



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, JANUARY 27, 2009 – 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

1. CALL TO ORDER

The meeting was called to order at 6pm.

2. ROLL CALL

ARB members present:

- Jeff Becom
- Darlene Billstrom
- Jeff Edmonds
- Ken Hinshaw
- Doug Howe, Chair
- Maryanne Larson Spradling, Vice Chair
- Wilda Northrop

3. APPROVAL OF MINUTES

On a motion by Billstrom, seconded by Hinshaw, the Board moved 7-0 to approve the January 13, 2009 meeting minutes with one correction, to revise Item 5d to reflect that Board member Billstrom seconded the motion.

4. COMMENTS FROM THE PUBLIC

None

5. COMMUNICATIONS

None

6. WRITTEN CORRESPONDENCE

None

7. CITY COUNCIL ACTIONS

None

8. PLANNING COMMISSION ACTIONS

Staff reported that the Planning Commission had held a continued public hearing on an appeal of the ARB's denial of a project at address 245 Willow Street, that the Planning Commission had considered a design alternative and granted conceptual architectural approval for the alternative design, and that the Planning Commission had directed staff to return to the Commission for reconsideration of the applicable zoning code provisions that enabled the design alternatives to comply.

9. SUBCOMMITTEE REPORTS

None

10. ADMINISTRATIVE ARCHITECTURAL APPROVALS

None

11. ITEMS WITHDRAWN OR TABLED

None

12. REQUESTS FOR CONTINUANCE

- a. Request by the applicant for a continuance of Project Address: 306 7th Street (HRI), Architectural Approval Application No. 3833-08 to the February 10, 2009 regular meeting.

On a motion by Howe, seconded by Hinshaw, the Board voted 7-0 to continue agenda item 14a to the February 10, 2009 regular meeting.

13. CONSENT AGENDA

On a motion by Howe, seconded by Billstrom, the Board voted 5-2 (Spradling, Hinshaw opposed) to move agenda item 14b to the consent agenda. The item was kept on the regular agenda due to the opposing votes.

14. REGULAR AGENDA

- a. **Project Address: 306 7th Street (HRI)**
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. Historic Preservation Permit Application No. 08-0239 was approved on January 13, 2009. Concept Architectural Approval was also granted on January 13, 2009 subject to moving the front porch away from the chimney and allowing the applicant to replace the historic porch windows that have deteriorated beyond repair.

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

CEQA Status: Class 31 Categorical Exemption

Item 14a was continued to the February 10, 2009 regular meeting under Agenda Item 12a.

b. Project Address: 238 Spruce Avenue (HRI)

Architectural Approval Application No. 3745-08 to allow a new 2-story addition to rear of the existing dwelling, after relocation. The existing structure is listed on the City's Historic Resources Inventory. Historic Relocation Permit Application No. 08-62 and Tree Permit No. 08-0470 were approved on January 13, 2009. The Architectural Approval was continued to allow the applicant time to determine whether the second story plate height could be reduced.

Applicant: Ed Bredthauer, on behalf of Charlie and Nancy Alvarez

CEQA status: Class 31 Categorical Exemption

Applicant Ed Bredthauer presented the project, identifying that subsequent to the ARB's previous review, the plate height was lowered from 7'6" to 6'4" as had been recommended by the Board.

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

Board member Hinshaw stated his objection to the project as being inconsistent with Architectural review Guideline #4, and that the 1,400 sf addition to the existing 800 sf house was out of keeping with the scale of the original home.

Board member Spradling agreed, and stated that there is a need to reign in how much of an addition should occur on a historic home.

Board member Becom stated that additions to historic homes should be considered on a case-by-case basis, and that the location of the proposed addition in the rear diminishes the effect on the original house.

Board member Northrop noted that the property has a large front yard that also diminishes the effect of the addition.

Board member Edmonds agreed with Becom and Northrop.

Board member Billstrom noted that the addition would not be visible from the street and that she appreciated that the applicant had made the design change the Board had recommended.

Board member Howe agreed with Becom, Northrop and Billstrom.

On a motion by Billstrom, seconded by Becom, the Board voted 5-2 (Spradling, Hinshaw dissenting) to grant concept approval of the plans as presented based on Architectural Review Guidelines #1, #2, #5, and #24.

