



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 14, 2010 – 6:00 P.M.

Location: CITY HALL, COUNCIL CHAMBERS – 300 FOREST AVENUE

MEETING AGENDA:

1. Call to Order

The meeting was called to order at 6:02 p.m.

2. Roll Call

Architectural Review Board (ARB) Members Present:

Jeff Becom, Co-Chair
Jeff Edmonds, Chair
Ken Hinshaw
Juan Rosas
Rick Steres
Vitaly Volmensky

Architectural Review Board (ARB) Members Absent:

3. Approval of Minutes

On a motion by Hinshaw, seconded by Volmensky, the Board voted 6-0, to approve the minutes for ARB Site Review and Regular meetings from the November 9, 2010 and November 23, 2010 meetings.

At 6:05 Board Member Aeschliman arrived and took her seat.

4. Public Comments

None.

5. Written Correspondence

Additional written correspondence from neighbors of 230 6th Street, received December 14, 2010, was distributed to ARB members prior to the start of the meeting.

6. Items to be Continued or Withdrawn

A. Project Address: 164 12th Street

Architectural Approval Application No. 3937-10, Historic Demolition Permit 10-001, Historic Relocation Permit 10-002 (concept): On December 6, 2010, staff received a letter requesting that the project be placed on hold for approximately 6 months, but that it remain active; project will be continued to a date uncertain, pending staff re-noticing.

Applicant: Steven Krebs on behalf of Cecilia C. McCoy, Owner

CEQA Status: Class 31 Categorical Exemption

Recommended Architectural Review Guidelines: 37-40, Historic 1-4

Staff Reference: Assistant Planner, Ashley Hefner

Recommended Action: Discuss and take appropriate action.

7. Consent Agenda

On a motion by Edmonds, seconded by Vitaly, the Board voted 7-0 to place item 7a on the regular agenda, and place items 8b and 8d on the consent agenda.

A. Project Address: 207 Wood Street

Architectural Approval Application No. 3978-10 (FINAL): Design Change to Architectural Approval no. 3630-06 to allow four new skylights, an additional window along the south elevation, and reconstruction of an unsafe chimney.

Applicant: Tim and Lynn Allen

CEQA Status: Class 31 Categorical Exemption

Recommended Architectural Review Guidelines: Guidelines Appendix I, Guidelines 1, 2, 3 and 4 for Historic Buildings

Staff Reference: Assistant Planner, Jill Miller

Recommended Action: Discuss and take appropriate action.

B. Project Address: 132 4th Street

Architectural Approval Application No. 3588-06 (FINAL): A proposed second floor addition of 144 square feet to an existing two-story single-family residence that is listed on the City's Historic Resources Inventory. The project also includes demolition of an existing one-car garage and construction of a new three-car garage. Concept approval was granted on June 12, 2007.

Applicant: Teri Takikawa, on behalf of Robert and Margaret O'Neil

CEQA Status: Class 31 Categorical Exemption

Recommended Architectural Review Guidelines: Guidelines Appendix I, Guidelines 1, 2, 3 and 4 for Historic Buildings

Staff Reference: Assistant Planner, Jill Miller

Recommended Action: Discuss and take appropriate action.

C. Project Address: 1111 Ocean View Boulevard

Architectural Approval Application No. 10-1005 (FINAL): Proposed 216 square foot

second story addition to an existing two-story single-family dwelling.

Applicant: Roger Boyer, on behalf of Craig Walsh

CEQA Status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 1, 2, 5, 6, 7, 20, 27, 28, 29, 30-35

Staff Reference: Assistant Planner, Jill Miller

Recommended Action: Discuss and take appropriate action.

On a motion by Becom, seconded by Volmensky, the Board voted 7-0, to approve the Consent Agenda.

8. Regular Agenda

On a motion by Edmonds, seconded by Hinshaw, the Board voted 7-0, to reorder the regular agenda.

A. Project Address: 207 Eardley Avenue

Architectural Approval Application No. 3959-10 (FINAL): Proposed addition and remodel to an existing one-story single-family residence, including a 177 square foot addition to the rear, replacement of existing windows with wood windows to match, and the demolition and reconstruction of a legal non-conforming garage in its existing footprint. The proposed addition to the primary structure would be conforming, and would not expand an existing non-conformity. The Administrative Use Permit No. 3032-10 required for the garage demolition and reconstruction was approved at the November 4, 2010 Administrative Hearing.

