of the new residence.

Applicant: Craig Holdren on behalf of Kevin and Stephanie Gersten

CEQA status: Mitigated Negative Declaration prepared

Recommended Architectural Review Guidelines: 1, 2, 4, 5, 6, 9, 19, 20, 21, 23, 24, 25, 26, 27, 29, 32, 33, 34, 35, 36, 37 and 38

Senior Planner, Sarah Hardgrave, briefly introduced the project. She noted that several comment letters from neighbors had been submitted into the record.

Public comment:

- Craig Holdren, applicant, presented the project and answered questions from the ARB.
- Kevin Gersten, property owner, spoke in support of the proposed project.
- Inge Daumer, neighbor, spoke in opposition to the proposed project, particularly regarding impacts to sunlight, airflow, and privacy.
- Bill Gillrie, neighbor, spoke to the project and concerns about access during construction and impacts to the neighboring property owner.

The ARB discussed the project.

On a motion by Hinshaw, seconded by Becom, the ARB voted 6-0 to adopt the Mitigated Negative Declaration with the following revisions:

- **Amend Mitigation Measure NSE-1 to limit exterior construction work from 7:30am to 6pm, Monday through Friday.**
- **Revise the discussion under Aesthetics to note that the existing structure is one-story, not two-stories.**

On a motion by Howe, seconded by Edmonds, the ARB voted 6-0 to approve the Tree Permit with the City Arborist's recommended conditions.

On a motion by Hinshaw, seconded by Becom, the ARB voted 4-2 (Howe and Edmonds dissenting) to refer the Concept Architectural Approval back to the applicant for further study to move the second story element back from the street and reduce the height wherever possible, and continue the item to the September 8, 2009 meeting.

15. REPORTS OF BOARDMEMBERS

Board member Hinshaw shared with the ARB that he had attended a workshop on the Historic Building Code and provided several examples of the types of exceptions to the Uniform Building Codes that the Building Official can grant historic structures.

16. REPORTS OF THE COMMUNITY DEVELOPMENT DEPARTMENT

Senior Planner Hardgrave informed the ARB that the City Council had approved the Building Services contract with the City of Monterey and noted the benefits of this agreement.

17. ADJOURNMENT

The meeting was adjourned at 7:40pm.