

**CITY OF PACIFIC GROVE
ARCHITECTURAL REVIEW BOARD
AGENDA**

Tuesday, December 13, 2005

4:00 PM

**Council Chambers, Pacific Grove City Hall
Pacific Grove Civic Center,
300 Forest Avenue, Pacific Grove**

Note: The Architectural Review Board will not begin consideration of any item on the agenda later than 8:00 p.m. unless, by majority vote, the Architectural Review Board decides to consider an item or items after 8:00 p.m. Any items on this agenda not considered this evening will be continued to a future meeting.

NOTE: The Architectural Review Board will also meet in a plan and site review session on Tuesday, December 13, 2005, at 12:00 p.m. (noon) at the City Manager Conference Room, Pacific Grove Civic Center, 300 Forest Avenue, Pacific Grove. The limited purposes of this session are (1) to visit the site of projects listed on this agenda and (2) to allow staff to respond to Board member inquiries regarding factual aspects of the applications. **THE PLAN AND SITE REVIEW IS AN OPEN MEETING. MEMBERS OF THE PUBLIC MAY ATTEND.**

Architectural Review Board Members:

Darlene Billstrom
Ken Hinshaw
Doug Howe, Chair
David Prew
Maryanne Larson Spradling
Dennis Tarmina, Vice Chair

Vacancies: 1

Members of the audience may come forward to observe the presentation of agenda items. Comments may be made after the applicant has made his/her presentation.

- 1. APPROVAL OF MINUTES**
- 2. COMMENTS FROM THE PUBLIC**

(Comments from the audience may concern matters not on the agenda, but must deal with matters subject to the jurisdiction of the Board. Comments will not receive Board action.)
- 3. COMMUNICATIONS**
- 4. WRITTEN CORRESPONDENCE**
- 5. CITY COUNCIL ACTIONS**

6. PLANNING COMMISSION ACTIONS**7. SUBCOMMITTEE REPORTS****8. ITEMS WITHDRAWN****9. REQUESTS FOR CONTINUANCE****a. Project Address: *322 Central Avenue**

Historic Preservation Permit Application No. 05-0192 and Architectural Approval Application No. 3451-05 to construct a two-story addition, including a workshop and bathroom on the lower level, to a single-family residence, and to allow an uncovered parking space to encroach into the required north side yard setback. The property is included on the City's Historic Resources Inventory. (Applicants: George and Helen Arroyo) (Continued from 11/08/05 and 11/22/05)

10. CONSENT AGENDA**a. Project Address: 472 Lighthouse Avenue**

Sign Permit Application No. 05-1005 for proposed exterior signage for a retail business in a portion of an existing commercial building. (Applicant: Flutterbelly, LLC c/o Cristina Kochevar)

11. REGULAR AGENDA**a. Project Address: * 209 Monterey Avenue**

1) Historic Relocation Permit Application No. 05-56; 2) Historic Preservation Permit Application No. 05-0195; 3) Architectural Approval Application No. 3527-05; and 4) Tree Removal Permit Application No. CDD 58229; for proposed relocation, on the same site, of a single-family dwelling with nonconforming setbacks, which is listed on the Historic Resources Inventory. The project includes the demolition and reconstruction of an enclosed front porch and first and second story additions, including a two-car garage. The relocated building encroaches into the required front yard, rear yard, and north side yard setbacks. The proposed project includes the removal of eight Coast live oak and ten Monterey cypress trees. (Applicant: Peter Davis and Marshall Harris)

b. Project Address: 407 10th Street

Architectural Approval Application No. 3488-05 for proposed exterior alterations to a two-story single-family dwelling, including enclosing an existing carport to create a garage and reconstructing a roof top deck over the proposed garage. (Applicant: David Prew) (Continued from 10/11/05 and 11/08/05)

c. Project Address: 978 Ransford Avenue

Architectural Approval Application No. 3474-05 for a proposed new two-story single-family dwelling. (Applicants: Dr. and Mrs. Foazi Barouki) (Continued from 10/11/05)

