



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, AUGUST 10, 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 6:05 p.m.

2. Roll Call

Architectural Review Board (ARB) Members Present:

Jeff Becom, Vice Chair
Ken Hinshaw
Juan Rosas
Rick Steres
Vitaly Volmensky

Architectural Review Board (ARB) Members Absent:

Robin Aeschliman
Jeff Edmonds, Chair

3. Approval of Minutes

Staff noted a minor correction on page two, under Public Comments; the draft minutes noted a citizen's name inaccurately.

On a motion by Hinshaw, seconded by Rosas, the Board voted 5-0 to approve the corrected minutes from the July 13, 2010 ARB Site Review and Regular meetings.

4. Public Comments

None.

5. Written Correspondence

None.

6. Items to be Continued or Withdrawn

Item 8d: 510 Congress Avenue is to be continued to the next regularly scheduled meeting, on August 24, 2010.

7. Consent Agenda

Board member Hinshaw pulled item 8b from the regular agenda, to be placed on the consent agenda. Board member Steres abstained from voting as the project applicant.

A. Project Address: 307 Alder Street (HRI)

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: Discuss and take appropriate action on the Architectural Approval Application.

On a motion by Becom, seconded by Hinshaw, the Board voted 4-0 to approve the Consent Agenda, with Board member Steres abstaining.

8. Regular Agenda

A. Project Address: 412 16th Street (HRI)

Architectural Approval Application (AA) No. 3954-10 (FINAL): Design change to a previously approved project. Modifications include change in balcony railing and installation of French doors in place of approved windows. The dwelling is listed on the City's Historic Resources Inventory. The Design Change was approved on May 25, 2010 pending subcommittee approval of details, however, the subcommittee did not sign-off, thus returning the item to the full Board for review.

Applicant: Michelle Ford and Francis Coen
CEQA Status: Class 31 Categorical Exemption
Recommended Architectural Review Guidelines: Appendix I, Guidelines 1, 2 and 4 for Historic Buildings
Staff Reference: Senior Planner, Karen Vaughn, AICP
Recommended Action: Discuss and take appropriate action.

Senior Planner Vaughn introduced the project, noting the design change was approved at the May 25, 2010 regular ARB meeting, pending sub-committee approval of sight obscuring material on the balcony, however, the sub-committee was unable to sign off on proposal due to inadequate detail.

The public comment period was opened.

Applicant, Jim McCord briefly explained the various screening methods, discussing what he thought was most architecturally appropriate and in the best interest of his client.

Bruce Owen, neighbor, and property owner of 408 16th Street expressed concern with screening methods since the balcony is so close to his bedroom window, about six feet.

On a motion by Becom, seconded by Rosas, the Board voted 3-2 (Steres and Volmensky dissenting), to grant Final Approval of the design change with 42" railing height and acrylic screening material.

On a motion by Becom, seconded by Volmensky, the Board voted 5-0, to grant Final Architectural Approval for the design change, with detail 2-R-1, with 42" railings, but acrylic screening material extended to top rail ball height, at 48", to achieve some privacy screening.

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

B. Project Address: 763 Laurel Avenue (HRI)

Historic Preservation Permit No. 10-0253, Architectural Approval Application No. 3949-10 (CONCEPT) and Tree Permit No. 2008288: Proposed partial demolition, remodel, and addition including a second story on a single family dwelling and complete demolition and reconstruction of an approximately 336 sq. ft. existing garage. The proposed remodel will include a complete replacement of all the original windows and all siding below the bellyband. The existing structures are listed on the City's Historic Resources Inventory and have non-conforming setbacks. Per Code Section 23.68.050 (d)(2), when a single-family dwelling residence has non-conforming setbacks, additions shall be permitted on the first floor while maintaining yards no less than existing yards, provided a Use Permit is secured. Per Code Section 23.76.060, certain exceptions to zoning requirements, including setbacks, parking, height, and coverage may be requested through Historic Preservation Permit from the Architectural Review Board in lieu

of a Use Permit or Variance Approval when such exception is necessary to permit the preservation or restoration of, or improvements to, a building listed on the Historic Resources Inventory list.

Applicant: Peter Davis, on behalf of Ximena Waissbluth

CEQA Status: Class 31 Categorical Exemption

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

Staff Reference: Associate Planner, Anne Coates

Recommended Action: Discuss and take appropriate action.

Senior Planner Vaughn introduced the project, noting Anne Coates is the project planner, but was unable to attend tonight's meeting.

The public comment period was opened.

Applicant, Peter Davis briefly explained challenges with the project due to dilapidation, and efforts to preserve historic materials and features.

Barbara Boyer, neighbor, expressed concern with the 2nd story massing, and how it would fit into Laurel Avenue, noting that Laurel Avenue is an important street of Pacific Grove, telling of community character.

Public comment was closed.

On a motion by Becom, seconded by Volmensky, the Board voted 4-0 to grant Tree Permit 2008288.

On a motion by Becom, seconded by Rosas, the Board voted 4-0 to grant Historic Preservation Permit 10-0253.

On a motion by Becom, seconded by Volmensky, the Board voted 4-0 to grant Concept approval as submitted.

BOARD MEMBER HINSHAW RETURNED TO HIS SEAT.

