



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, NOVEMBER 24, 2009 – 6:00 P.M.

LOCATION: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

1. CALL TO ORDER

The meeting was called to order at 6:05 p.m.

2. ROLL CALL

Architectural Review Board (ARB) members present:

Robin Aeschliman

Jeff Edmonds, Vice-Chair

Doug Howe, Chair

Wilda Northrop

Architectural Review Board (ARB) members absent:

Ken Hinshaw

Jeff Becom

3. APPROVAL OF MINUTES

On a motion by Howe, seconded by Edmonds, the Board voted 4-0 to approve the minutes from the November 10, 2009 ARB Site Review and Regular Meetings.

4. COMMENTS FROM THE PUBLIC

None

5. COMMUNICATIONS

None

6. WRITTEN CORRESPONDENCE

None

7. CITY COUNCIL ACTIONS

Senior Planner Karen Vaughn announced the actions of the November 18, 2009 City Council meeting involving fee increases for Architectural Approvals and historic properties. She noted that the Agenda Report was on the City website and any questions should be directed to Lynn Burgess, Chief Planner.

8. PLANNING COMMISSION ACTIONS

None

9. SUBCOMMITTEE MEMBER REPORTS

Senior Planner Karen Vaughn noted that subcommittee approval had been granted for 141 Caledonia and 206 14th Street.

10. ADMINISTRATIVE ARCHITECTURAL APPROVALS

None

11. ITEMS WITHDRAWN OR TABLED

None

12. REQUESTS FOR CONTINUANCE

a. Project Address: 157 Pacific Avenue

Architectural Approval Application No. 3857-09 for final approval of materials for renovations to a single family residence listed on the Historic Resources Inventory.

Applicant: Ted Larson, on behalf of Mr. and Mrs. Peter Ferbrache

CEQA status: Class 31 Categorical Exemption

Recommended Architectural Review Guidelines: 33, 35, 36, and 37.

Staff reference: Associate Planner, Valerie Tallerico

Recommended action: **Continue to the December 8, 2009 ARB meeting**

b. Project Address: 420 Willow Street

Architectural Approval Application No. 3912-09 to allow a remodel and addition to an existing single family dwelling and the addition of a second floor deck and exterior stairs on the rear of the residence.

Applicant: Hunter Eldridge, on behalf of Judy Brown

CEQA status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 7, 28, and 36

Staff reference: Associate Planner, Valerie Tallerico

Recommended action: **Continue to the December 8, 2009 ARB meeting**

c. Project Address: 1034 Hillside Avenue

Architectural Approval Application No. 3846-08 and Tree Permit Application 090090 for proposed demolition of an existing single family residence and construction of a new two-story single family residence and removal of two trees.

Applicant: Steve Mickel

CEQA status: Class 3 Categorical Exemption

Recommended Architectural Review Guidelines: 1, 2, 6, 14, 21, 22, 23, 24, 34, 36, 37 and 38.

Staff reference: Associate Planner, Valerie Tallerico

Recommended action: **Continue the project to a future ARB meeting.**

On a motion by Howe, seconded by Northrop, the Board voted 4-0 to continue the projects to the recommended meeting dates.

13. CONSENT AGENDA

None

14. REGULAR AGENDA

a. Project Address: 1111 Surf Avenue

Architectural Approval Application No. 3874-09 (Final) for the proposed demolition of the existing single story residence except for floor framing and foundation and new construction of a single family residence using the existing floor framing and foundation with first and second floor additions totaling an additional 1,050 square feet to the residence. The proposed project includes a total floor area of 2,598 sq. ft.

Applicant: George Ash, Architect, on behalf of Kathleen White

CEQA status: Mitigated Negative Declaration prepared

Recommended Architectural Review Guidelines: 1, 2, 5, 6, 9, 14, 16, 24, 27, 28, 29, 33, 34, and 36.

Staff reference: Associate Planner, Valerie Tallerico

Recommended action: Discuss, adopt Mitigated Negative Declaration and take appropriate action on Architectural Approval.

Associate Planner Valerie Tallerico introduced the project. Applicant George Ash discussed the project and responded to questions from the Board.

The public comment period was opened, no public comment was received.

On a motion by Howe, seconded by Aeschliman, the Board voted 4-0 to approve the Mitigated Negative Declaration subject to the staff recommended findings and conditions.

