



CITY OF PACIFIC GROVE

300 FOREST AVENUE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-3190 • FAX (831) 648-3184

MINUTES OF REGULAR MEETING

ARCHITECTURAL REVIEW BOARD

DATE & TIME: TUESDAY, MARCH 10, 2009 – 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

1. CALL TO ORDER

6:00 pm

2. ROLL CALL

Architectural Review Board (ARB) Members present:

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

Architectural Review Board (ARB) Members absent:

None

Staff present:

Karen Vaughn
Valerie Tallerico

3. APPROVAL OF MINUTES

On a motion by Northrop, seconded by Hinshaw, the Board voted 5-0 to approve the minutes from the February 24, 2009, ARB Site Review and Regular Meetings as presented.

4. COMMENTS FROM THE PUBLIC

None

5. COMMUNICATIONS

None

6. WRITTEN CORRESPONDENCE

None

7. CITY COUNCIL ACTIONS

Senior Planner Vaughn reported on the City Council call up of 622 17th Street. After reviewing the project, City Council did not add 622 17th Street to the Historic Resources Inventory. The project will be presented to the Architectural Review Board at the March 24, 2009 meeting.

8. PLANNING COMMISSION ACTIONS

None

9. SUBCOMMITTEE REPORTS

None

10. ADMINISTRATIVE ARCHITECTURAL APPROVALS

None

11. ITEMS WITHDRAWN OR TABLED

None

12. REQUESTS FOR CONTINUANCE

a. Project Address: 1110 Patterson

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

Staff reference: Associate Planner, Valerie Tallerico

On a motion by Howe, seconded Becom, the Board voted 5-0 to continue Agenda Item 12a to the March 24, 2009 regular meeting.

13. CONSENT AGENDA

On a motion by Becom, seconded by Northrop, the Board voted 5-0 to move Agenda Items 14b and 14d to the Consent Agenda.

a. Project Address: 465 Gibson Street

Architectural Approval Application No. 3858-098 for proposed design change to a previously approved garage

Applicant: Steven Krebs, on behalf of Lawrence and Jan Grouse

CEQA status: Class 1 Categorical Exemption

Recommended action: Discuss and take appropriate action.

b. Project Address: 640 Gibson Avenue

Architectural Approval Application No. 3850-09 for design changes to a previously approved single family dwelling including: enlarging front window, adding stone planter at entry steps, omitting roof hips on the east elevation, and adding a viewing window at the north elevation. (CEQA status: Class 1 Categorical Exemption).

Applicant: Robert Gunn

CEQA status: Class 1 Categorical Exemption

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

On a motion by Howe, seconded by Hinshaw, the Board voted 5-0 to approve the Consent Agenda.

14. REGULAR AGENDA

a. Project Address: 1141 Presidio Boulevard

Architectural Approval Application No. 3831-08 for demolition of an existing single family dwelling and reconstruction of a proposed new two-story single family dwelling.

Applicant: Sergio Vaca, on behalf of David and Gina Armas

CEQA status: Class 3 Categorical Exemption

Associate Planner Valerie Tallerico presented the project and added Architectural Review Guideline 9 for consideration. Applicant Sergio Vaca, applicant, spoke to the project explaining that they were following Pacific Grove's requirements and regulations.

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

Board member Hinshaw stated he was concerned with the size, style and materials of the proposed project. He also stated that he feels it is out of character with the other homes in the Del Monte Park area and that too many materials were proposed.

Chair Howe felt the porte cochere was out of scale with the residence and that there was not enough wall space on either side of the garage doors. He also expressed concern with the massing of the residence. Suggested breaking up the mass by adding more mass to the first floor and less to the second floor.

Board member Becom agreed with Board members Hinshaw's and Howe's statements. He added that the structure is too high and that some of the second story should be lowered. Additionally, the covered entry is in the way of the garage and seems out of place. Board member Becom stated the proportions of the house seemed out of place and suggested rethinking the project.

The applicant, Sergio Vaca answered questions regarding brick around the windows, stone veneer trim, the entry and use of solid vinyl windows.

Board member Hinshaw stated his major objection was the size of the house because it is out of scale with the neighborhood and suggested revising the design to make it more compatible with neighboring homes. Additionally, he suggested using quality materials versus less expensive veneers and vinyl windows.

