



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, OCTOBER 27, 2009 – 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

Members of the audience may come forward to review and observe exhibits being presented for any agenda item. Public comment on a specific agenda item may be made after the applicant has presented his/her project to the Board.

1. CALL TO ORDER

The meeting was called to order at 6:03 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 5-0 to approve the Site Review and Regular meeting minutes from the October 13, 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

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 ITEMS WITHDRAWN OR TABLED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

Recommended action: **Continue to the November 24, 2009 meeting.**

On a motion by Howe, seconded by Edmonds, the Board voted 5-0 to continue the project to the November 24, 2009 ARB meeting.

13. CONSENT AGENDA

a. Project Address: 888 Maple Street (HRI)

Architectural Approval Application No. 3793-08 (Final), to allow a 501 square foot addition to the rear of an existing single-family dwelling and a 198 square foot addition to the rear of an existing detached garage. The existing structures

are listed on the City's Historic Resources Inventory and have non-conforming setbacks. The project received Concept Architectural Approval and approval of an Historic Preservation Permit on June 9, 2009.

Applicant: Rick Steres, Architect, on behalf of John and Christine Bertko

CEQA Status: Categorically Exempt, Class 31

Recommended Architectural Review Guidelines: Historic Buildings, Appendix I, Guidelines 1, 2, 3, and 4.

Staff reference: Senior Planner, Karen Vaughn

Senior Planner, Karen Vaughn addressed the Board regarding their earlier question about the type of muttons that would be used on the windows.

On a motion by Edmonds, seconded by Hinshaw, the Board voted 5-0 to grant final approval of the project with the condition that exterior wood muttons be used on the windows.

14. REGULAR AGENDA

a. Project Address: 165 Acacia Avenue

Architectural Approval Application No. 3908-09 for a proposed design change to a previously approved single family dwelling for window changes. Continued from the October 13, 2009 meeting.

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 presented the project and responded to questions from the Board.

The public comment period was opened, no public comment was received. The public comment period was closed.

On a motion by Howe, seconded by Edmonds, the Board voted 6-0 to approve the project subject to the Staff findings and conditions with the following conditions:

- **The trim at the head should be equal in width to the trim at the jams before the crown starts.**
- **The crown should go to the outside edge and return back to the wall.**
- **The trim should be cut around the existing trim.**
- **The stone around the base of the house does not need to be removed.**

b. Project Address: 1110 Austin Avenue

Architectural Approval Application No. 3877-09 and Tree Permit No. 099086 for a proposed two-story single family residence on a vacant lot. Continued from the September 22, 2009 meeting.

Applicant: David Prew, on behalf of Roy Larson

CEQA status: Class 3 Categorical Exemption

Recommended Architectural Review Guidelines: 1, 2, 7, 9, 13, 21, 22, 23, 24, 29, 32, 35, and 36.

Staff reference: Associate Planner, Valerie Tallerico

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

The public comment period was opened.

Fred Rubin spoke in opposition of the project and provided photos and a letter.

Chad Norton spoke in opposition of the project.

The public comment period was closed.

On a motion by Howe, seconded by Becom the Board voted to approve the Tree Permit and grant conceptual approval subject to the Staff findings and conditions subject to Architectural Review Guidelines 1, 2, 7, 9, 13, 21, 22, 23, 24, 29, 32, 35, and 36 subject to the following conditions:

- **The understanding that some minor adjustments may be made to address the neighbor concerns including cutting the north-west corner of the residence and extending the south-east corner.**
- **The stormwater drainage plans should be submitted at the time of Final Architectural Approval for ARB review.**

c. Project Address: 176 Sloat Avenue

Architectural Approval Application No. 3835-08 (Final) to demolish the existing residential structure and carport and construct a new 3,421 square foot residence, including approval of the landscaped and exterior lighting plans. The project received Concept Architectural Approval on September 8, 2009.

Applicant: Craig Holdren on behalf of Kevin and Stephanie Gersten

CEQA status: Mitigated Negative Declaration adopted August 11, 2009

Recommended Architectural Review Guidelines: 6, 7, 8, 10, 11, 12, 33, 34, 35, 36, 37 and 38

Staff reference: Senior Planner, Sarah Hardgrave

Senior Planner, Sarah Hardgrave introduced the project. Applicant, Craig Holdren presented the project and responded to questions from the Board.

The public comment period was opened.

Inge Daumer, neighbor, spoke in opposition to the project and asked questions about the lighting plan.

The public comment period was closed.

On a motion by Edmonds, seconded by Aeschliman, the Board voted 6-0 to grant Final Architectural Approval as presented and subject to the Staff findings and conditions.

15. REPORTS OF BOARDMEMBERS

None.

16. REPORTS OF THE COMMUNITY DEVELOPMENT DEPARTMENT

Senior Planner, Sarah Hardgrave informed the Board that the City Council would be hearing a proposal about fee increases for Architectural Approvals and that the Agenda Report would be sent to the Board members. Senior Planner, Sarah Hardgrave also gave an update on the Lovers' Point/Bathhouse project, which is pending Coastal Commission Approval.

17. ADJOURNMENT

The meeting was adjourned at 7:35 p.m.

DRAFT