



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, APRIL 27, 2010 – 6:00 P.M.

Location: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

1. Call to Order

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

2. Roll Call

Architectural Review Board (ARB) Members present:

Robin Aeschliman
Jeff Becom, Vice-Chair
Jeff Edmonds, Chair
Ken Hinshaw
Juan Rosas
Vitaly Volmensky
1 vacancy

3. Approval of Minutes

On a motion by Volmensky, seconded by Becom, the Board voted 6-0 to approve the minutes from the April 13, 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 Items to be Continued or Withdrawn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 Edmonds, seconded by Aeschliman, the Board voted 6-0 to move Regular Agenda Item 8a, project address 213 Forest Avenue, to the Consent Agenda.

A. Project Address: 213 Forest Avenue (HRI) (previously Item 8a)

Architectural Approval Application (AA) No. 3943-10 (FINAL): Proposed façade changes to a commercial structure that is listed on the City's Historic Resources Inventory. Modifications include replacement of non-historic windows to match original wood windows, replacement of front entry door with code-compliant door, and removal of non-historic stone veneer.

Applicant: Jeanne Byrne, FAIA, on behalf of David Robinson and Michael Canadas
CEQA Status: Class 31 Categorical Exemption

Staff Reference: Senior Planner, Karen Vaughn, AICP

On a motion by Volmensky, seconded by Becom, the Board voted 6-0 to approve the Consent Agenda.

8. Regular Agenda

A. Project Address: 523 Hillcrest Avenue (HRI) (previously Item 8b)

Architectural Approval Application (AA) No. 3928-10 (FINAL): Proposed addition to the rear of an existing single-family dwelling that is listed on the City's Historic Resources Inventory, and proposed demolition and rebuild of non-historic detached garage.

Applicant: Anthony DeCarlo

CEQA Status: Class 31 Categorical Exemption

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

Staff Reference: Senior Planner, Karen Vaughn, AICP

Senior Planner Vaughn introduced the project.

David Prew described the project and answered questions from the Board.

The public comment period was opened.

Jerry Taylor, neighbor, expressed concerns with the mass, location and height of the addition and garage. Mr. Taylor noted that the project will block daylight and views from his home and that the view would be a single pane of shingles. He asked if something could be revised in the design to soften the view and allow more daylight.

The public comment period was closed.

On a motion by Becom, seconded by Volmensky, the Board voted 6-0 to grant Final Architectural Approval to the project with the condition that the addition and detached garage have a roof pitch of 6:12, and with the option to replace the non-historic plate glass windows on the front porch with windows more appropriate to the historic appearance of the house, pursuant to Guidelines 5 and 9.

B. Project Address: 307 Bishop Avenue (previously Item 8c)

Architectural Approval Application No. 3942-10 (CONCEPT): Proposed partial demolition and addition/remodel of one-story home. Modifications include remodel of front half of existing structure and demolition and rebuild of rear half of structure.

Applicant: William Foster, on behalf of John and Bonnie Gawf

CEQA status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 5, 6, 20, 26, 28, 29, 31, 35

Staff reference: Contract Assistant Planner, Ashley Hefner

Contract Assistant Planner Hefner introduced the project.

Bill Foster described the project and answered questions from the Board.

The public comment period was opened.

Bonnie Gawf, owner, described the evolution of the proposed project and asked for the Board's support.

The public comment period was closed.

On a motion by Becom, seconded by Rosas, the Board voted 6-0 to grant Conceptual Architectural Approval to the project as presented.

C. Project Address: 775 Mermaid Avenue (previously Item 8d)

Architectural Approval Application No. 3944-10 (CONCEPT): Proposed remodel to home in the Coastal Zone including moving entry door from east to north elevation on frontage, replacing existing stucco on first floor of north elevation to match section of first and second floor vertical wood (T-111) siding, removing window on first floor of east and on second floor of west elevation, modifying existing vinyl bedroom window on east elevation to meet egress with like materials, and adding new water heater enclosure and window on the south elevation.

Applicant: Daniel Hanmer, on behalf of Margaret Chan

CEQA status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 6, 33

Staff reference: Contract Assistant Planner, Ashley Hefner

Contract Assistant Planner Hefner introduced the project.

Daniel Hanmer 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 Rosas, the Board voted 6-0 to grant Final Architectural Approval to the project with the condition that the proposed front door be wood with a glass light feature, and all exterior materials to match existing.

9. Acceptance of Minutes from Other Bodies

None.

10. Reports of ARB Subcommittees

Chair Edmonds noted that the Ad Hoc Subcommittee for Planning Permit Review and Streamlining would be forwarding their recommendations to the Council on May 5, 2010.

11. Reports of ARB Members

Board member Hinshaw handed out an article from the Carmel Pine Cone regarding window requirements in Carmel.

Board member Hinshaw also noted that Mark Travaille will be giving a presentation to the HRC on May 12, 2010 regarding recent historic rehabilitation projects.

12. Reports from Staff

None.

13. Adjournment

The meeting was adjourned at 7:10 p.m.