C. Project Address: 1119 Ocean View Boulevard

Architectural Approval Application No. 3955-10 (CONCEPT): Demolish an existing 2,113 sq.ft. 2-story Single Family Dwelling (SFD) and construct a new 2,435 sq.ft 2-story SFD and 473 sq.ft attached garage. The proposed height of the new structure is 24'6" which is under the 25' allowed maximum height.

Applicant: Charles Huff, on behalf of Ben and Cheryl Gonzales

CEQA Status: CEQA Status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines:

1, 2, 5, 6, 20, 27, 29, 30, 32 35, 37, 38, 40

Staff Reference: Associate Planner, Anne Coates

Recommended Action: Discuss and take appropriate action.

Senior Planner Vaughn introduced the project.

The public comment period was opened.

Applicant, Charles Huff briefly explained the project, noting design and materials and answered questions from the Board.

Rosas made a motion to grant Concept Approval as proposed. Pending further Board discussion, the motion was amended.

On a motion by Rosas, seconded by Becom, the Board voted 5-0 to grant Concept Approval with the conditions that upon Final review, the vinyl windows be reconsidered for other material, the stonework be modified, and a soils report be submitted, verifying that the proposal cannot be set lower due to site conditions of solid granite.

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, noting that the details set for sub-committee approval from the July 13, 2010 meeting were noted on the plans. Due to revised window design, applicant had reconfigured for consideration before the full board, as a design meeting sub-committee allowance could not be established.

The public comment period was opened.

Applicant Belinda Taluban, spoke on behalf of the project and answered questions from the Board, noting that the window in question on the south elevation is not a primary elevation, and not readily visible from the public right-of-way, and that the house is non-historic. She also presented photos of various shaped windows observable throughout the neighborhood.

Property Owner, Tamsin McAulay, spoke on behalf of the compromised window design, indicating that she wanted to have a window she was comfortable looking at for years to come, with views of her mature oak canopy, and maintaining neighbor privacy.

On a motion by Rosas, seconded by Volmensky, the Board voted 5-0, to grant Final Architectural Approval, allowing the original south elevation window design as reviewed at the July 13, 2010 regular meeting.

E. Project Address: 620 Ocean View Boulevard

Architectural Approval Application No. 3726-07 (FINAL): Design changes to the April 28, 2009 final architectural approval for a proposed addition and remodel to an existing public building with restaurant and visitor serving/public recreation uses and for other park improvements within Lovers Point Park. The design changes propose to modify the trash enclosure for the restaurant, extend the wall that screens the ADA lift access to the restaurant, make door, window and exterior siding revisions, and provide final design details for the fencing, guard rails, outdoor showers, interpretive sign, and other park improvements.

Applicant: David Prew on behalf of Enea Properties LLC

CEQA Status: Mitigated Negative Declaration adopted

Recommended Architectural Review Guidance: PGMC Sections 23.73.060 and 23.73.070 apply to this project proposal.

Staff Reference: Chief Planner, Lynn Burgess, AICP

Recommended Action: Discuss and take appropriate action.

Chief Planner Burgess introduced the project, starting with the Bathhouse, noting minor design changes to the structure and that 80% plans are to be reviewed for Final Approval.

The public comment period was opened.

Applicant David Prew, explained modifications and answered Board questions.

The public comment period was closed

On a motion by Becom, seconded by Rosas, the Board voted 4-1, to grant Final Architectural Approval, as presented, with the condition that the trash enclosure walls be 6' in height.

Chief Planner Burgess directed the meeting to the Lovers Point Park Improvements.

The public comment period was opened.

Elke Ikeda, landscape architect for the City, discussed the final design aspects of the park improvements and ADA requirements.

The public comment period was closed.

On a motion by Rosas, seconded by Hinshaw, the Board voted 4-1 (Becom dissenting), to grant Final Architectural Approval, as presented.

F. Discussion of Draft Updated Window Guidelines

CEQA Status: Not a project under CEQA

Staff Reference: Senior Planner, Karen Vaughn, AICP

Recommended Action: Review and provide feedback

Staff introduced the draft window guidelines, and received Board feedback, specifically noting recommended upgrades in non-historic structures, and no interior sandwiched muntins. Juan Rosas and Rick Steres volunteered for a sub-committee to finalize the guidelines, with Bill Bluhm as the Planning Commission volunteer.

9. Acceptance of Minutes from Other Bodies

None.

10. Reports of ARB Subcommittees

None.

11. Reports of ARB Members

Ken Hinshaw reported that, on October 15, 2010, AMAP will hold an all day workshop on historic building restoration at the Maritime Museum in Monterey.

12. Reports from Staff

Staff noted the joint ARB/HRC meeting on the Green Building Ordinance, scheduled for Tuesday, August 24, 2010, from 5:00 to 6:00pm, and the Town Hall meeting on the Green Building Ordinance scheduled for August 23, 2010. Staff noted that a sign-up sheet for volunteers interested in participating in Advance Planning projects from the PC, ARB, and HRC is available. The following ARB members volunteered for the projects noted:

- **Juan Rosas** – Permit Streamlining Code Amendments, Window Guidelines, Green Building Ordinance, Website Design, Historic Context Statement
- **Rick Steres** – Window Guidelines
- **Vitaly Volmensky** – Green Building Ordinance
- **Ken Hinshaw** – Historic Context Statement

13. Adjournment

The meeting was adjourned at 9:45 p.m.