Board member Edmonds explained the project as proposed seems massive with all two story vertical walls which make it seem like a towering castle. The hipped roofs are good but the project needs to be made much smaller and suggested having only a one car garage.

Board member Northrop complemented the site of the proposed project, but stated the house seems too grand. She went on to say that while she understands the needs of a growing family, the house should be made smaller and quality materials should be used.

Property owner David Armas thanked the Architectural Review Board for their feedback and stated that they want to have a quality project.

On a motion by Howe seconded by Hinshaw the board voted 5-0 to refer the project back to the applicant for further study of the follow areas: make the 2nd floor smaller than the 1st floor, consider moving elements to the back of the lot and step up the site per Architectural Review Guideline 18, resize the front porch element, restudy the garage doors and their placement, reconsider the number and quality of materials used.

Board members Hinshaw and Becom also suggested reducing the height and square footage of the structure.

b. Project Address: 465 Gibson Street

Architectural Approval Application No. 3858-098 for proposed design change to a previously approved garage

Applicant: Steven Krebs, on behalf of Lawrence and Jan Grouse

CEQA status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 24, 35, and 36.

Item was moved to the Consent Agenda, see Item 13a.

c. Project Address: 1040 Benito Avenue

Architectural Approval Application No. 3577-06 (Final) and Tree Permit Application No. 2008367 for new two-story single-family dwelling and the removal of 3 trees.

Applicant: Roy Larson

CEQA status: Class 3 Categorical Exemption

Senior Planner Karen Vaughn introduced the project. Roy Larson, applicant, presented the project and identified previous suggestions made by the Architectural Review Board. The applicant answered questions from the board regarding use of trim board, transition of siding types, and questions of consideration of stepping the floor plan.

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

Board member Becom stated he would like the left side of the house have horizontal siding to match the other three sides of the house and would like to see a roof overhang added for weather protection.

Board member Northrop stated she likes the project as is.

Board member Edmonds and Hinshaw agreed with Board member Northrop and stated they also like the project.

On a motion by Northrop seconded by Hinshaw the board voted 4-1 to grant final approval for the project, with Becom dissenting.

On a motion by Northrop seconded by Hinshaw the board voted 5-0 to grant the tree permit for removal of three trees.

d. Project Address: 1128 Shell Avenue

Architectural Approval Application No. 3851-09 for proposed 62 s.f. and 330 s.f. additions to an existing single-family dwelling, window replacements, rear deck, and concrete patio and landing.

Applicant: Ed Bredthauer, on behalf of Fred Sammis

CEQA status: Class 1 Categorical Exemption

Item was moved to the Consent Agenda, see Item 13b.

e. Project Address: 889 Jewell Avenue

Architectural Approval Application No. 3837-08 for a new 2-story single-family dwelling on a vacant lot of record.

Applicant: Chris Boqua, on behalf of Manuel Oliveira

CEQA status: Class 3 Categorical Exemption

Senior Planner Karen Vaughn introduced the project and informed the board that trees that were present on the site will need to be replaced at a 2:1 ratio. Applicant Jun Sillano presented the project and presented a section drawing and presented photos of houses in the neighborhood, including many two-story houses on Jewell.

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

Board member Hinshaw expressed concern that story poles were visible from three blocks away. He also expressed concern with the proportions of the structure and stated he would like to see the project downsized.

Board member Edmonds stated he was not opposed to the look and style of the structure and that it was not out of character with other homes in the neighborhood.

Chairman Howe stated he appreciates the applicants attempt to add variety but feels there is too much going on. There needs to be some order and unity in the elements (arches, windows, etc.) and elements need to be at a human scale.

Board member Northrop stated that not all the houses in that neighborhood have been done well. She continued that the project should not try to be the largest house on the block and asked that they provide more yard area.

Board member Becom agreed with other board members comments and stated that the scale of the project is too big. He requested that the applicant simplify the elements and drop down the height and overall square footage.

On a motion by Becom seconded by Hinshaw, the board voted 5-0 to continue the project to the April 14, 2009 meeting and refer the project back to the applicant for further study in the following areas: reduce scale, reduction in mass and square footage, reduce height of overall structure and living room, limit the variety of elements such as heights of stonework and window styles.

15. REPORTS OF BOARDMEMBERS

None

16. REPORTS OF THE COMMUNITY DEVELOPMENT DEPARTMENT

None

17. ADJOURNMENT

7:13 pm