



## 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, NOVEMBER 10, 2009 – 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

**1. CALL TO ORDER**

6:05 pm

**2. ROLL CALL**

Architectural Review Board (ARB) Members present:

Jeff Becom  
Jeff Edmonds  
Ken Hinshaw  
Doug Howe, Chair  
Wilda Northrop

Architectural Review Board (ARB) Members absent:

Robin Aeschliman

**3. APPROVAL OF MINUTES**

Senior Planner Karen Vaughn noted two misspellings in the October 27, 2009 regular meeting minutes, Page 3: muttuns should be muntins, and jams should be jambs.

**On a motion by Howe, seconded by Hinshaw, the Board voted 5-0 to approve the minutes from the October 27, 2009, ARB Site Review and Regular Meetings with the corrections noted by staff.**

**4. COMMENTS FROM THE PUBLIC**

None

**5. COMMUNICATIONS**

None

**6. WRITTEN CORRESPONDENCE**

Senior Planner Karen Vaughn handed out a tip sheet for historic wood windows from the National Trust for Historic Preservation. She noted that the hand-outs would be available at the Community Development Department counter as well.

**7. CITY COUNCIL ACTIONS**

None

**8. PLANNING COMMISSION ACTIONS**

None

**9. SUBCOMMITTEE MEMBER REPORTS**

None

**10. ADMINISTRATIVE ARCHITECTURAL APPROVALS**

None

**11. ITEMS WITHDRAWN OR TABLED**

None

**12. REQUESTS FOR CONTINUANCE**

- a. **Project Address: 672 Mermaid Avenue/671 Ocean View Boulevard (HRI)**  
Historic Preservation Permit No. 07-0229 to allow the existing second dwelling structure on site to remain in its historic location encroaching in the east side yard setback, and replacement of a previously demolished 494 square foot detached garage with a new 808 square feet, detached three car garage that would encroach in the west side yard setback to the property line, and to retain the nonconforming parking with three covered and one uncovered parking space in lieu of the required three covered and three uncovered spaces. Architectural Approval No. 3739-07 is for the new garage design, replacement of asphalt driveway, parking pad and walkway, remodel of the existing two-story secondary housing unit known as 672 Mermaid Avenue, demolition of an attached 166 sq. ft. laundry/storage facility, and, after the fact, the new foundation under the main house at 671 Ocean View Boulevard.

Applicant: Jeanne Byrne, on behalf of the Bonnici Family

CEQA status: Mitigated Negative Declaration Prepared

Recommended Architectural Review Guidelines: 4, 9, 10, 12, 16, 24, 27, 33, 35, 37, 38, Guidelines for Historic Buildings 1, 3, 4 & 5, and Window Guidelines 1 & 2

Staff reference: Sarah Hardgrave, Senior Planner

Recommended action: Adopt Mitigated Negative Declaration and approve Historic Preservation Permit No. 07-0229 with project modification to reduce proposed garage from three bays to two bays, retaining the 5'8" west side yard setback. Discuss and take appropriate action on the Architectural Approval.

The property owner requested that the project be continued to the December 8, 2009 meeting.

**On a motion by Howe, seconded by Edmonds, the Board voted 5-0 to continue project address 672 Mermaid Avenue to the December 8, 2009 meeting.**

### 13. CONSENT AGENDA

**a. Project Address: 1771 Sunset Drive**

Request for an extension for Architectural Approval No. 3733-07

Applicant: Eric Miller

CEQA status: Not a project under CEQA

Staff reference: Senior Planner, Karen Vaughn

Recommended action: Discuss and approve one-year extension to November 13, 2010.

**b. Project Address: 1130 Presidio Boulevard**

Architectural Approval Application No. 3916-09 (Final), to allow the relocation of a side window to the front façade of a single-family dwelling.

Applicant: Erika Lidke, on behalf of Anthony and Gloria Gambale

CEQA Status: Categorically Exempt, Class 1

Recommended Architectural Review Guidelines: 33 and 35.

Staff reference: Senior Planner, Karen Vaughn

Recommended action: Discuss and take appropriate action.

Board member Hinshaw pulled Agenda Item 13d, project address 206 14<sup>th</sup> Street, to the regular agenda.

Chair Howe pulled Agenda Item 13c, project address 223 Grand Avenue, to the regular agenda.

**On a motion by Howe, seconded by Hinshaw, the Board voted 5-0 to approve Items 13a and 13b on the Consent Agenda.**

### 14. REGULAR AGENDA

**a. Project Address: 223 Grand Avenue (previously Item 13c)**

Architectural Approval Application No. 2665-99 (Final), to review the landscape plan, exterior lighting plan and exterior colors as a condition of approval from the May 22, 2001 Architectural Review Board Approval.

Applicant: Eric Miller Architects, Inc.

CEQA Status: Categorically Exempt, Class 3

Recommended Architectural Review Guidelines: 10, 11, 12, 15, 36 and 40.

Staff reference: Associate Planner, Valerie Tallerico

Recommended action: Discuss and take appropriate action.

Alem Dermicek answered questions from the Board.

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

**On a motion by Edmonds, seconded by Northrop, the Board voted 5-0 to approve the project as presented.**

**b. Project Address: 206 14<sup>th</sup> Street (previously Item 13d)**

Architectural Approval Application No. 3890-09 (Final), to review final details for a 225 square foot addition to the rear of an existing single-family dwelling. The existing structures are listed on the City's Historic Resources Inventory and have non-conforming setbacks. The project received Conceptual Architectural Approval and approval of a Historic Preservation Permit on October 13, 2009.

