



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, JULY 13, 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:

Jeff Becom, Vice Chair
Jeff Edmonds, Chair
Ken Hinshaw
Rick Steres
Vitaly Volmensky

Architectural Review Board (ARB) Members Absent:

Robin Aeschliman
Juan D. Rosas

3. Approval of Minutes

On a motion by Hinshaw, seconded by Edmonds, the Board voted 5-0 to approve the minutes from the June 22, 2010 ARB Site Review and Regular meetings.

4. Public Comments

Staff requested that a neighbor of Agenda Item 8d, project address 864 Congress Avenue, be allowed to speak during Public Comment to due time constraints. The Board granted

the request. Neighbor Linda Cybil, 866 Congress commented that she is in support of the project, noting that the project was well thought out and will be an improvement to the neighborhood.

5. Written Correspondence

None.

6. Items to be Continued or Withdrawn

None.

7. Consent Agenda

A. Project Address: 120 Country Club Gate

Architectural Approval Application (AA) No. 3961-10 (FINAL): Proposed storefront modifications to an existing commercial structure, including door and window relocations.

Applicant: James Smith, Architect on behalf of Pet Extreme

CEQA Status: Class 1 Categorical Exemption

Staff Reference: Senior Planner, Karen Vaughn, AICP

Recommended Action: Discuss and take appropriate action.

On a motion by Edmonds, seconded by Becom, the Board voted 5-0 to approve the Consent Agenda.

At 6:08, Board Member Aeschliman arrived and took her seat.

8. Regular Agenda

A. Project Address: 314 13th Street (HRI)

Historic Preservation Permit No. 10-0255 and Architectural Approval Application No. 3962-10 (FINAL): Proposed modifications to an existing single-family dwelling that is listed on the City's Historic Resources Inventory, including removal and replacement of second-story deck railing, replacement of non-historic windows with new wood windows, removal of non-historic exterior stairs to the second-story deck, removal and replacement of non-historic siding on a previous addition, and a new wood deck to replace the concrete porch. The property was previously granted Variance approval (VAR 86-1081, approved 7/17/1986), with the condition that the existing detached garage be removed and replaced with a 9' x 20' concrete parking pad. The applicant is seeking a Variance Amendment (through a Historic Preservation Permit) to remove said condition and allow the detached garage to remain.

Applicant: Steve Honegger, Housing Rehabilitation Inspector, on behalf of Christine Miskimon

CEQA Status: Class 31 Categorical Exemption

Recommended Architectural Review Guidelines: Appendix I, Guidelines 3, 4 and

5 for Historic Buildings

Staff Reference: Senior Planner, Karen Vaughn, AICP

Recommended Action: Staff recommends denial of the Historic Preservation Permit. Discuss and take appropriate action on the Architectural Approval Application.

Senior Planner Vaughn introduced the project noting that the Historic Preservation Permit, in this case, is acting as a Variance Amendment to conditionally approved Variance No. 86-1081.

Applicant, Steve Honegger, discussed the project and answered questions from the Board.

The public comment period was opened.

Renee Decebal, neighbor at 14th Street and Laurel Avenue, noted that parking is an issue in the neighborhood. She also expressed concern for safety in crossing streets, and turning out of streets with all the parallel parked cars on the street blocking visibility.

The public comment period was closed.

The Board asked questions regarding funding for the project due to it being a City Housing Rehabilitation project. Julie Uretsky, Housing Program Coordinator, answered questions and indicated that housing funds have specific rules and cannot be used for expansion of structures.

On a motion by Aeschliman, seconded by Steres, the Board voted 5-1 (Volmensky dissenting), to grant the Historic Preservation Permit because the loss of the historic detached accessory structure would be a loss for the neighborhood and the community overall.

On a motion by Hinshaw, seconded by Volmensky, the Board voted 6-0, to grant Final Architectural Approval of the project as presented, with the condition that the second story rail details be approved by subcommittee (Hinshaw and Becom). The detached accessory structure may be rehabilitated as part of this approval.

BOARD MEMBER STERES STEPPED DOWN PRIOR TO THE NEXT ITEM, DUE TO CONFLICT OF INTEREST.

