

**CITY OF PACIFIC GROVE PLANNING COMMISSION
 2004-2005 WORK PROGRAM**

ASSIGNMENT	PC MEMBER	STAFF
LCP Implementation Program & Zone District Changes R-4, Commercial, etc.	RIDDELL & OTHERS	BIGGS & RIDEOUT & OTHERS
Change zoning designation of Arnett Park and Monarch Sanctuary from PUD to O	ALL COMMISSION	BIGGS
Review O and U zone district regulations	ALL COMMISSION	BIGGS
Noticing procedures	BAILEY, BENNETT, OBBINK	BIGGS
Appropriate Body to Consider an Amendment to a Project Approved on Appeal	RIDDELL & COUNCIL MEMBER TO BE APPOINTED	CITY ATTORNEY
Rolling date for inclusion on Historic Resources Inventory	5-5-05 PC RECOMMENDED THIS BE FORWARDED TO HRC FOR REVIEW & RECOMMENDATION	-
Historic demolition thresholds	5-5-05 PC RECOMMENDED THIS BE FORWARDED TO HRC FOR REVIEW & RECOMMENDATION	-
Archaeology Guidelines	DAVIS & OBBINK	RIDEOUT
Height definition & Floor area table/massing	-	-

May 2005

**CITY OF PACIFIC GROVE PLANNING COMMISSION
 2004-2005 WORK PROGRAM**

ASSIGNMENT	PC MEMBER	STAFF
LCP Implementation Program & Zone District Changes R-4, Commercial, etc.	RIDDELL & OTHERS	BIGGS & RIDEOUT & OTHERS
Change zoning designation of Arnett Park and Monarch Sanctuary from PUD to O	ALL COMMISSION	BIGGS
Review O and U zone district regulations	ALL COMMISSION	BIGGS
Noticing procedures	BAILEY, BENNETT, OBBINK	BIGGS
Appropriate Body to Consider an Amendment to a Project Approved on Appeal	RIDDELL & COUNCIL MEMBER TO BE APPOINTED	CITY ATTORNEY
Rolling date for inclusion on Historic Resources Inventory	5-5-05 PC RECOMMENDED THIS BE FORWARDED TO HRC FOR REVIEW & RECOMMENDATION	-
Historic demolition thresholds	5-5-05 PC RECOMMENDED THIS BE FORWARDED TO HRC FOR REVIEW & RECOMMENDATION	-
Archaeology Guidelines	DAVIS & OBBINK	RIDEOUT
Height definition & Floor area table/massing	-	-

May 2005

**CITY OF PACIFIC GROVE PLANNING COMMISSION
 2004-2005 WORK PROGRAM**

ASSIGNMENT	PC MEMBER	STAFF
LCP Implementation Program & Zone District Changes R-4, Commercial, etc.	RIDDELL & OTHERS	BIGGS & RIDEOUT & OTHERS
Change zoning designation of Arnett Park and Monarch Sanctuary from PUD to O	ALL COMMISSION	BIGGS
Review O and U zone district regulations	ALL COMMISSION	BIGGS
Noticing procedures	BAILEY, BENNETT, OBBINK	BIGGS
Appropriate Body to Consider an Amendment to a Project Approved on Appeal	RIDDELL & COUNCIL MEMBER TO BE APPOINTED	CITY ATTORNEY
Rolling date for inclusion on Historic Resources Inventory	5-5-05 PC RECOMMENDED THIS BE FORWARDED TO HRC FOR REVIEW & RECOMMENDATION	-
Historic demolition thresholds	5-5-05 PC RECOMMENDED THIS BE FORWARDED TO HRC FOR REVIEW & RECOMMENDATION	-
Archaeology Guidelines	DAVIS & OBBINK	RIDEOUT
Height definition & Floor area table/massing	-	-