CHAIR HOWE STEPPED DOWN PRIOR TO THE NEXT ITEM DUE TO THE PROXIMITY OF HIS RESIDENCE TO THE PROJECT. VICE CHAIR SPRADLING ACTED AS THE CHAIR FOR THIS ITEM.

c. **Project Address: 512 8th Street**

Architectural Approval Application No. 3845-08 for a proposed new 2-story single-family dwelling on a vacant lot of record.

Applicant: Baldwin Living Trust, Richard Baldwin and Margaret Baldwin, Trustees

CEQA status: Class 3 Categorical Exemption

Applicant Rick Baldwin presented the project and provided information to the Board regarding the proposed door and window types. He responded to questions from the Board, clarifying that the proposed windows would be double hung with interior and exterior muntins, that there would be no living space above the garage, that the left side bathroom window is proposed to be glass block, and that the crawl space is proposed to be greater than the minimum 18" required.

Public comment:

- Mike Morgan, resident at 505 8th Street, spoke to the project and expressed concern about the proposed project height, particularly at the garage. He lamented the gradual loss of sunlight to his one-story home with the surrounding 2nd story additions that have occurred.

Senior Planner Vaughn suggested that the Board consider Architectural Review Guidelines Nos. 1, 2, 6, 24, 27, 32, 35, 36, 37 and 38 as applicable to the project.

Board member Hinshaw stated he appreciated the traditional look of the new house and made three suggestions, to reduce the garage to a single car garage and to detach it from the main structure, to eliminate the metal garage door and consider a wood garage door, and to use a different window type than vinyl.

Board member Billstrom agreed with Hinshaw and added several suggestions. She recommended that the non-operable shutters be eliminated, to provide greater separation between the gables, and to use something other than glass block at the bathroom window on the left side.

Board member Becom agreed with Hinshaw and Billstrom, and added that the overall height of the garage could be reduced by eliminating the crawl space, which would also reduce the impact the trees on the property. He stated he

would prefer to see aluminum clad windows, that he didn't share Billstrom's view on the gables, and that he would support the garage being attached if reduced to a single car. It was noted that attached garages are more suburban in feeling.

Board member Northrop agreed that a single car garage would be better, that a different window material should be used, and that the dormers are too close together.

Board member Edmonds agreed, and noted that the structure seemed too tall. It was suggested that the crawl space could be put below grade.

The applicant clarified that no chimney is proposed.

On a motion by Hinshaw, seconded by Northrop, the Board voted 7-0 to grant concept approval with the conditions that the garage be detached, reduced to a single car garage and constructed at grade without a crawl space with a front facing gable, that the garage door be wooden, that the crawl space be lowered if feasible with drainage, that the windows be of a wood or aluminum clad material, and that the left side bathroom utilize obscured glass rather than glass block.

CHAIR HOWE RETURNED TO HIS SEAT.

d. Project Address: Walnut Avenue

Architectural Approval Application No. 3839-08 and Tree Permit No. 2008478 for a proposed 2-story single-family dwelling on a vacant lot of record. Placement of the structure will require the pruning of two oak trees on the site. Applicant: Michael Chandler, on behalf of Larry Scholink
CEQA status: Class 3 Categorical Exemption

Senior Planner Vaughn introduced the project and identified Architectural Review Guidelines Nos. 1, 2, 6, 21, 22, 24, 27, 32, 25, 36, 37, and 38 as applicable to the project. She also shared the input that had been provided by the City Arborist on the Tree Permit application.

Applicant Michael Chandler presented the project and responded to questions from the Board.

Public comment:

- Kirstie Wilde spoke in support of the project and noted the applicant's previous efforts to protect the adjacent historic property.
- Bill Pelich, neighbor, spoke in opposition to the project, stating his concern that the new building would entirely block the public view of the historic log cabin, and that the heritage oak trees' roots and canopy would be severely impacted by the project. He requested that the Fire Department review the project for any concerns related to the proximity of the new building to existing structures. He stated that the project was inconsistent with the look and feel of the neighborhood.

- Rich Weber, adjacent neighbor and resident of the log cabin, requested that the Board consider several items, the scale of the structure in terms of the impacts to the tree canopy and that the loss of the trees would be a shame, that the scale of the structure is larger than other existing homes on that street, the impact of the new structure in regards to sun light access at the neighboring historic home, and to consider a different (natural) roof material.
- Larry Scholink, owner, spoke regarding his previous efforts to relocate and restore the adjacent historic home, that the project falls within the parameters of what is allowed by the zoning code, and that they considered ways to reduce the impacts to the trees on site in their design.

