



CITY OF PACIFIC GROVE

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
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NOTICE OF REGULAR MEETING

ARCHITECTURAL REVIEW BOARD

Date & Time: TUESDAY, MARCH 9, 2010 – 6:00 P.M.

Location: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

The Architectural Review Board (ARB) may reorder the items on the consent and regular agendas. The public is encouraged to be present at the start of the meeting to hear and comment on items of interest. The general findings and conditions of approval for architectural approval applications are noted on the last page of this agenda. Special and additional findings and conditions may be added to an architectural approval as deemed necessary by the ARB. Members of the audience may come forward to review and observe exhibits being presented for any agenda item. Public comment on a specific agenda item may be made after the applicant has presented their project to the Board.

MEETING AGENDA:

1. Call to Order

2. Roll Call

Architectural Review Board (ARB) Members: Robin Aeschliman, Jeff Becom (Vice Chair), Jeff Edmonds (Chair), Ken Hinshaw, Juan D. Rosas, Vitaly Volmensky, 1 vacancy

3. Approval of Minutes

Minutes from the February 23, 2010 ARB Site Review and Regular Meetings
Recommended Action: Approve minutes as presented.

4. Public Comments

(Comments from the audience will not receive ARB action. Comments must deal with matters subject to the jurisdiction of the ARB and will be limited to three (3) minutes. Comments regarding agenda items shall be heard at the time such items are called. Whenever possible, letters should be submitted to the ARB in advance of the meeting.)

5. Written Correspondence

(Communications relevant to ARB jurisdiction are attached under this agenda item.)

6. Items to be Continued or Withdrawn**7. Consent Agenda****8. Regular Agenda****A. Project Address: 707 Ocean View Boulevard (HRI)**

Historic Preservation Permit No. (HPP) 10-0252, Architectural Approval (AA) 3929-10: To allow a 577 square foot addition to an existing 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 an exception from Pacific Grove Municipal Code Section 23.57.060(b) to allow a second floor addition to maintain the existing nonconforming setback of the first floor of the dwelling; and from Code Section 23.57.050 to allow the maximum building coverage to be exceeded. Per Code Section 23.76.060, certain exceptions to zoning requirements, including setbacks and lot coverage, may be requested through a Historic Preservation Permit from the Architectural Review Board in lieu of a variance approval. An Architectural Approval for the proposed addition is also requested.

Applicant: Jeanne Byrne, FAIA, on behalf of David Yntema

CEQA Status: Class 31 Categorical Exemption

Recommended Architectural Review Guidelines:

5, 6, 9, 24, 28, 31, 39, and Historic Buildings, Appendix I, Guidelines 2, 3, and 4.

Staff Reference: Contract Senior Planner, Patrick Kelly, AICP

Recommended Action: Discuss and take appropriate action.

B. Project Address: 1034 Hillside Avenue

Architectural Approval Application (AA) No. 3846-08 and Tree Permit Application No. 090090: To allow the demolition of an existing single family residence and construction of a new two-story single family residence and removal of two trees. The City has found the existing home to be ineligible for inclusion on the city's Historic Resources Inventory.

Applicant: Steve Mickel

CEQA Status: Class 3 Categorical Exemption

Recommended Architectural Review Guidelines:

1, 2, 4, 13, 21, 24, 27, 29, 23, 33, 34, 35, 37, 38

Staff Reference: Contract Senior Planner, Patrick Kelly, AICP

Recommended Action: Discuss and take appropriate action

C. Project Address: 222 Central Avenue (HRI)

Architectural Approval Application (AA) No. 3930-10: To allow the rehabilitation of an existing, historic single family residence. The Phase 2 Historic Assessment prepared for the project concludes that all proposed alterations to the home are consistent with the Secretary of the Interior's Standards for historic rehabilitation.

Applicant: Carl Maxey, Architect, on behalf of Susan Skorich

CEQA Status: Class 31 Categorical Exemption

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

Staff Reference: Contract Senior Planner, Patrick Kelly, AICP

Recommended Action: Discuss and take appropriate action.

9. Acceptance of Minutes from Other Bodies**10. Reports of ARB Subcommittees**

(Subcommittees of the ARB will provide a summary report of their recent activities.)

11. Reports of ARB Members

(ARB members may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, a majority of ARB members may provide a referral to staff for factual information, request staff to report back to the body at a subsequent meeting concerning an ARB-related matter, or direct staff to place a matter of business on a future agenda (G.C. 54954.2(a)(2))).

