



CITY OF PACIFIC GROVE

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3190 • FAX (831) 648-3184

MINUTES OF SITE REVIEW MEETING

ARCHITECTURAL REVIEW BOARD

Date & Time: TUESDAY, MARCH 9, 2010 – 12:00 P.M.

Location: CITY HALL, CITY MANAGER'S CONFERENCE ROOM
(UPSTAIRS) – 300 FOREST AVENUE

The meeting was called to order at 12:05 p.m.

Board Members present: Robin Aeschliman, Jeff Becom, Jeff Edmonds, Ken Hinshaw, Juan Rosas

Staff present: Senior Planer Karen Vaughn and Contract Senior Planner Patrick Kelly

1. Agenda Item Presentations

Staff presented the projects on the Architectural Review Board Regular Meeting agenda and answered questions from Board.

2. Site Review

Board members visited the following site:

- 222 Central Avenue
- 707 Ocean View Boulevard

3. Adjournment.

The meeting was adjourned in the field at 1:35 p.m.



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MINUTES OF REGULAR MEETING

ARCHITECTURAL REVIEW BOARD

Date & Time: TUESDAY, MARCH 9, 2010 – 6:00 P.M.

Location: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

1. Call to Order

The meeting was called to order at 6:02 p.m.

2. Roll Call

Architectural Review Board (ARB) Members present:

Jeff Becom, Vice-Chair
Jeff Edmonds, Chair
Ken Hinshaw
Juan Rosas

Architectural Review Board (ARB) Members absent:

Robin Aeschliman
Vitaly Volmensky

1 vacancy

3. Approval of Minutes

On a motion by Hinshaw, seconded by Becom, the Board voted 4-0 to approve the minutes from the February 23, 2010 ARB Site Review and Regular meetings.

4. Public Comments

None

5. Written Correspondence

None

6. Items to be Continued or Withdrawn

None

7. Consent Agenda

None

8. Regular Agenda

Applicant for Item 8C, Project Address 222 Central Avenue, requested to be moved to the beginning of the Regular Agenda due to time constraints. Chair Edmonds asked the public and the Board if there were any objections to the reordering of the Regular Agenda. There were no objections.

A. Project Address: 222 Central Avenue (HRI) (Previously Item 8C)

Architectural Approval Application (AA) No. 3930-10: To allow the rehabilitation of an existing, historic single family residence. The Phase 2 Historic Assessment prepared for the project concludes that all proposed alterations to the home are consistent with the Secretary of the Interior's Standards for historic rehabilitation.

Applicant: Carl Maxey, Architect, on behalf of Susan Skorich

CEQA Status: Class 31 Categorical Exemption

Recommended Architectural Review Guidelines: Historic Buildings, Appendix I, Guidelines 3 and 5.

Staff Reference: Contract Senior Planner, Patrick Kelly, AICP

Senior Planner Kelly introduced the project.

Carl Maxey, Architect, described the project and answered questions from the Board.

BOARD MEMBER AESCHLIMAN ARRIVED AND TOOK HER SEAT AT 6:07 P.M.

Kent Seavey, Historic Consultant, answered questions from the Board.

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

Staff also noted that a Tree Permit would be required for the removal of the tree located near the foundation of the dwelling. The applicant can bring the Tree Permit back to the Board at the time of Final Approval.

On a motion by Hinshaw, seconded by Edmonds, the Board voted 5-0 to grant Conceptual Architectural Approval, with the condition that the applicant further

study the use of wooden railings around the French doors, removal of the stonework on the studio, restudy the reuse of the large plate glass window and restudy the stovepipe-style chimney flue.

