



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, MARCH 23, 2010 – 6:00 P.M.

Location: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

MEETING AGENDA:

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, Vice-Chair
Jeff Edmonds, Chair
Ken Hinshaw

Architectural Review Board (ARB) Members absent:

Juan Rosas
Vitaly Volmensky

1 vacancy

3. Approval of Minutes

On a motion by Becom, seconded by Hinshaw, the Board voted 4-0 to approve the minutes from the March 9, 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 Items to be Continued or Withdrawn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

On a motion by Hinshaw, seconded by Becom, the Board voted 4-0 to move Regular Agenda Item 8D, Project Address 1145 Seaview Avenue to the Consent Agenda.

A. Project Address: 1145 Seaview Avenue (Previously Item 8D)

Architectural Approval Application No. 3936-10 (Concept): To allow construction of a detached bedroom/bathroom suite on an improved residential lot. Use Permit No. 3009-09 for plumbing in an accessory structure was approved by the Planning Commission on March 4, 2010.

Applicant: Marjorie Ingram Viales, on behalf of Isao and Yukiko Kato

CEQA Status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 27, 34, 37, 38

Staff Reference: Senior Planner, Karen Vaughn, AICP

On a motion by Aeschliman, seconded by Becom, the Board voted 4-0 to approve the Consent Agenda.

BOARD MEMBER ROSAS ARRIVED AND TOOK HIS SEAT.

8. Regular Agenda**A. Project Address: 222 Central Avenue (HRI)**

Architectural Approval Application No. 3930-10 (FINAL): 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. Conceptual Architectural Approval was granted on March 9, 2010.

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: Senior Planner, Karen Vaughn, AICP

Senior Planner Vaughn introduced the project.

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

The public comment period was opened.

Winston Alstab, resident, discussed the historical significance of the property as it relates to author John Steinbeck..

Ester Trosow stated that she is glad to see that the studio is not proposed to be demolished.

The public comment period was closed.

On a motion by Hinshaw, seconded by Becom, the Board voted 3-2 (Rosas, Edmonds dissenting) to grant Final Architectural Approval, subject to the replacement windows being wood. Motion failed.

The Board continued to discuss wood windows vs. clad-wood windows.

On a motion by Hinshaw, seconded by Becom, the Board voted 4-1 (Rosas dissenting) to grant Final Architectural Approval, pursuant to Architectural Review Guideline No. 39, and subject to the replacement windows being wood because wood would be the appropriate material for replacement windows in historic structures with wood exterior finish. Motion passed.

On a motion by Edmonds, seconded by Becom, the Board voted 5-0 to grant approval of Tree Permit No. 100055.

CHAIR EDMONDS STEPPED DOWN PRIOR TO THE NEXT ITEM DUE TO A CONFLICT OF INTEREST.

B. Project Address: 803 Gibson Avenue

Architectural Approval Application No. 3913-09 (FINAL): To allow an 819 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. Approval of Historic Preservation Permit No. 09-0251 and Conceptual Architectural Approval was granted on February 9, 2010.

Applicant: Jeff Edmonds, on behalf of Bob and Rebecca Emanuel

CEQA status: Class 31 Categorical Exemption

Recommended Architectural Review Guidelines: 2, 24, 27, 28, 29, 31, 33, 39

Staff reference: Senior Planner, Karen Vaughn, AICP

Senior Planner Vaughn introduced the project.

Bob Emanuel, owner, described the project and answered questions from the Board.

Jeff Edmonds, applicant, discussed the project and answered questions from the Board.

The public comment period was opened.

Bill Ruckas, neighbor, spoke in support of the project.

Rebecca Emanuel, owner, spoke in support of the project.

The public comment period was closed.

On a motion by Rosas, seconded by Aeschliman, the Board voted 4-0 to grant Final Architectural Approval to the project as presented, and to allow the use of clad-wood windows because they are an appropriate material for use in historic structures with stucco exterior finish.

CHAIR EDMONDS RETURNED TO HIS SEAT.

C. Project Address: 551 Gibson Avenue

Architectural Approval Application No. 3934-10 (FINAL) and Sign Permit Application No.10-0175: To allow improvements to the existing block wall along Forest and Gibson Avenues, extend the existing wooden fence on Forest Avenue an additional 25' and return to building, install new landscaping, and install a new freestanding sign near the corner of Forest and Sinex Avenues.

Applicant: Beverly Power, Forest Hill Manor, on behalf of California-Nevada Methodist Homes

CEQA Status: Class 1 Categorical Exemption

Staff Reference: Senior Planner, Karen Vaughn, AICP

Senior Planner Vaughn introduced the project.

Alexis Dominguez, applicant, described the project and answered questions from the Board.

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

On a motion by Edmonds, seconded by Becom, the Board voted 5-0 to grant Final Architectural Approval and Sign Permit Approval to the project as presented.

9. Acceptance of Minutes from Other Bodies

None

10. Reports of ARB Subcommittees

None

11. Reports of ARB Members

Chair Edmonds noted that he had attended a water conservation seminar in San Francisco and has notes and information for anyone interested.

Board member Becom noted that a conference on Historic Preservation will be held in Monterey on March 31, 2010.

Chair Edmonds noted that the ad hoc subcommittee's next meeting will be on Tuesday March 30, 2010, and that there will be one more meeting after that.

12. Reports from Staff

None

13. Adjournment

The meeting adjourned at 7:44 p.m.