May 2005

**CITY OF PACIFIC GROVE PLANNING COMMISSION
 2004-2005 WORK PROGRAM**

ASSIGNMENT	PC MEMBER	STAFF
LCP Implementation Program & Zone District Changes R-4, Commercial, etc.	RIDDELL & OTHERS	BIGGS & RIDEOUT & OTHERS
Change zoning designation of Arnett Park and Monarch Sanctuary from PUD to O	ALL COMMISSION	BIGGS
Review O and U zone district regulations	ALL COMMISSION	BIGGS
Noticing procedures	BAILEY, BENNETT, OBBINK	BIGGS
Appropriate Body to Consider an Amendment to a Project Approved on Appeal	RIDDELL & COUNCIL MEMBER TO BE APPOINTED	CITY ATTORNEY
Rolling date for inclusion on Historic Resources Inventory	5-5-05 PC RECOMMENDED THIS BE FORWARDED TO HRC FOR REVIEW & RECOMMENDATION	-
Historic demolition thresholds	5-5-05 PC RECOMMENDED THIS BE FORWARDED TO HRC FOR REVIEW & RECOMMENDATION	-
Archaeology Guidelines	DAVIS & OBBINK	RIDEOUT
Height definition & Floor area table/massing	-	-

May 2005

**CITY OF PACIFIC GROVE PLANNING COMMISSION
 2004-2005 WORK PROGRAM**

ASSIGNMENT	PC MEMBER	STAFF
LCP Implementation Program & Zone District Changes R-4, Commercial, etc.	RIDDELL & OTHERS	BIGGS & RIDEOUT & OTHERS
Change zoning designation of Arnett Park and Monarch Sanctuary from PUD to O	ALL COMMISSION	BIGGS
Review O and U zone district regulations	ALL COMMISSION	BIGGS
Noticing procedures	BAILEY, BENNETT, OBBINK	BIGGS
Appropriate Body to Consider an Amendment to a Project Approved on Appeal	RIDDELL & COUNCIL MEMBER TO BE APPOINTED	CITY ATTORNEY
Rolling date for inclusion on Historic Resources Inventory	5-5-05 PC RECOMMENDED THIS BE FORWARDED TO HRC FOR REVIEW & RECOMMENDATION	-
Historic demolition thresholds	5-5-05 PC RECOMMENDED THIS BE FORWARDED TO HRC FOR REVIEW & RECOMMENDATION	-
Archaeology Guidelines	DAVIS & OBBINK	RIDEOUT
Height definition & Floor area table/massing	-	-

May 2005

**CITY OF PACIFIC GROVE PLANNING COMMISSION
 2004-2005 WORK PROGRAM**

ASSIGNMENT	PC MEMBER	STAFF
LCP Implementation Program & Zone District Changes R-4, Commercial, etc.	RIDDELL & OTHERS	BIGGS & RIDEOUT & OTHERS
Change zoning designation of Arnett Park and Monarch Sanctuary from PUD to O	ALL COMMISSION	BIGGS
Review O and U zone district regulations	ALL COMMISSION	BIGGS
Noticing procedures	BAILEY, BENNETT, OBBINK	BIGGS
Appropriate Body to Consider an Amendment to a Project Approved on Appeal	RIDDELL & COUNCIL MEMBER TO BE APPOINTED	CITY ATTORNEY
Rolling date for inclusion on Historic Resources Inventory	5-5-05 PC RECOMMENDED THIS BE FORWARDED TO HRC FOR REVIEW & RECOMMENDATION	-
Historic demolition thresholds	5-5-05 PC RECOMMENDED THIS BE FORWARDED TO HRC FOR REVIEW & RECOMMENDATION	-
Archaeology Guidelines	DAVIS & OBBINK	RIDEOUT
Height definition & Floor area table/massing	-	-