Chair Howe expressed concerns with the design, stating that it should be simplified, including the dormers on the left side of the front of the structure, and that the bulk and massing of the second floor could be shifted to the right to reduce the impacts to the trees and to balance the design.

Board member Hinshaw agreed, and suggested that the applicant consider a single car detached garage and utilizing stone on the chimney if it were to be a material in other elements of the building.

Board member Spradling agreed and stated that it was important to give careful attention to providing access to sunlight on neighboring properties.

Board member Billstrom agreed and also suggested that the second floor could be moved over the garage to protect the trees, that the stone should stop in a more logical place, and that a shed dormer would be better than the two gables proposed. She requested that the applicant provide additional information about the dimensions of the windows.

Board member Becom stated he thinks there are too many different types of materials, and suggested eliminating the stucco. He cited Guidelines #21 and 22 needing further consideration in the design.

Board member Northrop agreed and mentioned either raising the house to protect the tree roots and at the same time the need to stay out of the canopy. Board member Edmonds agreed with the other comments and stated that the proposed house overwhelms the site and could be shifted over within the setback requirements.

On a motion by Billstrom, seconded by Becom, the Board voted 7-0 to refer the project back to the applicant for further study and consideration of Guidelines Nos. 1, 2, 6, 21, 22, 24, 27, 30, 32, 35 - 38, and to continue the item to the February 10, 2009 meeting.

- e. **Project Address: 1110 Patterson Lane**

Architectural Approval Application No. 3641-07 for a remodel and second story addition to an existing single family dwelling.

Applicant: Silvio Canudo, on behalf of Lindsay Sullivan

CEQA status: Class 1 Categorical Exemption

Senior Planner Hardgrave introduced the project and identified Architectural Review Guidelines Nos. 1, 2, 5, 7, 9, 24, 27, and 28 as being applicable to the project.

Lindsay Sullivan, owner, presented the project, stating that the addition is to a one bedroom, one bathroom house, and that the addition is over the existing living area, and that the second story addition is consistent with the adjacent second story homes.

No public comment was received.

Board member Billstrom stated she was fine with the addition.

Board member Becom stated that the existing structure and proposed second story addition contain few design features to add to the interest of the building.

Board member Howe noted that the roof plan was very plain and could be altered to provide greater interest while keeping the size of the addition, and provided a sketch to illustrate an alternate roof plan.

Board member Northrop stated that the proposed windows on the second floor don't quite fit and that the relationship between the proposed windows with the existing windows could be improved.

Board member Edmonds suggested orienting the windows on the second story above the windows on the first floor, and that trim could be added to improve the overall design.

Board member Spradling stated that this is a difficult lot and that the project could be improved by distinguishing the windows.

Board member Hinshaw agreed.

On a motion by Howe, seconded by Northrop, the Board voted 7-0 to refer the project back to the applicant for further study of the roof elements and window placement considering of Guidelines Nos. 33 and 34, and to continue the project to the February 10, 2009 regular meeting.

f. Project Address: 945 Cedar Street

Architectural Approval Application No. 3838-08 for a new single family dwelling on a vacant lot of record.

Applicant: Susan Bailey, on behalf of Elva Perkins

CEQA status: Class 3 Categorical Exemption

Senior Planner Hardgrave introduced the project, noting that the ARB had reviewed the project on April 22, 2008 and referred it back to the applicant for further study of the second story element and building massing, and that the proposed project had been revised. It was noted that the eave projection on the south elevation would need to be changed to meet the required three foot distance from the property line. Staff identified Architectural Review Guidelines Nos. 1, 2, 6, 21, 22, 24, 27, 32, 25, 36, 37, and 38 as applicable to the project.

Susan Bailey, applicant, presented the project and the revised design, noting that the second floor windows could be obscured if neighbor privacy were an issue.

Public comment:

- Pat Toprakizahr, adjacent neighbor, spoke in opposition to the project and stated concerns with the second story addition given the surrounding single story homes and with the setback encroachment. She requested that a sunlight/shade study be prepared to evaluate impacts to neighboring properties.
- Tamson McCaughly, neighbor, expressed concerns about parking on Congress Avenue and about the project noticing. Staff provided the map of adjacent properties that had been noticed.

Board member Northrop stated that the trees on the Congress Avenue side of the lot were one of the best features that should be retained on the property, and that the second floor should be lowered.

Board member Edmonds expressed concern with the second story, and referenced Guideline #34.

