

USE PERMIT = 373.75

Agenda Item 8f

~~#175011~~  
#1109.75

CITY OF PACIFIC GROVE  
APPLICATION FOR ARCHITECTURAL APPROVAL  
(Municipal Code Chapter 23.73)

CDD Use only  
A.A. APPLICATION NO.  
39570-10

FEE  $965 \times 15\% = 144.75 = 1109.75$   
ACCOUNT NO. 01-4402

Accepted for submittal by: Cyamamoto  
[CDD Staff person]

Project Location 864 Congress Avenue APN 006-641-0666

Brief Description of Project 304 SF ADDITION & 467 SF REBUILD/REMODEL.

Applicant Belinda Taluban, Taluban Engineering, Inc.

Applicant's Address P.O. Box 292  
Salinas, CA 93902

Applicant's E-mail Address: taluban@sbeglobal.net \*

Applicant's Daytime Phone No. 831-754-0545

Property Owner Tamsin McAlulay

Property Owner's Address 864 Congress Avenue, Pacific Grove.

Property Owner's Phone No. 373-5160

Property Owner's E-mail Address: tamsin@mkay.net

I, the undersigned, under penalty of perjury, depose and say that I am the applicant for this request, that the owner of the property approves this application and that all statements are true and correct.

5/4/2010  
Date

Belinda Taluban  
Signature of Applicant

**NOTE TO APPLICANT:** The filing fee and materials related to the project must accompany this application. Please see attached submittal requirements for your project.

Items 1-8 on the submittal requirements checklist are minimum requirements for all submittals, unless noted as not applicable to the project. If applicable items are not included in your initial application, you may receive a notice of incomplete application within 30-days of your submittal.

\*Applicant check here if you prefer to be contacted by e-mail

# ARCHITECTURAL REVIEW BOARD HEARING

The following application will be reviewed by the City of Pacific Grove Architectural Review Board at its meeting on **TUESDAY, August 10, 2010**. The meeting begins at **6:00 p.m.** in the *Pacific Grove City Hall Council Chambers, Pacific Grove Civic Center, 300 Forest Avenue.*

**LOCATION:** 864 Congress Avenue

**APPLICANT:** Belinda Taluban, on behalf of Tamsin McAulay

**APPLICATION:** Architectural Approval Application No. 3950-10

**PROJECT DESCRIPTION:** Reconsideration of window design for a previously approved project: Final approval granted pending sub-committee review on July 13, 2010. After further consideration of sub-committee items regarding south elevation window shape, the applicant and owner have chosen to revise plans for consideration before the full Board. (CEQA Status: Class 1 Categorical Exemption).

The public is invited to submit written comments and to speak at the meeting. The plans are available for review at the Community Development Department, 300 Forest Avenue, from 8:00 a.m. to 12:00 p.m., Monday through Friday. Please phone (831) 648-3190 for further information.

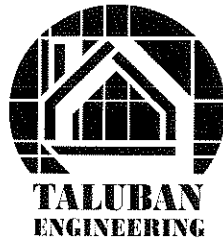
  
 JILL MILLER  
 ASSISTANT PLANNER

July 30, 2010

The Architectural Review Board will also meet in a plan and site review session on **Tuesday, August 10, 2010, at 12:00 p.m.** in the City Manager's Conference Room at City Hall, 300 Forest Avenue, Pacific Grove, CA. The limited purposes of this session are (1) to visit the site of the projects and (2) allow staff to respond to Board Member's questions regarding the factual aspects of the applications. The plan and site review is an open meeting. Members of the public may attend.

Note: The City of Pacific Grove does not discriminate against persons with disabilities. The Pacific Grove City Hall Council Chambers and Conference Room of the Community Development Department are accessible facilities. A limited number of devices are available to assist those who are hearing impaired. If you would like to use one of these devices, please contact the Community Development Department at (831) 648-3190.

This Notice May Be Removed Five (5) Days After Final Approval

**RECEIVED**

JUL 30 2010

COMMUNITY DEV. DEPT.

Tamsin McAulay  
864 Congress Avenue  
Pacific Grove, CA

We have reviewed the Architectural Review Board's recommendations for approval and have worked hard to comply with condition number 1 concerning the shape of the office windows on the left elevation. Both the owner and I have prepared and revised the gable end windows numerous times without obtaining a strictly rectangular design that complements the elevation and provides for the higher glazing placement.

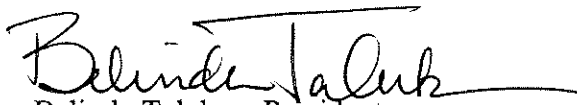
We are submitting for your review a compromise between the original design and the ARB's recommendation. In this configuration, the dominant, rectangular center window is flanked by widely spaced trapezoidal windows. The owner and I still very much like the original design but offer this option as an acceptable alternative, in the spirit of your recommendation.