May 2005

**CITY OF PACIFIC GROVE PLANNING COMMISSION
 2004-2005 WORK PROGRAM**

ASSIGNMENT	PC MEMBER	STAFF
LCP Implementation Program & Zone District Changes R-4, Commercial, etc.	RIDDELL & OTHERS	BIGGS & RIDEOUT & OTHERS
Change zoning designation of Arnett Park and Monarch Sanctuary from PUD to O	ALL COMMISSION	BIGGS
Review O and U zone district regulations	ALL COMMISSION	BIGGS
Noticing procedures	BAILEY, BENNETT, OBBINK	BIGGS
Appropriate Body to Consider an Amendment to a Project Approved on Appeal	RIDDELL & COUNCIL MEMBER TO BE APPOINTED	CITY ATTORNEY
Rolling date for inclusion on Historic Resources Inventory	5-5-05 PC RECOMMENDED THIS BE FORWARDED TO HRC FOR REVIEW & RECOMMENDATION	-
Historic demolition thresholds	5-5-05 PC RECOMMENDED THIS BE FORWARDED TO HRC FOR REVIEW & RECOMMENDATION	-
Archaeology Guidelines	DAVIS & OBBINK	RIDEOUT
Height definition & Floor area table/massing	-	-

May 2005

MINUTES OF THE PACIFIC GROVE ARCHITECTURAL REVIEW BOARD

SITE REVIEW

May 10, 2005
City Manager Conference Room
Pacific Grove City Hall
300 Forest Avenue, Pacific Grove
12:00 PM

Boardmembers Present: Darlene Billstrom
Ken Hinshaw
Doug Howe, Chair
Maryanne L. Spradling
Dennis Tarmina, Vice Chair

Absent: David Prew

Vacancies: 1

Staff: Garcia, Nelson and Rideout

1. Public Comments

None

2. Agenda Item Presentations

Staff presented the projects on the Architectural Review Board Agenda and answered questions from Boardmembers.

3. Site Review

Boardmembers Billstrom, Hinshaw, Howe, Spradling and Tarmina visited 836 Carmel Avenue, 1223 Lincoln Avenue, 510 Willow Street and 112 13th Street.

4. Adjournment

There being no further business, the meeting was adjourned at 1:20 p.m. in the field.

ARCHITECTURAL REVIEW BOARD MEETING

May 10, 2005
City Manager Conference Room
300 Forest Avenue, Pacific Grove
4:00 p.m.

Tape: 05-09

Boardmembers Present: Darlene Billstrom
Ken Hinshaw
Doug Howe, Chair
Maryanne L. Spradling
Dennis Tarmina, Vice Chair

Absent: David Prew

Vacancies: 1

Staff: Garcia and Rideout

1. APPROVAL OF MINUTES

On a motion by Tarmina-Billstrom, the Board voted 5-0 to approve the minutes of the April 26, 2005, Architectural Review Board meeting.

2. COMMENTS FROM THE PUBLIC

None.

3. COMMUNICATIONS

None.

4. WRITTEN CORRESPONDENCE

None.

5. CITY COUNCIL ACTIONS

Staff reported.

6. PLANNING COMMISSION ACTIONS

Staff reported

7. SUBCOMMITTEE REPORTS

None.

8. ITEMS WITHDRAWN

None.

9. REQUESTS FOR CONTINUANCE

On a motion by Tarmina-Hinshaw, the Board voted 5 -0 to continue the following items to the May 24, 2005 Architectural Review Board meeting.

a. Project Address: *214 3rd Street

Architectural Approval Application No. 3443-05 (Concept) for a proposed new detached garage/accessory building on a site developed with a single-family dwelling. (Applicant: Jeff Edmonds)

b. Project Address: *312 Walnut Street

Historic Preservation Permit Application No. 05-0191 and Architectural Approval Application No. 3457-05 to allow additions of more than 120 square feet to a single-family dwelling that has fewer than the required two off-street parking spaces, and connect an existing detached, nonconforming one-car garage (substandard in size and encroaching into required setbacks) to the residence. The proposed project includes construction of a front porch landing that projects into the required front yard setback a distance greater than permitted. The property is included on the City's Historic Resources Inventory. (Applicant: James D. McCord, architect)

c. Project Address: 1203 David Avenue

Architectural Approval Application No. 3441-05 for proposed exterior alterations and change in roof pitch to an existing detached accessory building. (Applicant: Jeanne C. Byrne, Architect)