Board member Becom stated that the revised design was an improvement, but that he thought the project was inconsistent with the appropriate infill guidelines given the surrounding one-story properties, and also referenced Guidelines Nos. 1, 5, 9, 24, 25, and 37 as needing further consideration.

Board member Billstrom stated she was stunned by the plate height as depicted by the staking and flagging on the property, and that the overall height needs to be somehow lowered. She suggested consideration of a hip roof rather than gables, and additional modulation of the roof shapes.

Chair Howe stated that he thinks the project reads as two structures connected by a thin link between them, and that he was okay with the conceptual design.

Board member Spradling stated that because of the lot configuration, a one-story structure would be more appropriate.

Board member Hinshaw agreed, and expressed concern with the impacts to the northern neighbors.

Applicant Susan Bailey responded, noting the other two story structures in the neighborhood and vicinity, and that the location of the two story element was identified as having the least impact to the neighbors.

On a motion by Billstrom, seconded by Northrop, the Board voted 6-1 (Howe dissenting) to refer the project back to the applicant for further study to lower the plate heights, consider hip roofs and elimination of the gables, based on the appropriate infill guidelines, and to continue the item to the February 24, 2009 regular meeting.

g. Project Address: 1018 Lincoln Avenue (Lot 16)

Architectural Approval Application No. 3840-08 for new single family dwelling on a vacant lot of record.

Applicant: Robert Walker, on behalf of Peter and Susan Loewy
CEQA status: Class 3 Categorical Exemption

Senior Planner Hardgrave introduced this project as well as agenda Items 14h, i, and j, noting that the ARB should take individual action on each project, but that because these four items are on adjacent vacant lots, they should also be considered collectively as they related to the entire former Griggs nursery site. Staff identified Architectural Review Guidelines Nos. 1, 2, 6, 21, 22, 24, 27, 32, 25, 36, 37, and 38 as applicable to the project.

Robert Walker, project architect, presented the project. He noted that the two-story element to this proposed new residence was in the rear of the property, and that it is adjacent to a church parking lot.

Board member Northrop suggested adding some interest to the front and rear elevations.

Board member Becom agreed that these elevations need some additional detailing.

Board member Billstrom stated that she thought the house could better reflect the site topography and stated concerns with the “70’s” look.

Board member Spradling stated she liked the building modulation, and suggested that the second story element could be lowered.

Board member Hinshaw stated that he appreciated the variation between the structures.

Chair Howe asked a question about the location of the deck on the east side. He also inquired about the window over the front door and suggested that it be lowered from the roof line.

Public comment:

- Patricia Riebrant referenced the comment letter she submitted and stated that her concerns were primarily with the other lots.

On a motion by Edmonds, seconded by Hinshaw, the Board voted 7-0 to grant conceptual approval with suggested window modifications on the front elevation.

h. Project Address: 1016 Lincoln Avenue (Lot 17)

Architectural Approval Application No. 3841-08 for a new single family dwelling on a vacant lot of record.

Applicant: Robert Walker, on behalf of Peter and Susan Loewy

CEQA status: Class 3 Categorical Exemption

Applicant Robert Walker presented the project and responded to questions from the Board.

Public comment:

- Patricia Riebrant expressed concern with the loss of the view from her home and stated that the homes are too large in comparison with the surrounding smaller existing homes, and referenced Guidelines Nos. 1, 9, and 39 as being of particular concern in relation to these projects. She noted that it was difficult to distinguish which roof lines were most impacting the views from her home.

Board member Hinshaw stated that it was unfortunate the way the lots had been laid out, as that limited the design. He inquired into the proposed lot coverage and square footage and the limits allowed, and noted that the proposed project was maximizing to the limits.

Board member Spradling suggested that more air and light should be provided around the structure, and that she was not as supportive of a mirror image layout to the project at 1018 Lincoln.

Chair Howe stated that full preservation of the existing view was not realistic, and suggested that the rear elevation could be improved by placing a roof element over the back door.

Board member Billstrom stated objections to the garage protrusion and suggested this should be redesigned, and that the second floor plate height could be reduced and that the front windows needed more charm.

Board member Becom suggested additional details to the windows could be added to distinguish this house from the project at 1018 Lincoln.

Public comment:

- Heidi Becklenberg, neighbor, stated that while she appreciated the need to take action on each house individually, that it was challenging to

look at the collective effect of the eight new homes to be built on this site. She noted that each project would have very little yard space.

- Peter Loewy, owner, stated that the lots on Lincoln were narrow, and that the design had stayed below the zoning limits.