B. Project Address: 307 Alder Street (HRI)

Historic Preservation Permit No. 10-0254 and Architectural Approval Application No. 3957-10 (CONCEPT): Proposed 113 square foot first floor addition, 538 square foot second floor addition, and 474 square foot attached garage to an existing one-story, 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 a total required side yard of 20% of the site width, with a minimum of three feet per side, pursuant to Pacific Grove Municipal Code Section 23.16.060(b)(1). The Applicant also seeks a reduction of the rear yard setback per Code Section 23.68.050(d)(2). Certain exceptions to zoning requirements may be permitted through a Historic Preservation Permit from the Architectural Review Board, in lieu of the Use Permit and Variance. An Architectural Approval is also requested for the proposed project.

Applicant: Rick Steres, on behalf of Steven Marino

CEQA Status: Class 31 Categorical Exemption

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

Staff Reference: Assistant Planner, Jill Miller

Recommended Action: Staff recommends approval of the Historic Preservation Permit. Discuss and take appropriate action on the Architectural Approval Application.

Assistant Planner Miller introduced the project.

Applicant, Rick Steres 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 Aeschliman, the Board voted 5-0, to grant the Historic Preservation permit pursuant to the staff recommended findings and conditions.

On a motion by Edmonds, seconded by Volmensky, the Board voted 3-2 (Hinshaw, Becom dissenting) to grant Concept Architectural Approval of the project as proposed. Motion failed.

On a motion by Hinshaw, seconded by Becom, the Board voted 3-2 (Edmonds, Volmensky dissenting) to refer the project back to the applicant for study and redesign of the scale of the proposed addition. Motion failed.

On a repeat motion by Hinshaw, seconded by Becom, the Board voted 5-0 to refer the project back for redesign, and continue the item to the July 27, 2010 meeting for further consideration.

BOARD MEMBER STERES RETURNED TO HIS SEAT.

C. Project Address: 1329 Miles Avenue

Architectural Approval Application No. 3946-10 (FINAL): Proposed 70 square foot first floor addition, 340 square foot second floor addition, reroof, and new brick paver driveway for an existing, single family dwelling.

Applicant: Steve Mickel, on behalf of Dave and Jan Sweigert

CEQA Status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: Guidelines 1, 2, 5, 6, 24, 27, and 28

Staff Reference: Assistant Planner, Jill Miller

Recommended Action: Discuss and take appropriate action.

Assistant Planner Miller introduced the project.

Applicant, Steve Mickel spoke on behalf of the project and answered questions from the Board

The public comment period was opened.

Dave Sweigert, owner, discussed the tight budget for the project and asked the Board for their approval.

The public comment period was closed.

On a motion by Edmonds, seconded by Aeschliman, the Board voted 6-0, to grant Final Architectural Approval to the project, subject to no interior sandwiched muntins be used in the windows. The windows may have exterior grids, or no grids at all.

D. Project Address: 864 Congress Avenue

Architectural Approval Application No. 3950-10 (FINAL): Proposed 304 square foot first floor addition to an existing, 1,137 square foot, two-story, single-family dwelling, continuing an existing non-conforming interior side yard setback, and a new 235 square foot deck at rear of proposed addition. Administrative Use Permit approved June 17, 2010.

Applicant: Belinda Taluban, on behalf of Tamsin McAulay

CEQA Status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: Guidelines 21, 27, 28, 31, and 34

Staff Reference: Assistant Planner, Jill Miller

Recommended Action: Discuss and take appropriate action.

Assistant Planner Miller introduced the project.

Applicant Belinda Taluban, spoke on behalf of the project and answered questions from the Board.

The public comment period was opened. (Comment on this item was received during oral communications at the beginning of the meeting.)

On a motion by Hinshaw, seconded by Edmonds, the Board voted 6-0, to grant Final Architectural Approval, subject to subcommittee (Steres and Volmensky) approval of the following:

1. **A square or rectangular shaped window(s) be designed in place of the triangular window.**
2. **Typical window section details.**
3. **Rear deck materials and railing details.**

9. Acceptance of Minutes from Other Bodies

None.

10. Reports of ARB Subcommittees

None.

11. Reports of ARB Members

None.

12. Reports from Staff

Senior Planner Vaughn noted that Council Member Kampe was in the audience and may have an update regarding the Ad Hoc subcommittee's work. Council Member Kampe gave a brief update.

Senior Planner Vaughn noted that the draft window guidelines would be presented to the Board for input at the July 27, 2010 meeting.

Senior Planner Vaughn noted an Administrative Architectural Approval had been granted for 165 Forest Avenue (museum) for a replacement window in the second-story bathroom.

Senior Planner Vaughn presented a thank-you card that was received by a recent applicant indicating good work on the part of the ARB and staff.

13. Adjournment

The meeting was adjourned at 8:23 p.m.