On a motion by Howe-Hinshaw, the Board voted 5-0 to continue the following item to the May 24, 2005 Architectural Review Board meeting to allow the applicant to be present.

d. Project Address: *112 13th Street

Historic Preservation Permit Application No. 04-0187 and Architectural Approval Application No. 3413-04 to convert an existing duplex to a single-family residence including construction of an addition to enlarge an existing

second-story. The proposed addition follows a nonconforming building line and encroaches five feet into the required eight foot rear yard setback to a distance of three feet from the rear property line. The residence has a one foot eave that extends to a distance of two feet from the rear property line. The property is listed on the City's Historic Resources Inventory and is within an archaeologically sensitive area. (Applicant: Fred Flatley)

10. CONSENT AGENDA

a. Project Address: 836 Carmel Avenue (Cal-Am reservoir site)

Architectural Approval Application No. 3393-04 for proposed construction of a new building to house a relocated pump station. (Applicant: Bestor Engineers)

d. Project Address: 515 Junipero Avenue

Architectural Approval Application No. 3466-05 for a proposed change in roofing materials. (Applicant: City of Pacific Grove)

On a motion by Tarmina-Hinshaw, the Board voted 5-0 to grant concept approval for 836 Carmel Avenue and final approval for 515 Junipero Avenue. Approval is based on the standard finding for approval of an architectural approval application.

11. REGULAR AGENDA

a. Project Address: *510 Willow Street

Architectural Approval Application No. 3464-05 for a proposed second-story addition to a one-story single-family dwelling that is included in the City's Historic Resources Inventory. (Applicant: David Prew)

Paul Simpson, representing David Prew, designer, presented the application.

Several Boardmembers were concerned that the second-story addition and roof lines are too complicated for the simple style of the existing residence, and also with the elimination of the existing dormer.

On a motion by Billstrom-Tarmina, the Board voted 5-0 to refer the application back to the applicant and continue the item to the May 24, 2005 Architectural Review Board meeting.

b. Project Address: 1223 Lincoln Avenue

Architectural Approval Application No. 3440-05 for proposed construction of a new detached one car garage. (Applicant: Eugene Grout)

Jack Butler, designer, presented the project.

Several Boardmembers were concerned with the roof pitch and the lack of visual interest on the front wall.

On a motion by Hinshaw-Tarmina, the Board voted 5-0 to refer the application back to the applicant and continue the item to the June 7, 2005 Architectural Review Board meeting.

12. REPORTS OF BOARDMEMEBERS

None.

13. ADJOURNMENT

There being no further business the meeting was adjourned at 4:35 p.m.

**SALLY RIDEOUT
ACTING SECRETARY**

* Building identified on the Pacific Grove Historic Resources Inventory.

Distribution-Planning Commission Packet/Agenda:

- CDD Director re PC meeting of 5/19/05
 PC Members Planners
 Library CDD Public Info Binder
 Owner Applicant Appellant

May 5, 2005

Name: _____

Jon Biggs, Director
Community Development Department
City of Pacific Grove

RECEIVED

MAY 09 2005

Dear Mr. Biggs:

COMMUNITY DEV. DEPT.

I am again writing to you concerning my request of December 27, 2004 to place a small storage unit of 84 sq. feet without a foundation or any permanent attachment to the substrate on my private undeveloped property at 1162 Presidio Ave. As I said, it will be barely visible from the street, and will be used solely to store tools for safekeeping. The property requires frequent maintenance to comply with fire suppression regulations. All of this is well defined in my letter of December 27, 2004.

Since I last wrote to you, several things have occurred. As you are aware, I completed the arduous task of getting through the ARB in only six sessions, and now have ARB approval. I have submitted a full set of building plans and all engineering requirements to the city's building department. As a result, I have been placed on the premier water waiting list # 35, if and when water becomes available for residential single family homes in Pacific Grove.

