



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, MAY 25, 2010 – 6:00 P.M.

Location: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

1. Call to Order

The meeting was called to order at 6:00 p.m.

2. Roll Call

Architectural Review Board (ARB) Members Present:

Robin Aeschliman
Jeff Becom, Vice Chair
Jeff Edmonds, Chair
Ken Hinshaw
Juan D. Rosas
Rick Steres
Vitaly Volmensky

3. Approval of Minutes

On a motion by Volmensky, seconded by Edmonds, the Board voted 7-0 to approve the minutes from the May 11, 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 Items to be Continued or Withdrawn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

A member of the public requested that Agenda Item 7B, project address 412 16th Street, be pulled from the Consent Agenda for discussion. Board Member Becom moved Agenda Item 8c, project address 2867 Ransford Drive, from the Regular Agenda and onto the Consent Agenda.

A. Project Address: 25 Esplanade (HRI)

Architectural Approval Application (AA) No. 3953-10 (FINAL): Modification of an existing window to raise the sill height. The dwelling is listed on the City's Historic Resources Inventory.

Applicant: Dale & Jeanne Nickell

CEQA Status: Class 31 Categorical Exemption

Recommended Architectural Review Guidelines: Appendix I, Guidelines 3 and 5 for Historic Buildings

Staff Reference: Senior Planner, Karen Vaughn, AICP

B. Project Address: 2867 Ransford Drive (previously Item 8C)

Architectural Approval Application (AA) No. 3952-10 (FINAL): 272 square foot addition to an existing single-family dwelling

Applicant: Holdren & Lietzke Architecture, on behalf of Elliot Light

CEQA Status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 28, 35, 36 and 38.

Staff Reference: Senior Planner, Karen Vaughn, AICP

On a motion by Becom, seconded by Volmensky, the Board voted 7-0 to approve the consent agenda items.

8. Regular Agenda

A. Project Address: 412 16th Street (HRI) (previously Item 7B)

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.

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

Senior Planner Karen Vaughn introduced the project noting that the original project was approved in April, 2009.

The public comment period was opened.

Bruce Owdom, neighbor at 408 16th Street, noted his concern that the proposed design change to allow French doors and utilization of the second-story balcony will increase human activity near his bedroom window.

Jim McCord, project architect, noted that the proposed balcony is only accessible through the master bedroom and is not conducive to entertaining, and activity would be fairly minimal. He also noted the balcony is designed to harmonize with the historic character of the house.

Michelle Ford, owner, spoke on behalf of the project. She noted that once project construction was underway, they realized that the balcony area enjoyed the sunny eastern exposure and that they would like to utilize that space.

The public comment period was closed.

On a motion by Becom, seconded by Rosas, the Board voted 7-0 to grant Final Architectural Approval to the project, with the condition that the balcony rail on the north side be obscured in some manner so as to ensure privacy for the neighboring property, subject to subcommittee (Rosas and Becom) review, and pursuant to Architectural Review Guidelines 7, and 33-38.

B. Project Address: 236 Cedar Street (HRI)

Architectural Approval Application (AA) No. 3948-10 (FINAL): Replacement of two doors with windows, rebuild front porch floor, stairs and railings, new perimeter foundation and skirting, and enclose existing laundry area on rear of home. The dwelling is listed on the City's Historic Resources Inventory.

Applicant: Michael Groshong, Housing Rehabilitation Inspector, on behalf of Sharon Collier

CEQA Status: Class 31 Categorical Exemption

Recommended Architectural Review Guidelines: Appendix I, Guidelines 1, 3, 4 and 5 for Historic Structures

Staff Reference: Senior Planner, Karen Vaughn, AICP

Senior Planner Karen Vaughn introduced the project, noting that the site is on the HRI, and the Phase II assessment concluded that the project was consistent with the Secretary of Interior Standards for Historic Buildings.

Michael Groshong, applicant, introduced Steve Honegger and Terri Schaeffer, new housing staff members, and answered questions from the Board.

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

On a motion by Edmonds, seconded by Hinshaw, the Board voted 7-0 to grant Final Architectural Approval to the project with the condition that bullnose ends be placed on the stair treads on the front porch and the front door be solid wood with plain glass window, subject to subcommittee (Hinshaw and Becom) review, and pursuant to Architectural Review Guidelines 28, 29, 31-39.

C. Project Address: 1329 Miles Avenue

Architectural Approval Application (AA) No. 3946-10 (CONCEPT): 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

CEQA Status: Class 1 Categorical Exemption

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

Staff Reference: Assistant Planner, Jill Miller

Assistant Planner Jill Miller introduced the project noting that the existing dwelling is a non-historic, two-story, structure, and reiterated that project is to be reviewed for Conceptual Approval only, at the request of the applicant.

Steve Mickel, applicant, answered questions from the Board.

Dave Sweigert, property owner, discussed the project answered questions from the Board.

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

On a motion by Rosas, seconded by Becom, the Board voted 7-0 to grant Conceptual Architectural Approval to the project, noting further window material consideration prior to Final Approval, pursuant to Architectural Review Guidelines 1, 2, 3, 6, and 24-38.

D. Project Address: 1400 Pico Avenue

Architectural Approval Application (AA) No. 3931-10 (FINAL): 72 square foot addition to an existing dwelling, stone patio, brick paver driveway, window replacements (wood to aluminum clad), change of roofing material (wood shake to comp shingle), demo & rebuild storage structure.

Applicant: Eric Miller Architects, on behalf of Drew and Dede Johnston

CEQA Status: Mitigated Negative Declaration adopted 8/17/06

Recommended Architectural Review Guidelines: 13, 15, 16, 26, 28, 37, 38 and 39

Staff Reference: Senior Planner, Karen Vaughn, AICP

Senior Planner Vaughn introduced the project noting that the previous approval included a full demolition and rebuild of a larger dwelling. Design Change is a considerably smaller scope of work than previous approval. The new approval will be subject to Coastal Commission as well. Staff has determined that the approved Mitigated Negative Declaration and Mitigation Monitoring program are sufficient for the design change.

Eric Miller, applicant, spoke on behalf on the project, indicating that the outside generator will be enclosed with sound dampening/weather protecting cover; considering distance to neighbor's house and sound dampening enclosure, the generator should not cause a nuisance to the neighborhood.

The public comment period was opened.

Don Redgewick, neighbor, spoke in support of the project.

The public comment period was closed.

On a motion by Rosas, seconded by Edmonds, the Board voted 7-0 to grant Final Architectural Approval to the project as presented, with the option to upgrade to a cedar shake roof if the budget allows, pursuant to Architectural Review Guidelines 25-38.

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 Karen Vaughn presented before and after photos of 810 Spruce Avenue; a recent Housing Rehabilitation project that received ARB approval.

13. Adjournment

The meeting was adjourned at 7:23 p.m.