d. Project Address: 2825 Forest Hill Boulevard

Architectural Approval Application No. 3510-05 for proposed exterior alterations to a single-family residence. (Applicant: Adrian Lopez) (Continued from 10/25/05)

e. Project Address: 1124 Balboa Avenue

Architectural Approval Application No. 3473-05 for a proposed new single-family dwelling. (Applicant: Teri Takikawa)

f. Project Address: 125 Ocean View Boulevard, American Tin Cannery

Sign Permit Application No. 05-0995 for a proposed Master Sign Program for the American Tin Cannery. (Applicant: Foursome Development Company)

g. Project Address: *211 9th Street

Architectural Approval Application No. 3238-03 (Final) for proposed first and second-story additions to a single-family dwelling that is included on the City's Historic Resources Inventory. (Applicant: David Prew)

h. Project Address: 314 Bishop Avenue

Architectural Approval Application No. 3528-05 for proposed first and second-story additions to a two-story single-family dwelling. (Applicant: David Prew)

i. Project Address: *221 4th Street

Architectural Approval Application No. 3531-05 for a proposed roofing material change on a single-family dwelling that is included on the City's Historic Inventory. (Applicant: Knox Roofing)

j. Project Address: 650 Jewell Avenue

Architectural Approval Application No. 2876-01 (Final) for proposed exterior lighting for the Vista Point Apartments at Pacific Grove, a 49-unit senior housing complex. (Applicant: South County Housing Corporation)

k. Project Address: 650 Jewell Avenue

Sign Permit Application No. 05-1006 for signage at the Vista Point Apartments at Pacific Grove, a 49-unit senior housing complex. (Applicant: South County Housing Corporation)

12. REPORTS OF BOARDMEMBERS

Boardmembers may ask a question for clarification, make a brief announcement or make a brief report on his or her activities. In addition, the members may provide a referral to staff or other resources for factual information, request staff to report back to the body at a subsequent meeting concerning a City matter or direct staff to place a request to agendaize a matter of business on a future agenda (G.C. 54954.2).

13. ADJOURNMENT

- * Building identified on the Pacific Grove Historic Resources Inventory of buildings constructed in 1926 or earlier. **Note:** Materials for this agenda, and copies of previous meeting agendas and minutes for the Architectural Review Board, are available for review at the Community Development Department, 300 Forest Avenue, Pacific Grove.

THE CITY OF PACIFIC GROVE DOES NOT DISCRIMINATE AGAINST PERSONS WITH DISABILITIES. **THE CITY MANAGER'S CONFERENCE ROOM AND CITY COUNCIL CHAMBERS IN PACIFIC GROVE CITY HALL ARE ACCESSIBLE MEETING PLACES.** A LIMITED NUMBER OF DEVICES ARE AVAILABLE TO ASSIST THOSE WHO ARE HEARING IMPAIRED. IF YOU WOULD LIKE TO USE ONE OF THESE DEVICES, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT SECRETARY AT (831) 648-3190.

NOTICE TO APPLICANTS

Applicants or their representatives must be present at the meeting for which their item, **including those items on the Consent Agenda**, is scheduled. If unable to attend, the applicant must submit a written request for continuance prior to the meeting. The item may be denied if continuance is not requested. Decisions rendered by the Architectural Review Board may be appealed to the Planning Commission using a form available at the Community Development Department. The appeal form, plus an appeal fee, must be filed with the Community Development Department within 10 days (5 days in the case of a single-family dwelling in an R-1 zone as considered under the terms of subsection F. of Section 23.73.040 of the Municipal Code) of the action or decision being appealed. Notwithstanding the time limit for appeal set out in the above section, the Planning Commission and the City Council shall always have until their next regularly scheduled meeting following Architectural Review Board action to decide to review such action. No building permit pertaining to an Architectural Review Board action may be issued until the appeal period has passed. Applicants are requested to contact the Building Department for building permit requirements. No sign approved by the Architectural Review Board shall be painted, erected, or otherwise installed until the appeal period has passed. **Any proposed exterior changes from approved plans require Architectural Review Board review and approval.** There is a fee for design changes submitted after the architectural approval application has been granted final approval.