



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, OCTOBER 13, 2009 – 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

1. CALL TO ORDER

The meeting was called to order at 6:05 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

On a motion by Hinshaw, seconded by Northrop, the Board voted 6-0 to approve the Site Review and Regular meeting minutes from the September 22, 2009 ARB meeting.

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 MEMBER REPORTS

None.

10. ADMINISTRATIVE ARCHITECTURAL APPROVALS

Associate Planner, Valerie Tallerico reported that an Administrative Architectural Approval Application was approved on October 2, 2009 for 59 Country Club Gate.

11. ITEMS WITHDRAWN OR TABLED

None.

12. REQUESTS FOR CONTINUANCE

None.

13. CONSENT AGENDA

On a motion by Edmonds, seconded by Hinshaw, the Board voted 6-0 to move Regular Agenda Item 14a to the consent agenda.

- a. **Project Address: 173 Lighthouse Avenue (HRI) (formerly Item 14a)**
Historic Preservation Permit Application No. 09-0246 and Architectural Approval Application No. 3881-09 for a 315 square foot second floor addition to an existing two-story single family residence. The existing structure is listed on the City's Historic Resources Inventory and has non-conforming setbacks and parking. The Historic Preservation Permit is required in order to allow for an addition to a residence with non-conforming parking.
Applicant: Stocker and Allaire, Inc., on behalf of Michael Clark
CEQA status: Class 31 Categorical Exemption
Recommended Architectural Review Guidelines: Architectural Review Guidelines for Historic Buildings No's. 1, 2, 3, and 4, Appendix I.
Staff reference: Associate Planner, Valerie Tallerico

On a motion by Hinshaw, seconded by Northrop, the Board voted 6-0 to approve the Historic Preservation Permit and grant conceptual architectural approval subject to the Staff recommended findings and conditions.

14. REGULAR AGENDA

a. Project Address: 206 14th Street (HRI) (formerly Item 14b)

Historic Preservation Permit Application No. 09-0248 and Architectural Approval Application No. 3890-09 for a 225 square foot addition to an existing single family residence. 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 to allow for the addition to follow the setback of the existing historic residence.

Applicant: Charles Huff, Architect, on behalf of Cyril and Diana Bonanno

CEQA status: Class 31 Categorical Exemption

Recommended Architectural Review Guidelines: Architectural Review Guidelines for Historic Buildings No's. 1, 2, 3, and 4, Appendix I.

Staff reference: Associate Planner, Valerie Tallerico

Associate Planner, Valerie Tallerico introduced the project. Applicant Charles Huff presented the project and responded to questions from the Board.

The public comment period was opened.

Rita Montgomery expressed concerns about timing of construction and possible negative effects of the project on her business.

Glinda Anderson expressed concerns about the effects of construction on her business.

Cyril Bononno, property owner, stated he would exchange information with the concerned parties to discuss the construction schedule with them.

The public comment period was closed.

On a motion by Hinshaw, seconded by Becom, the Board voted 5-1 (Howe dissenting) to approve the Historic Preservation Permit subject to the Staff recommended findings and conditions.

On a motion by Becom, seconded by Hinshaw, the Board voted 5-1 (Howe dissenting) to grant concept approval subject to the Staff recommended findings and conditions subject to the following conditions:

- Lower the proposed dormers by 1' below the ridgeline
- Gable dormers should be used.

b. Project Address: 157 Pacific Avenue (HRI) (formerly Item 14c)

Architectural Approval Application No. 3857-09 for final approval of materials for renovations to a single family residence listed on the Historic Resources Inventory.

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

CEQA status: Class 31 Categorical Exemption

Recommended Architectural Review Guidelines: 33, 35, 36, and 37.

Staff reference: Associate Planner, Valerie Tallerico

Associate Planner, Valerie Tallerico introduced the project. Applicant Ted Larson presented the project and responded to questions from the Board.

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

On a motion by Hinshaw, seconded by Howe, the Board voted 6-0 to continue the project to the November 24, 2009 meeting and refer the project back to the applicant for further study of the following:

- **Slide the shed roof over the entry to the left so it does not extend beyond the wall line.**
- **Beams should be shown at true size.**
- **The post at the left side of the front shed roof should be shown.**
- **Show details of columns and connection.**
- **Show detail of microlam.**

c. Project Address: 165 Acacia Avenue (formerly Item 14d)

Architectural Approval Application No. 3908-09 for a proposed design change to a previously approved single family dwelling for window changes.

Applicant: David Prew, on behalf of Paul Fortier

CEQA status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 33, 36, and 37.

Staff reference: Associate Planner, Valerie Tallerico

Associate Planner, Valerie Tallerico introduced the project. Applicant, David Prew was present to answer 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 3-3 (Howe, Edmonds, and Aeschliman dissenting) to refer the project back to the applicant with a request for the following revisions:

- **Replace the windows on the front façade and wrap around sides with the originally approved ARB design.**
- **Find a solution to the stonework on the front façade.**
- **Rethink details of the porch overhang and trim.**

The motion failed.