Applicant: Dennis Norton, on behalf of Clint and Paulette Johnson, Owners

CEQA Status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 28-31

Staff Reference: Assistant Planner, Ashley Hefner

Recommended Action: Discuss and take appropriate action.

On a motion by Becom, seconded by Hinshaw, the Board voted 7-0, to grant final approval with the condition that the bank of windows on the front porch (as shown on the north and east elevations), and the window on the north elevation to the right of the porch, be restored and repaired if possible. If determined to be too deteriorated to restore by the building official, the existing windows may be replaced in-kind with Marvin wood windows.

B. Project Address: 230 6th Street

Historic Preservation Permit No. 10-0256, Architectural Approval Application No. 3965-10 (FINAL) Tree Permit No. 100232: Request to allow the construction of a partially subterranean, 533 square foot detached garage with rooftop deck in the area of a historic carriage house, in order to achieve required off street parking for an existing single-family dwelling listed on the City's Historic Resources Inventory. The Historic Preservation Permit request is to allow the garage to be located on the west property line with reduced driveway length, allow a 1'-6" encroachment into the six foot required interior side yard

setback, and to allow a further increase to the existing non-conforming floor area by 533 square feet. Pursuant to Pacific Grove Zoning Code Section 23.76.060, certain exceptions to zoning requirements may be permitted through a Historic Preservation Permit from the Architectural Review Board, in lieu of the use permit or variance. On November 9, 2010, the Board voted 5-2 to approve all associated permits, due to insufficient noticing, that action is not valid and items will be heard de novo.

Applicant: Dan Fletcher on behalf of Michael Mazur

CEQA Status: Class 31 Categorical Exemption

Recommended Architectural Review Guidelines: Guidelines Appendix I, Guidelines 1-4 for Historic Buildings

Staff Reference: Assistant Planner, Jill Miller

Recommended Action: Staff recommends approval of the Historic Preservation Permit, per recommended conditions. The City Arborist has provided recommended conditions pertaining to the Tree Permit. Discuss and take appropriate action on the Architectural Approval Application

Assistant Planner Miller briefly introduced the project changes, noting the de novo hearing due to insufficient noticing, and confirmed that the appeal body for tree permits associated with development, is the City Council, not the Natural Resources Committee, pursuant to Section 12.16.210(e)(2). Staff also noted the reduction of 16 square feet in order to provide a buffer from root system of northern most two trees, bringing the tree removal request to four trees.

The project applicant, Daniel Fletcher, spoke on behalf of the project, addressing neighborhood concerns pertaining to drainage, trees, and the project alternatives that he had presented at the November 9, 2010 meeting.

The public comment period was opened.

A neighbor at 228 7th Street, Tom Nelson, read a letter from a property owner not attending the meeting, and expressed concerns with the tree removal.

Gary Reese, representing the Wu's, owners of 229 7th Street, expressed concern about the loss of 7th Street parking, and tree removal.

A neighbor at 214 7th Street, Elizabeth Sunukjian expressed concern that the Historic Preservation permit allows many ordinance waivers in one permit, and stressed that each exception be considered individually.

Clarence Kellogg, owner at 210 7th Street, expressed concern about how drainage would be handled with the project.

Robert Sunukjian, of 214 7th Street read the introduction from the Architectural Review Guidelines, and asked that ample consideration be given to potential impacts the project may have on the neighborhood.

Carol Klein of 227 7th expressed concern with the tree removal, loss of street parking on 7th Street and tree removal.

Sharon Nelson, of 228 7th Street, questioned the Historic Analysis provided for the location of the accessory structure behind Trimmer Hill, shown in photographs, but not on Sanborn maps.

Dorrill Davis, owner of 284 Laurel Avenue, spoke in support of the project, indicating that she has a garage in this neighborhood, and the owners of 230 6th Street deserve one too.

Applicant Daniel Fletcher spoke again to address concerns, indicating that the trees proposed to be removed are addressed in the tree report provided by Frank Ono, and are in fair to poor condition. Fletcher noted that the project includes a sump pump and foundation drain to be engineered at the building permit phase in order to address drainage. He also indicated he would be happy to explain plans to those in need of it beyond, city staff assistance.

Michael Mazur, property owner of 230 6th Street, spoke on behalf of the project, showing the historic photo documenting an accessory structure to the rear of Trimmer Hill, and that the Trimmer property was never across the street, it is only the portion on Laurel between 6th and 7th Streets.