Board member Northrop suggested reducing the floor area and adjusting the proportions of the windows to be long and skinny.

Board member Edmonds stated he likes the street view, and that he agreed with Howe about the reality of this type of infill project on existing views.

Chair Howe stated although the project had been designed close to the maximum limits of the zoning, the new structure would not be fully visible from the street view.

On a motion by Billstrom, seconded by Northrop, the Board voted 7-0 to refer the project back to the applicant for further study to minimize the garage projection, increase the open space around the structure, and to change the window design and proportions to be more appropriate to the cottage style of the house, based on Guidelines Nos. 5 and 33.

i. Project Address: 1108 Presidio Boulevard (Lot 18)

Architectural Approval Application No. 3842-08 for a new single family dwelling on a vacant lot of record.

Applicant: Robert Walker, on behalf of Peter and Susan Loewy

CEQA status: Class 3 Categorical Exemption

Applicant Robert Walker presented the project and responded to questions from the Board.

Public comment:

- Hal Laughlin, neighbor, inquired about the square footage of the second story.

Board member Spradling noted that this structure would border on the backyards of three of the other lots, and suggested reducing the size to provide more open space and light to all of the new structures.

Board member Hinshaw agreed.

Board member Billstrom expressed concern with the second story gables, windows and garage protrusion.

Board member Becom suggested that a lower roof slope would distinguish this house from the other houses, more details on the windows, and that more could be done with modulation to the north and south sides of the building, but that he did not have concerns with the second story.

Board member Northrop suggested that the proportions and deeper insets to the windows could be changed to be more in keeping with a Spanish style house, and suggested that a buttress wall or recessing could be incorporated to break up the façade.

Board member Edmonds suggested that the second floor gable could be moved to the center of the structure and that a lower plate height could result in a more gradual height increase.

Board member Howe inquired about the location of the patio and the second floor terrace.

On a motion by Billstrom, seconded by Northrop, the Board voted 7-0 to refer the project back to the applicant for further study of the building modulation and roof pitches, and consideration of Guidelines Nos. 25, 27, 29, 33, and 35, continuing the item to the February 24, 2009 regular meeting.

j. Project Address: 1110 Presidio Boulevard (Lot 19)

Architectural Approval Application No. 3843-08 for a new single family dwelling on a vacant lot of record.

Applicant: Robert Walker, on behalf of Peter and Susan Loewy

CEQA status: Class 3 Categorical Exemption

Applicant Robert Walker presented the project and responded to questions from the Board.

Public comment:

- Heidi Becklenberg, neighbor, expressed concern with vehicle and pedestrian traffic on Presidio Blvd., and the visibility from the driveway given that it slopes down into the property, concern with the second story element, that there is not enough yard space. She requested that the utilities be placed underground, and asked if any information had been provided about landscaping or trees on this or any of the other projects.

Board member Billstrom expressed concern with the building height, and stated that she likes the porch design and that the structure as a whole could benefit from similar design features.

Board member Spradling expressed concern with the lack of yard space and suggested the overall size should be reduced.

Board member Hinshaw agreed with member Billstrom, and noted that the different window proportions on each elevation.

Board member Becom stated that for this project, he believes the overall design should be rethought, and that there is a need for greater outdoor usable spaces and visual interest.

Board member Northrop noted the importance and prominence of this property as the corner lot, and agreed with member Becom about the need for greater architectural interest in the design.

Board member Edmonds suggested that a step down design of the structure could better integrate with the lot slope and mitigate the neighbor concerns.

Chair Howe suggested that a hip roof could be applied to the entire structure and that vertical siding should be considered.

On a motion by Billstrom, seconded by Becom, the Board voted 7-0 to refer the project back to the applicant for further study, continuing the item to the February 24, 2009 regular meeting.

15. REPORTS OF BOARDMEMBERS

Chair Howe, on behalf of the entire ARB, thanked Board members Billstrom and Spradling for their years of service.

Board member Spradling noted that she had prepared a two-page summary of the Architectural Review Guidelines, which is a handy guide. She offered to make that available to the ARB.

16. REPORTS OF THE COMMUNITY DEVELOPMENT DEPARTMENT

Chief Planner Lynn Burgess informed the Board that a new Associate Planner, Valerie Tallerico had been hired and would be starting work with the City on February 2, 2009. Ms. Burgess also thanked Board members Billstrom and Spradling for their commitment to the community as long-standing members of the ARB.

17. The meeting was adjourned at 9:54pm.