These proposed windows complement the left elevation. Due to the existing vegetation, building setbacks and variations in the building depths, the gable end windows are viewed separately from the front (existing) portion of the residence. As such, the placement and shape of these windows do not compete with the more traditional single hung windows located on the existing residence. The gable end windows are limited to a secondary elevation with limited visibility from the street. Additionally, this elevation is screened by mature trees which restrict the view even more significantly.

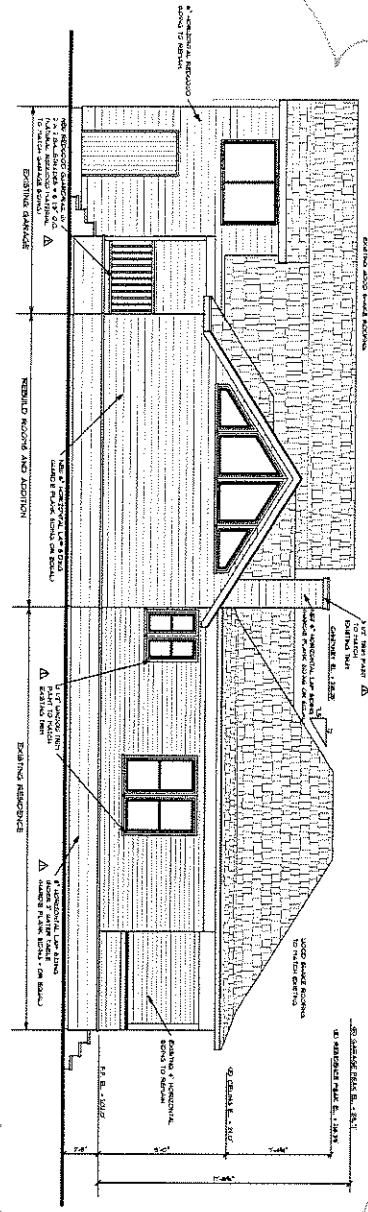
The windows as originally designed are very similar to those on an existing residence within two blocks of this project. We believe that both the windows presented previously and the compromise window configuration are suitable for the neighborhood and complement the addition. We respectfully request your approval of the original design but are willing to compromise with the alternative provided.

Thank you for your consideration.

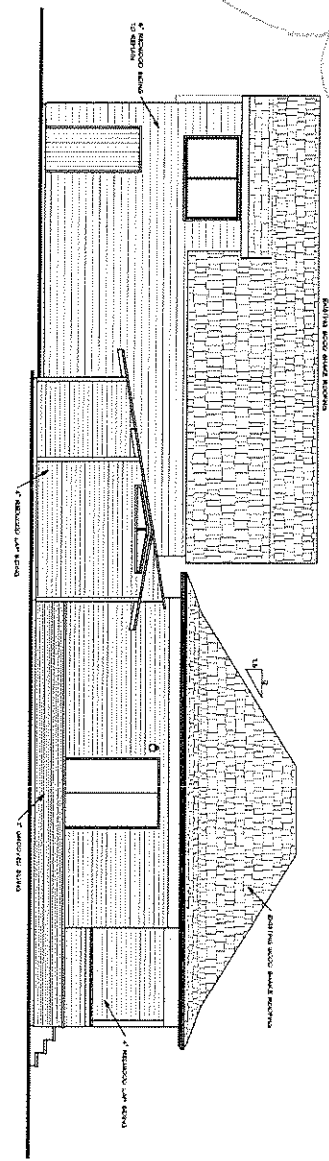
Sincerely,

  
Belinda Taluban, President  
Taluban Engineering, Inc.

7-13-10  
 Considered



LEFT ELEVATION  
 SCALE 1/4" = 1'-0"

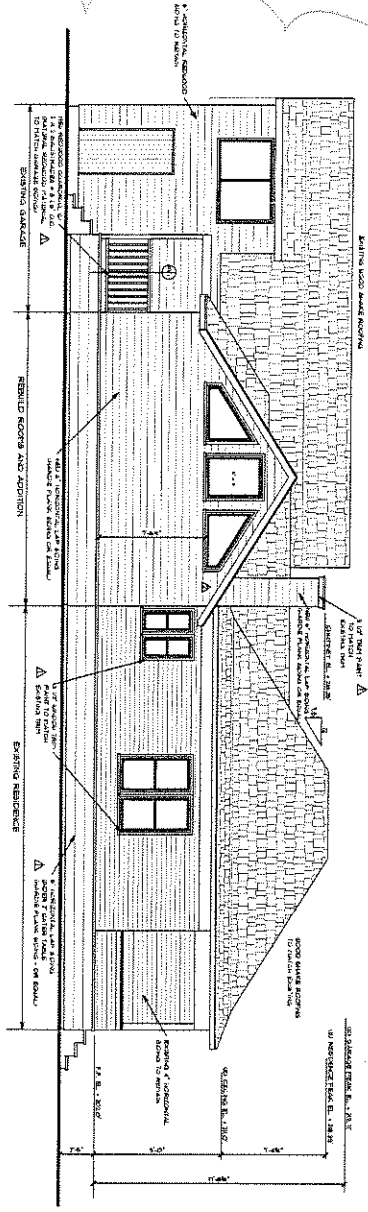


EXISTING LEFT ELEVATION  
 SCALE 1/4" = 1'-0"