B. Project Address: 707 Ocean View Boulevard (HRI) (Previously Item 8A)

Historic Preservation Permit No. (HPP) 10-0252, Architectural Approval (AA) 3929-10: To allow a 577 square foot addition to an existing single-family dwelling. The existing structure is listed on the City's Historic Resources Inventory and has non-conforming setbacks. The project applicant is requesting an exception from Pacific Grove Municipal Code Section 23.57.060(b) to allow a second floor addition to maintain the existing nonconforming setback of the first floor of the dwelling; and from Code Section 23.57.050 to allow the maximum building coverage to be exceeded. Per Code Section 23.76.060, certain exceptions to zoning requirements, including setbacks and lot coverage, may be requested through a Historic Preservation Permit from the Architectural Review Board in lieu of a variance approval. An Architectural Approval for the proposed addition is also requested.

Applicant: Jeanne Byrne, FAIA, on behalf of David Yntema

CEQA Status: Class 31 Categorical Exemption

Recommended Architectural Review Guidelines:

5, 6, 9, 24, 28, 31, 39, and Historic Buildings, Appendix I, Guidelines 2, 3, and 4.

Staff Reference: Contract Senior Planner, Patrick Kelly, AICP

Senior Planner Kelly introduced the project.

Jeanne Byrne, FAIA, described the project and answered questions from the Board.

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

A motion was made by Hinshaw to approve the project, subject to changes to the proposed second story corner windows to a more traditional style and that all windows have a traditional wide bottom rail. The motion was not seconded, and therefore failed.

On a motion by Edmonds, seconded by Rosas, the Board voted 5-0 to approve the Historic Preservation Permit with all findings and conditions, as presented.

On a motion by Hinshaw, seconded by Becom, the Board voted 2-3 (Aeschliman, Edmonds and Rosas dissenting) to grant Final Architectural Approval, subject to redesign of the second story corner windows to a more traditional style. Motion failed.

On a motion by Rosas, seconded by Edmonds, the Board voted 4-1 (Becom dissenting) to grant Final Architectural Approval to the project as presented, and to allow the use of clad windows.

C. Project Address: 1034 Hillside Avenue (Previously Item 8B)

Architectural Approval Application (AA) No. 3846-08 and Tree Permit Application No. 090090: To allow the demolition of an existing single family residence and construction of a new two-story single family residence and removal of two trees. The City has found the existing home to be ineligible for inclusion on the city's Historic Resources Inventory.

Applicant: Steve Mickel

CEQA Status: Class 3 Categorical Exemption

Recommended Architectural Review Guidelines:

1, 2, 4, 13, 21, 24, 27, 29, 23, 33, 34, 35, 37, 38

Staff Reference: Contract Senior Planner, Patrick Kelly, AICP

Senior Planner Kelly introduced the project.

Steve Mickel, Applicant, described the project and answered questions from the Board.

The public comment period was opened.

Fred Hardy, neighbor at 1037 Hillside, expressed concerns with parking issues in the neighborhood.

The public comment period was closed.

On a motion by Rosas, seconded by Edmonds, the Board voted 2-3 (Aeschliman, Becom and Hinshaw dissenting) to grant Conceptual Architectural Approval, subject to changes to the exterior materials, finished and trim, and a reduction of the drive approach apron. Motion failed.

On a motion by Hinshaw, seconded by Rosas, the Board voted 5-0 to refer the project back to the applicant for further study and redesign, and to continue the item to the April 13, 2010 meeting.

9. Acceptance of Minutes from Other Bodies

None

10. Reports of ARB Subcommittees

Hinshaw and Rosas approved subcommittee items for 143 18th Street.

11. Reports of ARB Members

Chair Edmonds discussed the activities of the Ad Hoc Committee for Planning Permit Review Process and noted that the next meeting will be held on Tuesday March 16, 2010.

Board Member Rosas discussed his perspective as a newly appointed member of the ARB. He also discussed the Architectural Review Guidelines and the importance of having the Board utilize and cite them during their deliberations.

12. Reports from Staff

Senior Planner Vaughn noted that staff will bring draft window guidelines to the Board on April 13, 2010 for review and discussion. She also reiterated Board Member Rosas discussion of the Architectural Review Guidelines and the importance of citing appropriate guidelines in each action taken by the Board.

13. Adjournment

The meeting was adjourned at 8:12 p.m.