



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, DECEMBER 23, 2008 – 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

1. CALL TO ORDER

The meeting was called to order at 6:03pm.

2. ROLL CALL

Board members present:

- Jeff Becom
- Darlene Billstrom
- Jeff Edmonds
- Ken Hinshaw
- Doug Howe, Chair
- Wilda Northrop

Board Members absent:

- Maryanne Larson Spradling, Vice Chair

3. APPROVAL OF MINUTES

On a motion by Billstrom, seconded by Hinshaw, the ARB voted 6-0 to approve the minutes from the December 9, 2008, Site Review and Regular Meeting.

4. COMMENTS FROM THE PUBLIC

None

5. COMMUNICATIONS

None

6. WRITTEN CORRESPONDENCE

None

7. CITY COUNCIL ACTIONS

None

8. PLANNING COMMISSION ACTIONS

None

9. SUBCOMMITTEE REPORTS

None

10. ADMINISTRATIVE ARCHITECTURAL APPROVALS

There were no new items; however, staff referenced the Record of Decision from the December 1, 2008 Administrative Hearing that had been included in the agenda packet and previously reported at the December 9, 2008 ARB meeting.

11. ITEMS WITHDRAWN OR TABLED

None

12. REQUESTS FOR CONTINUANCE

Staff requested a continuance of Agenda Item 14c., 306 7th Street, in order to obtain additional information in the Phase II Historic Assessment report for the project.

On a motion by Howe, seconded by Billstrom, the ARB voted 6-0 to continue Item 14c to the January 13, 2009 ARB meeting.

13. CONSENT AGENDA

None

14. REGULAR AGENDA

a. Project Address: 620 Ocean View Boulevard

Architectural Approval Application No. 3726-07 for a proposed addition and remodel to an existing public building with restaurant and visitor serving/public recreation uses. This item was granted final approval subject to a subcommittee review of the following details, which staff has determined should be considered by the full ARB for final approval due to further design changes:

- An awning detail of how the awning will be attached over the entrance stairs, particularly in regards to the existing post;

- Removal of the awning over the ADA lift;
- Revisions to the railings for the ADA ramp to the lift;
- Details on the entrance door into the lift at the bottom and at the landing, including the framing and casing of the door and how it will open;
- An elevation and further details on the patio wall, stairs, and railings around the patio;
- A detail/sample of the guardrail proposed on the stone wall in front of the building;
- A dimensioned site plan with additional details about the new paving areas and elevations of the ADA ramp.

Applicant: David Prew, designer, on behalf of Enea Properties LLC

CEQA Status: Initial Study/Mitigated Negative Declaration adopted)

Senior Planner Sarah Hardgrave presented the item. She explained that while on November 13, 2008, the ARB granted final approval of the project with a subcommittee for review of the above mentioned items, the project was being brought back to the full Board due to project design changes that differed from the subcommittee's direction, in particular regarding the railings around the ADA ramp and lift into the second floor building entrance. She presented information and details regarding the exterior park improvements, including a simulation of the patio area and railings on the ocean side of the building, as well as the dimensioned site plan.

Dave Prew, applicant's representative, presented the building plan revisions, including the front elevation details of the ADA ramp and lift.

The public comment period was opened. Seeing no public comment, the public hearing was closed.

The ARB discussed the project and expressed concerns about the front elevation railings for the ADA ramp and lift, as well as the guard rail on the rock wall on the oceanfront side of the building.

On a motion by Billstrom, seconded by Hinshaw, the ARB voted 5-1 (Howe voting no) to approve the project with the following conditions:

- 1. Removal of the awning element on the front elevation, and maintaining the existing front porch roof cover;**
- 2. Adjustment of the ADA entrance ramp curb height to allow the railings to be parallel to the ground;**
- 3. Visual screening of the ADA lift by extending the shingle wall out from the parapet in front of the lift to the ground.**
- 4. Use of simple, plain 2"x2" balusters rather than the existing decorative balusters;**
- 5. Addition of knee brace brackets under the front gable feature for the visual effect of supports;**

6. **Revising the design of the guard rail on the rock wall on the ocean side to be parallel with the existing wall height, while keeping the minimum 42" height requirement; and**
7. **Revising the design of the guard rail on the rock wall on the ocean side to match the style of the other exterior railings and fence designs.**

b. Project Address: 310 8th Street and 314 8th Street

Architectural Approval Application No. 3780-08 for proposed exterior alterations to an existing multi-family dwelling. This item was granted final architectural approval on November 25, 2008, subject to subcommittee review and approval of corrected plans depicting the balcony/deck, roof eave projection and support posts extending out as far as possible over the stairs (projecting a minimum 18 inches but without interfering with the stairway entry), and the stairs narrowed by at least 1 foot. The applicant has made a request to present an alternative solution to the full ARB for approval.

Applicant: Todd Porteous, project manager, for Arman Kooroshfar

CEQA Status: Class 1 Categorical Exemption

Senior Planner Sarah Hardgrave presented the item, and explained that while on November 25, 2008, the ARB granted final approval of the project with a subcommittee for review of the above mentioned items, the project was being brought back to the full Board due to project design changes that differed from the subcommittee's direction. Staff recommended that the Architectural Review Board consider the Architectural Review Guidelines #34, #35, and #36 as being applicable to their consideration of the project.

Todd Porteous, applicant's representative, presented the project revisions and responded to questions from the Board.

Seeing no members of the public to speak to the item, the Chair closed the public hearing.

The Board discussed the project. Member Becom identified that Guideline #30 also is applicable to the project and that extending the entrance out would better meet this guideline. Chair Howe expressed concern that the building massing and front façade would be in better balance if the rake fascia extended out from the building plane. Member Edmonds inquired about the siding material on the deck and gable end, as well as the stair entrance into the stone wall. Member Billstrom expressed concern with the stairway location and its potential impact on the oak tree, and agreed with the need for the front entrance projection to provide some modulation to the front face of the building.

On a motion by Howe, seconded by Becom, the Board voted 6-0, to grant final approval based on the identified Architectural Review Guidelines (#30, #34, #35, #36), with a subcommittee (Howe, Becom) to review revisions to the front entrance column and roof eave support elements to

project at least one foot from the building face, and to move the stair entrance four feet to the north in order to protect the existing oak tree, based on Guideline #24.

c. Project Address: 306 7th Street (HRI)

Historic Preservation Permit Application No. 08-0239 and Architectural Approval Application No. 3833-08 to allow renovations, a 118 square foot addition, and new front entry ramp and landing to an existing single-family dwelling. The existing structure is listed on the City's Historic Resources Inventory and has non-conforming setbacks.

Applicant: Hunter Eldridge, on behalf of Max and Jean Bell

CEQA Status: Class 31 Categorical Exemption

Staff reference: Senior Planner, Karen Vaughn

Recommended action: Discuss and take appropriate action.

Project was continued to the January 13, 2009 hearing under Agenda Item 12.

15. REPORTS OF BOARDMEMBERS

Chief Planner Lynn Burgess provided an update to the ARB's inquiry at the December 9, 2008 ARB meeting regarding the historic window reconstruction at project address 419 Congress.

16. REPORTS OF THE COMMUNITY DEVELOPMENT DEPARTMENT

None

17. ADJOURNMENT

The meeting was adjourned at 7:29pm.