Applicant: Charles Huff, on behalf of Cyril and Diana Bonanno

CEQA Status: Categorically Exempt, Class 31

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

Staff reference: Associate Planner, Valerie Tallerico

Recommended action: Discuss and take appropriate action.

Charles Huff answered questions from the Board.

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

**On a motion by Howe, seconded by Becom, the Board voted 5-0 to approve the project, subject to subcommittee approval of plans depicting two separate front dormer windows with a continuous roofline in between.**

Subcommittee members are Doug Howe and Jeff Becom.

**c. Project Address: 143 18<sup>th</sup> Street (HRI) (previously Item 14b)**

Historic Preservation Permit No. 09-0249 and Architectural Approval Application No. 3903-09 (Concept) to allow a 369 sq. ft. second-story addition to an existing single-family dwelling. The existing structure is listed on the City's Historic Resources Inventory and has non-conforming setbacks and parking.

Applicant: Ted Larson, Architect on behalf of James and Karen Withrow

CEQA status: Class 31 Categorical Exemption

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

Staff reference: Senior Planner, Karen Vaughn

Recommended action: Approve Historic Preservation Permit No. 09-0249 with suggested findings and conditions. Discuss and take appropriate action on the Architectural Approval.

Senior Planner Karen Vaughn introduced the project and discussed the requirement for the Historic Preservation Permit.

Ted Larson discussed the project and answered questions from the Board.

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

**On a motion by Howe, seconded by Edmonds, the Board voted 4-1 (Hinshaw dissenting) to approve the Historic Preservation Permit subject to the findings and conditions presented in the staff report.**

**On a motion by Hinshaw, seconded by Becom, the Board voted 5-0 to refer the project back to the applicant for further study of the roof design, rear roof/fascia details, rear second-story window details, and to consider replacing the existing front façade windows with new wood windows. The project was continued to the December 8, 2009 meeting.**

- d. Project Address: 141 Caledonia Avenue (HRI) (previously Item 14c)**  
Architectural Approval Application No. 3815-08 (Final) for a proposed remodel of an existing single-family dwelling that is listed on the City's Historic Resources Inventory (HRI), including the removal of stucco siding, realignment of front porch entry, new front porch with roof overhang, repair and/or replacement of windows and doors, new skylights and new rear deck.  
Applicant: Dana Motley Zausch, Architect on behalf of Elizabeth Gordon  
CEQA status: Class 31 Categorical Exemption  
Recommended Architectural Review Guidelines: Historic Buildings, Appendix I, Guidelines 1, 3, 4 and 5.  
Staff reference: Senior Planner, Karen Vaughn  
Recommended action: Discuss and take appropriate action.

Senior Planner Karen Vaughn introduced the project.

Polly Osborne discussed the project and answered questions from the Board.

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

**On a motion by Howe, seconded by Becom, the Board voted 5-0 to grant Final Architectural Approval, pursuant to Architectural Review Guideline Nos. 34 and 35, and subject to subcommittee approval of the following details:**

- **Porch details to include the support beam, roof corner turn, and porch ceiling**
- **Window details to depict wider window casings to match original**
- **Skirt/apron detail below the waterline**
- **Determination of whether original batts were molded or square, and appropriate detail of proposed new batt replacements**
- **Eave detail depicting edge to be cut-back to remove encroachment over property line**

Subcommittee members are Doug Howe and Ken Hinshaw.

- e. **Project Address: 883 Lighthouse Avenue (previously Item 14d)**  
 Architectural Approval Application No. 3902-09 (Final) for a proposed remodel of an existing single-family dwelling, including a 25 sq. ft. addition to the front entry, realignment of front concrete stairs, window and door replacements, plaster over existing brick façade, and new concrete rear patio.  
Applicant: Robert C. Mein, Architect on behalf of Ken and Susan Lopez  
 CEQA status: Mitigated Negative Declaration adopted August 11, 2009  
 Recommended Architectural Review Guidelines: 6, 28, 32, 33, 34, 35, and 36  
 Staff reference: Senior Planner, Karen Vaughn  
 Recommended action: Discuss and take appropriate action.

Senior Planner Karen Vaughn introduced the project.

Robert Mein discussed the project and answered questions from the Board.

The public comment period was opened.

Steve Jacobs, Millguard Window representative, showed a sample of the proposed window replacements and answered questions from the Board.

The public comment period was closed.

**On a motion by Hinshaw, seconded by Becom, the Board voted 5-0 to grant Concept Architectural Approval, pursuant to Architectural Review Guideline Nos. 6, 28, 32, 33, 34, 35 and 36, with the condition that the front retaining wall match that of the adjacent retaining walls.**

**15. REPORTS OF BOARDMEMBERS**

None

**16. REPORTS OF THE COMMUNITY DEVELOPMENT DEPARTMENT**

Senior Planner Karen Vaughn noted that the City Council would hear a staff report and recommendation from the Chief Planner regarding ARB fees and streamlining measures on November 18, 2009.

Staff and Board members briefly discussed the composition of the agenda packets and ways to reduce the amount of items being mailed to the members.

**17. ADJOURNMENT**

The meeting was adjourned at 8:17 p.m.