



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 24, 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 6:15 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

Architectural Review Board (ARB) Members Absent:

Rick Steres

3. Approval of Minutes

On a motion by Hinshaw, seconded by Edmonds, the Board voted 6-0 to approve the minutes from the August 10, 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 Items to be Continued or Withdrawn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

Board member Hinshaw pulled item 7a, project address 1138 Crest Avenue, from the consent agenda and placed it on the regular agenda.

8. Regular Agenda

A. Project Address: 1138 Crest Avenue (previously Item 7a)

Architectural Approval Application No. 3968-10 (FINAL): Proposed change from wood siding to stucco for an existing single-family residence

Applicant: Craig Holdren, on behalf of William Saleh

CEQA Status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 36, 37, 38, and 40

Staff Reference: Assistant Planner, Jill Miller

Senior Planner Vaughn introduced the project, noting that the window replacements are not part of the project being reviewed by the ARB because they fall under the R-1 exemptions denoted in the Code.

Craig Holdren, applicant, answered questions from the Board.

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

On a motion by Rosas, seconded by Hinshaw, the Board voted 5-1 (Aeschliman dissenting) to grant Final Architectural Approval to the project as presented, with the condition that the window trim be more simplified, and allowing an option to upgrade the stucco to a heavier trowel finish, if the homeowner desires.

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

B. Project Address: 763 Laurel Avenue (HRI)

Architectural Approval Application No. 3949-10 (FINAL): 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

Associate Planner Anne Coates introduced the project.

Applicant, Peter Davis briefly explained additional details shown for final approval and answered questions from the Board.

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

On a motion by Becom, seconded by Rosas, the Board voted 5-0 (Hinshaw abstaining), to grant Final Architectural Approval, with the option to upgrade front porch details to a more traditional look.

BOARD MEMBER HINSHAW RETURNED TO HIS SEAT.

C. Project Address: 510 Congress Avenue

Architectural Approval Application No. 3949-10 (CONCEPT): Proposed 514 square foot addition with a new covered and uncovered off-street parking space, for an existing, 788 square foot, one-story, single-family dwelling that is listed on the City's Historic Resources Inventory.

Applicant: Hunter Eldridge, on behalf of David Salinger and Wendi Giles

CEQA Status: CEQA Status: Class 31 Categorical Exemption

Recommended Architectural Review Guidelines:

Guidelines Appendix I, Guidelines 1-4 for Historic Buildings

Staff Reference: Assistant Planner, Jill Miller

Associate Planner Anne Coates introduced the project, noting that the project planner, Jill Miller, was unable to attend tonight's meeting.

Applicant, Hunter Eldridge briefly explained the project, noting design and materials and answered questions from the Board.

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

The Board discussed the project noting that they are not in favor of the proposed carport, and suggested the applicant apply for a Historic Preservation Permit for reduced parking requirements.

Senior Planner Vaughn advised the Board that it is not within their jurisdiction to ask the applicant to apply for additional permits that are not required by the Code. She noted that the applicant could either move forward with the current project as presented, or request a continuance in order to apply for the additional permits, if desired.

The applicant requested a continuance in order to apply for the Historic Preservation Permit.

On a motion by Aeschliman, seconded by Edmonds, the Board voted 6-0 to continue the project to the September 28, 2010 meeting to allow the applicant time to submit for a Historic Preservation Permit.

D. Project Address: 1119 Ocean View Boulevard

Architectural Approval Application No. 3955-10 (FINAL): Demolish an existing 2,113 square foot two-story single-family dwelling (SFD) and construct a new 2,435 square foot two-story SFD and 473 square foot 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: 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

Associate Planner Coates introduced the project.

Applicant Charles Huff briefly discussed the project and answered questions from the Board.

The public comment period was opened.

Kirk House, contractor, noted that the story poles are deceiving and discussed potential drainage issues that could arise if the ARB requires the house to be sunk below grade.

The public comment period was closed.

Rosas made a motion to approve the project as presented, but failed to receive a second.

On a motion by Edmonds, seconded by Rosas, the Board voted 5-1 (Aeschliman dissenting) to grant Final Architectural Approval as presented, with the condition that aluminum-clad wood windows, natural siding, and stone/boulder materials be utilized, and subject to subcommittee (Becom/Rosas) approval of the type of stone and installation method.

E. Project Address: 165 Forest Avenue

Architectural Approval Application No. 3969-10 (FINAL): Repaint the museum exterior to reflect 1932 colors for sections of the Museum in existence at that time. For sections added since then, as well as planter boxes, the Museum sign, and other accessory features, complimentary colors have been selected.

Applicant: City of Pacific Grove

CEQA Status: Class 1 Categorical Exemption

Staff Reference: Senior Planner, Karen Vaughn, AICP

Senior Planner Vaughn introduced the project, noting the museum is not on the City's Historic Resources Inventory.

Jim Becklenberg, on behalf of the City, discussed the project and answered questions from the Board.

Public comment period was opened.

Lori Mannel, Museum Director, noted that the proposed colors were selected to be reflective of the period the museum was established and respectful of the surrounding residential neighborhood.

Carmelita Garcia noted her surprise that the museum is not on the City's Historic Resources Inventory and suggested it be analyzed for historic significance.

Esther Trosseau noted her surprise that the proposed project did not get input from the Museum Board prior to going to ARB. She also noted she lives near the museum and would be fine with a coral colored building.

Ken Cuneo noted his surprised that the museum is not listed on the HRI, and asked why the project didn't go to the Museum Board first.

The public comment period was closed

On a motion by Edmonds, seconded by Hinshaw, the Board voted 6-0, to continue this item to the September 28, 2010 meeting in order to allow time to determine the historic significance of the structure.

9. Acceptance of Minutes from Other Bodies

None.

10. Reports of ARB Subcommittees

None.

11. Reports of ARB Members

None.

12. Reports from Staff

Staff requested that a special meeting be scheduled for 6:00 p.m. on August 31, 2010 to discuss window guidelines.

On a motion by Edmonds, seconded by Hinshaw, the Board voted 6-0 to hold a special meeting on Tuesday, August 31, 2010 to discuss window guidelines.

Staff also discussed the “Brown Bag Lunch Series” to be held at 12:00 noon the 4th Friday each month, and noted that the first Brown Bag lunch is scheduled for this week on Friday August 27, 2010.

13. Adjournment

The meeting was adjourned at 7:45 p.m.

DRAFT