



CITY OF PACIFIC GROVE

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
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MINUTES OF REGULAR MEETING

ARCHITECTURAL REVIEW BOARD

DATE & TIME: TUESDAY, SEPTEMBER 22, 2009 – 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

1. CALL TO ORDER

The meeting was called to order at 6:04 p.m.

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

Board Member Aeschliman noted that there should be an apostrophe in the word “project’s” on page 5, Item d.

On a motion by Howe, seconded by Hinshaw, the minutes from September 8, 2009, ARB Site Review and Regular meetings were approved with the correction to the apostrophe on page 5, Item d.

4. COMMENTS FROM THE PUBLIC

None

5. COMMUNICATIONS

None

6. WRITTEN CORRESPONDENCE

None

7. CITY COUNCIL ACTIONS

Chief Planner, Lynn Burgess noted that the City Council has approved an Initial Historic Screening Process, which went into effect on September 21, 2009.

8. PLANNING COMMISSION ACTIONS

None

9. SUBCOMMITTEE MEMBER REPORTS

Board Member Hinshaw stated that he and Board Member Becom had reviewed plans for 156 Pacific and that the project was referred back to the owner for redesign of porch rail spacing.

10. ADMINISTRATIVE ARCHITECTURAL APPROVALS

None

11. ITEMS WITHDRAWN OR TABLED

None

12. REQUESTS FOR CONTINUANCE

None

13. CONSENT AGENDA

None

14. REGULAR AGENDA

a. Project Address: 635 Spazier Avenue (HRI)

Historic Preservation Permit Application No. 09-0250 and Architectural Approval Application No. 3879-09 and Tree Permit No. 090184 for a 1,089 square foot addition to an existing single family residence and trimming of trees on site. The existing structure is listed on the City's Historic Resources Inventory and has non-conforming setbacks. The Historic Preservation Permit is required in order to allow for a first floor addition to a residence with non-conforming setbacks and the location of a portion of a driveway within the required west side yard setback.

Applicant: Eric Miller Architects, Inc., on behalf of Jon and Patricia Giffen
CEQA status: Class 31 Categorical Exemption
Recommended Architectural Review Guidelines: Architectural Review Guidelines for Historic Buildings No's. 1, 2, 3, 4 and 5, Appendix I.
Staff reference: Associate Planner, Valerie Tallerico

Associate Planner Valerie Tallerico introduced the project. Applicant Eric Miller presented the project and responded to questions from the Board.

The public hearing was opened, no public comment was received.

On a motion by Howe, seconded by Hinshaw, the Board voted 6-0 to approve the Historic Preservation Permit with the Staff recommended findings and conditions.

On a motion by Aeschliman, seconded by Becom, the Board voted 6-0 to approve the Tree Permit with the staff recommended conditions that were handed out at the meeting.

On a motion by Hinshaw, seconded by Becom, the Board voted 6-0 to grant Final Architectural Approval, subject to the staff recommended findings and conditions, and with the added condition that the new windows match the existing windows in the dimension of the bottom rail.

b. Project Address: 117 Lighthouse Avenue

Architectural Approval Application No. 3906-09 (Final) for a remodel of an existing single-family dwelling, including replacement of all windows with wood windows and installation of two new windows and a new roof.

Applicant: George Skyllas, on behalf of Charles and Jennifer Gillmartin

CEQA status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 33, 35, 38 and 39.

Staff reference: Associate Planner, Valerie Tallerico

Associate Planner Valerie Tallerico introduced the project. Applicant representative Hamid Adparvar presented the project and responded to questions from the Board.

The public hearing was opened, no public comment was received.

On a motion by Becom, seconded by Hinshaw, the Board voted 6-0 to grant Final Architectural Approval with subcommittee review and approval required for the window type, material and trim, and that double hung windows be used on the older portion of the residence, and found the project to be consistent with the following Architectural Review Guidelines: 33, 34, 35, 38, and 39.

The Board appointed Jeff Becom and Ken Hinshaw to the subcommittee.

c. Project Address: 1110 Austin Avenue