On a motion by Howe, seconded by Northrop, the Board voted 4-0 to grant Final Architectural Approval subject to subcommittee approval of a shielded light fixture.

Board members Howe and Edmonds will serve on the subcommittee.

Board member Jeff Becom entered the meeting at 6:18 p.m.

b. Project Address: 186 Cedar Street

Architectural Approval Application No. 3867-09 (Final), for a remodel of an existing single-family dwelling, including a 409 square foot addition, a 240 square foot detached accessory structure, window and door replacements, and new rear deck with storage area below.

Applicant: Rick Steres, Architect on behalf of Linnet Harlan and Duane Edgington

CEQA Status: Categorically Exempt, Class 1

Recommended Architectural Review Guidelines: 24, 27, 28, 31, 32, 34, 38 and 39.

Staff reference: Senior Planner, Karen Vaughn

Recommended action: Discuss and take appropriate action.

Senior Planner Karen Vaughn introduced the project. Linnet Harlan, owner, described the project and responded to questions from the Board.

The public comment period was opened.

Richard Stillwell a neighbor spoke in favor of the project.

The public comment period was closed.

On a motion by Edmonds, seconded by Howe, the Board voted 5-0 to grant Final Architectural Approval of the project as presented.

c. Project Address: 1110 Austin Avenue

Architectural Approval Application No. 3877-09 (Final) for a proposed two-story single family residence on a vacant lot.

Applicant: David Prew, on behalf of Roy Larson

CEQA status: Class 3 Categorical Exemption

Recommended Architectural Review Guidelines: 1, 2, 7, 9, 13, 21, 22, 23, 24, 29, 32, 35, and 36.

Staff reference: Associate Planner, Valerie Tallerico

Recommended action: Discuss and take appropriate action.

Associate Planner Valerie Tallerico introduced the project. Applicant David Prew responded to questions from the Board and described the project.

The public comment period was opened.

Fred Rubin, neighbor at 1108 Austin, spoke in opposition to the project with concerns about his view and privacy.

Chad Norton, neighbor at 1112 Austin, expressed concerns with privacy, specifically the window in the garage.

The public comment period was closed.

A motion was presented by Chair Howe to refer the project back for further study. The motion did not receive a second. Chair Howe withdrew the motion.

On a motion by Edmonds, seconded by Aeschliman, the Board voted 4-1 (Becom dissenting) to grant Final Architectural Approval of the project subject to the following conditions and subcommittee approval:

- **The vinyl window alternative shall be used.**
- **The garden window shall be eliminated.**
- **The sill on the window in the garage facing 1112 Austin shall be raised to have a 5' sill height.**
- **Subcommittee approval of details for the canopy over the entry, bridge edge, and chimney termination.**

Board members Howe and Edmonds will serve on the subcommittee.

d. Project Address: 460 Beaumont Avenue

Architectural Approval Application No. 3919-09 (Final), to allow the replacement of windows in a single-family dwelling.

Applicant: Jim Muncie, on behalf of Betty Shammass

CEQA Status: Categorically Exempt, Class 1

Recommended Architectural Review Guidelines: 37 and 38.

Staff reference: Senior Planner, Karen Vaughn

Recommended action: Discuss and take appropriate action.

Senior Planner Karen Vaughn introduced the project. Jim Muncie, applicant responded to questions from the Board. Joe Shammass, son of the homeowner, also described the project and answered questions from the Board.

The public comment period was opened, no public comment was received.

On a motion by Aeschliman, seconded by Becom, the Board voted 4-1 (Edmonds dissenting) to continue the project to the December 8, 2009 ARB meeting in order for the applicant to prepare window details, including a section through the sill and a section through the jamb.

Senior Planner Vaughn noted that the details would need to be submitted on Monday November 30 in order to be included on the December 8 agenda.

15. REPORTS OF BOARDMEMBERS

None

16. REPORTS OF THE COMMUNITY DEVELOPMENT DEPARTMENT

Senior Planner Karen Vaughn reported that the Community Development Department was directed to review the window guidelines in order to make them more specific and user friendly. Step one will be to consult with the City of Monterey about how they handle window replacements.

Karen Vaughn also informed the Board that there may not be staff available for the December 22, 2009 ARB meeting. The ARB will take action at the December 8, 2009 whether or not to cancel the meeting.

17. ADJOURNMENT

The meeting was adjourned at 7:45 p.m.

DRAFT