Senior Planner Sarah Hardgrave addressed concerns: tree ordinance define reasonable development as 80% of maximum allowable building coverage, the current project proposed 76.2%, and therefore, meets the definition of reasonable development. Site coverage includes pavers, but building coverage does not. Section 23.76.060 allows exceptions from regulations (plural) with a Historic Preservation Permit. The fence height and retaining wall along the rear of the subject property were permitted with a City Council issued encroachment permit in 1995 to allow the wall encroach in the public right of way to allow expansion of the tree root system. It was noted that planning staff relies on the expert reports by the list of qualified historians and arborists to advise on projects with which these issues are associated. Maneuvering out of the proposed garage with access on Laurel is not recommended per the memorandum provided by the city traffic engineer. Staff recommends the addition of a condition that tree removal be in accordance with the recommendations provided in the tree report provided by Frank Ono, should the project be approved tonight.

The public comment period was closed.

The ARB discussed the project and neighborhood concerns. The board indicated that the analysis provided by staff was thorough and objective, discussed the possibility of access on Laurel, and considered the conceptual project alternatives.

On a motion by Edmonds, seconded by Volmensky, the Board voted 7-0, to refer the project back to the applicant to give further consideration to the alternatives with driveway access on Laurel Avenue instead of 7th Street.

C. Project Address: 153 19th Street

Architectural Approval Application No. 3979-10 (FINAL): Request to allow an addition of two bay windows, new wood windows along the east elevation, and removal of an unreinforced chimney, to be reconstructed in the same location

Applicant: Hunter Eldridge on behalf of Larry and Sherry Sands

CEQA Status: Class 31 Categorical Exemption

Recommended Architectural Review Guidelines: Guidelines Appendix I, Guidelines 1, 2, 3 and 4 for Historic Buildings

Staff Reference: Assistant Planner, Jill Miller

Recommended Action: Discuss and take appropriate action on the Architectural Approval Application.

Staff briefly introduced the project indicating the applicability of R-3 standards.

Project applicant, Hunter Eldridge, spoke on behalf of the project, answered questions, and indicated omission of the bay window on 19th Street, to be replaced with two, double hung, wood windows.

On a motion by Becom, seconded by Rosas, the Board voted 7-0, to grant final approval with the elimination of the 19th Street bay window, replaced with two wood double hung windows, and that the chimney rebuild be as close to existing dimensions as possible, with chimney detail to be approved by sub-committee of Hinshaw and Becom.

D. Project Address: 514 Lobos Avenue

Architectural Approval Application No. 3977-10 (FINAL): Proposed 189 square foot second story addition for an existing two-story single-family dwelling

Applicant: Joseph Rock, on behalf of Sam Bevis and Alex White

CEQA Status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 1, 2, 5, 6, 7, 20, 27, 28, 29, 30-35

Staff Reference: Assistant Planner, Jill Miller

Recommended Action: Discuss and take appropriate action

On a motion by Edmonds, seconded by Hinshaw, the Board voted 7-0, to grant final approval for the project as presented.

E. Project Address: 1118 Del Monte Boulevard**Architectural Approval Application No. 3976-10 (concept):**

Proposed addition and remodel to an existing legal non-conforming single-family residence requiring the demolition of approximately 135 linear feet (~49%) of the exterior lateral wall and 920 sq. ft. (~44%) of the floor area. The addition would add 1,811 square feet to the existing 2,072 square foot residence, for a total of 3,046 square feet. Existing legal non-conforming setbacks would not be expanded by the project, and the project would be in compliance with remainder of R-H development regulations. The Administrative Use Permit No. 3031-10 required for the demolition and reconstruction of more than 25% of the floor area and/or exterior lateral wall of a nonconforming building or structure was approved at the November 4, 2010 Administrative Hearing.

Applicant: John Barksdale, Owner

CEQA Status: Class 1 Categorical Exemption

Recommended Architectural Review Guidelines: 28-34, 38-40

Staff Reference: Assistant Planner, Ashley Hefner

Recommended Action: Discuss and take appropriate action.

On a motion by Aeschliman, seconded by Volmensky, the Board voted 7-0, to grant concept approval, recommending that, prior to returning for final approval, the applicant restudy the exterior materials for the chimney and the two master bedroom, stairwell, and closet windows on the southeast elevation.

9. Acceptance of Minutes from Other Bodies

None.

10. Reports of ARB Subcommittees

None.

11. Reports of ARB Members

None.

12. Reports from Staff

Staff noted that each member had indicated availability for the December 28, 2010 meeting, as a quorum is available, staff has items scheduled for that agenda.

Adjournment

The meeting was adjourned at 8:37 p.m.