NOTE:  
 ALL NEW WINDOWS AND DOORS SHALL BE IDENTICALLY  
 MATCH EXISTING. THE DOORS AND WINDOWS  
 EXISTING SHALL BE PAINTED TO MATCH EXISTING COLORS.

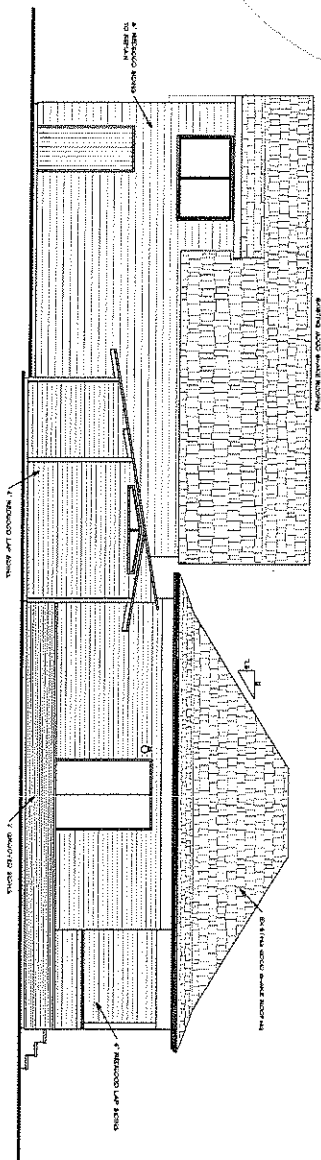


<p>DATE: 08/08/10                  SCALE: AS SHOWN                  DRAWN: BT                  CHECK: JACOB                  PROJECT: 08-08-001</p>	<p><b>LEFT ELEVATIONS</b></p> <p>TAMISH MCALLAN                  964 CONGRESS AVENUE                  PACIFIC GROVE, CALIFORNIA</p>	<p><b>TALUBAN ENGINEERING, INC.</b></p> <p>109 B CENTRAL AVENUE                  SALINAS, CALIFORNIA 93901                  P.O. BOX 292, SALINAS, CALIFORNIA, 93902 PHONE: 831-754-0545</p>	<p>REGISTERED                  ENGINEER                  STATE OF CALIFORNIA                  NO. 44371</p>
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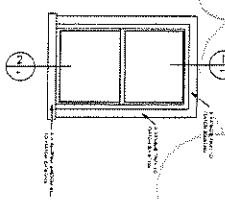
*Revision for consideration 8-10-10*

**LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

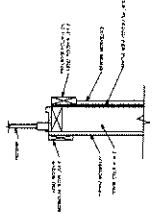


**EXISTING LEFT ELEVATION**  
SCALE: 1/4" = 1'-0"

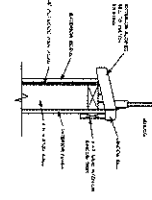
**WINDOW DETAIL KEY**  
NOT TO SCALE



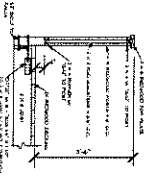
**1 HEAD / JAMB SIMILAR**  
NOT TO SCALE



**2 SILL**  
NOT TO SCALE



**3 GUARDRAIL**  
NOT TO SCALE



**RECEIVED**

JUL 30 2010

COMMUNITY DEV. DEPT.



DATE: 08/20/10	SCALE: AS SHOWN
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DRAWN BY: JACOB	CHECKED BY: JACOB
DATE: 08/20/10	SCALE: AS SHOWN
DRAWN BY: JACOB	CHECKED BY: JACOB

**LEFT ELEVATIONS**  
TAMBIN MCAULAY  
864 CONGRESS AVENUE  
PACIFIC GROVE, CALIFORNIA

**TALUBAN ENGINEERING, INC.**  
109 B CENTRAL AVENUE  
SALINAS, CALIFORNIA 93901  
P.O. BOX 282, SALINAS, CALIFORNIA, 93902 PHONE: 831-764-0548

APPROVED	DATE
DESIGNED BY	
CHECKED BY	