12. Reports from Staff**13. Adjournment****GENERAL NOTICE**

Please note that Section 65009(b)(2) of the California Government Code provides that legal challenges to the City's action on a project may be limited to only those issues raised in testimony during the public hearing process. ARB will not consider any new items after 9:00 p.m. Any items remaining on the agenda will be continued either to the next regular meeting or to a special meeting at the discretion of ARB. This meeting is open to the public and all interested persons are welcome to attend. The City of Pacific Grove does not discriminate against individuals with disabilities and meetings are held in 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 (CDD) secretary at (831) 648-3190.

Materials for this agenda, and copies of previous meeting agendas and minutes for the ARB, are available for review at the CDD in City Hall or on the City of Pacific Grove's website; <http://www.ci.pg.ca.us/boards/arb.htm>. Materials related to an item on this agenda submitted to the ARB after distribution of the agenda packet are available for public inspection at the CDD from 8 a.m. – 12 p.m. and at the Business Desk (1st floor of City Hall) from 12 p.m. – 5 p.m. Materials can also be

requested of staff during the ARB hearing. Structures listed on the City's Historic Resources Inventory (HRI) are denoted on the agenda with an "(HRI)" next to their project address.

NOTICE TO APPLICANTS

Appearance by Applicant/Representative: Applicants or their representatives must be present at the meeting for which their item, including those items on the Consent Agenda, is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. The item may be denied if continuance is not requested.

Appeals and Appeal Period: Decisions rendered by the ARB may be appealed to the Planning Commission using a form available at the CDD. The appeal form, plus an appeal fee, must be filed with the CDD within 10 days (5 days in the case of a single-family dwelling not listed on the historic resources inventory as considered under the terms of Section 23.73.080(a) of the Municipal Code) of the action or decision being appealed. The aforementioned appeal period notwithstanding, the Planning Commission and the City Council shall always have until their next regularly scheduled meeting following ARB action to decide to review such action. No building permit pertaining to an ARB action may be issued until the appeal period has passed.

Building Permit: Applicants are requested to contact the Building Department for building permit requirements. No sign approved by the ARB shall be painted, erected, or otherwise installed until the appeal period has passed. Any proposed exterior changes from approved plans require ARB review and approval. There is a fee for design changes submitted after the architectural approval application has been granted final approval.

Notice of Exemption (NOE) under the California Environmental Quality Act (CEQA): All projects are subject to CEQA and disclosure. CEQA status is noted on the agenda for each project. Applicants with approved projects that have been deemed statutorily or categorically exempt under CEQA may file a NOE directly with the Monterey County Clerk to reduce the CEQA challenge period from 180 days to 35 days (CEQA Guidelines Section 15062). Applicants wishing to file the NOE should contact their planner for instructions on how to file the notice with the County. Please note the Monterey County Clerk has a \$50 filing fee for a NOE. Filing of a NOE by the City of Pacific Grove is not required. CEQA determinations are included in the public hearing notices for all projects.

Standard Finding for Approval of an Architectural Approval Application: The architecture and general appearance of the building(s) will be in keeping with the neighborhood and the completed project will not be detrimental to the orderly and harmonious development of the City nor impair the desirability of investment or occupation in the neighborhood.

Standard Conditions of Architectural Application Approvals:

1. This approval shall be null and void if a building permit has not been applied for within one year from the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. All construction must occur in strict compliance with the proposal as set forth in the application(s) for permits, subject to any special conditions. Any deviation from the approved plans must be reviewed and approved by the staff and may require ARB approval.
3. The terms and conditions shall be perpetual, and it is the intention of the ARB and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

4. Review by the Public Works Department is required prior to issuance of the building permit. The applicant shall obtain an encroachment permit from the Public Works Department before undertaking any work in the Public way and prior to issuance of the building permit.

Standard Finding for Approval of a Sign Permit Application: The proposed sign effectively conveys the business type and identity to the public and possesses pleasing elements of design that protects and enhances the architectural character and harmony of the community, buildings, and neighborhood in which it is located.

Judicial Time Limits: This serves as written notice that Pacific Grove Municipal Code Section 1.20.010 incorporates Section 1094.6 of the Code of Civil Procedure of the State of California and provides a ninety-day limitation for judicial review of any final administrative decision by the council, or any board, commissioner, or officer of the city.