Yesterday, Lee and I talked with the new city attorney, Mr. Laredo, at some length about my storage unit. He first pointed out that Section 23.64.180 is definitional and does not apply because there is no main building. Also, at his suggestion I went to the MPWMD to determine if there was any burden on my part regarding a water requirement for a storage unit. We were told by Stephanie Pintar that the water management district does not require any water services for a temporary structure that is not on a permanent foundation. Also, we met with Andrew Miller, P.G. Fire Chief regarding any fire suppression restrictions because there is no water at the property, but there is a city water hydrant across the street from the property. Chief Miller said the fire department had no problems with the placement of a moveable storage unit of this size without a foundation on the property. It appeared to him to be a trivial matter.

I believe I have spent an inordinate amount of time to research my private property rights for property that I own, pay taxes on and wish to maintain. As I have said before, it is my opinion that your interpretation of the code is an attempt on the city's part to over regulate by ordinance. I have already submitted my building and engineering plans to the building department, but they will not look at them until water becomes available. I believe I have done everything in my power to comply with the city's policies, and my request to place a small storage unit on the property does not seem unreasonable.

As a possible solution, Mr. Laredo suggested I request a policy change or an amendment to the ordinance to allow a small storage facility considering I have complied with all the city's requirements, and I can do no more until water becomes available.

Mr. Biggs, please allow me to speak frankly. Realizing that many of the ordinances in this city are antiquated, and as a result, they do not serve the community well. Some are inflexible and mostly written in the middle of the last century. I strongly suggest the municipal ordinances be reviewed and where appropriate, be deleted or updated to meet the needs of the people of Pacific Grove in this new millennium, especially those that concern the Community Development Department. This is the reason I copied the City Manager and Council.

Like many others, I believe that when ordinances or policies are ambiguous and left to interpretation, there should be some flexibility. That flexibility would be relevant when construction changes would not violate a project or building's integrity, the request would not violate any condition of safety, the project would not contribute to the degradation of the property, would not be visible for any public concerns, and would not be the cause of complaints against the project or property. As I have said before, I believe this is an issue that deals with private property rights and since the code is unclear as to what temporary and moveable objects, structures, trailers, dumpsters, etc. can be placed on private property without permit, I believe the ordinance needs to be amended.

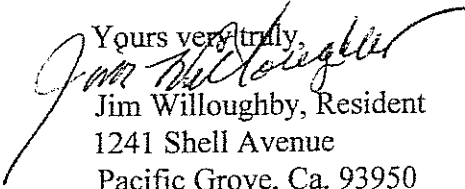
Twice in the recent past, there have been two commentary articles in the media that are not complimentary to your department and staff. Of course, this reflects on the city and also the community of Pacific Grove as a whole. Specifically, I am referring to the "Death of Common Sense" by Ron Russell, and the Lacey Spake temporary ramp debacle where a dying man was denied easy access to and from his residence.

Let me candidly tell you about the response that I received from the City of Carmel and Monterey concerning the temporary placement of a tool shed. It was very telling that I was taking their time with a trivial and insignificant problem that concerned an unnecessary restriction in the city's ordinance. It was embarrassing to me to bring up something so unimportant and small in magnitude as to be scarcely worth discussing and taking up their time. Even other departments in Pacific Grove, including the building and fire department looked askance at the triviality and non consequential effect of my request to place a small moveable storage unit at the back of my property. One council member commented that I should just go ahead and do it, and not worry about it. I am sure that you, as Director of Community Development, and your staff have more important issues, and can spend your time more effectively than restricting a resident from placing a dumpster, garbage cans or a temporary tool shed on his or her private property.

Thank you for your attention to this inquiry, and I would appreciate a reply regarding the governing ordinances, specifically regarding denial of my reasonable request.

Cc: Dave Laredo, City Attorney
City Manager and City Council
Building Department
Fire Department
Planning Commission
Virginia Hennessey

Yours very truly,


Jim Willoughby, Resident
1241 Shell Avenue
Pacific Grove, Ca. 93950

P.G. building permits: The death of common sense

TO MAKE A SMALL CHANGE TO HIS HOME, THE AUTHOR HAD BIG PROBLEMS WITH CITY OFFICIALS AND PERMITS

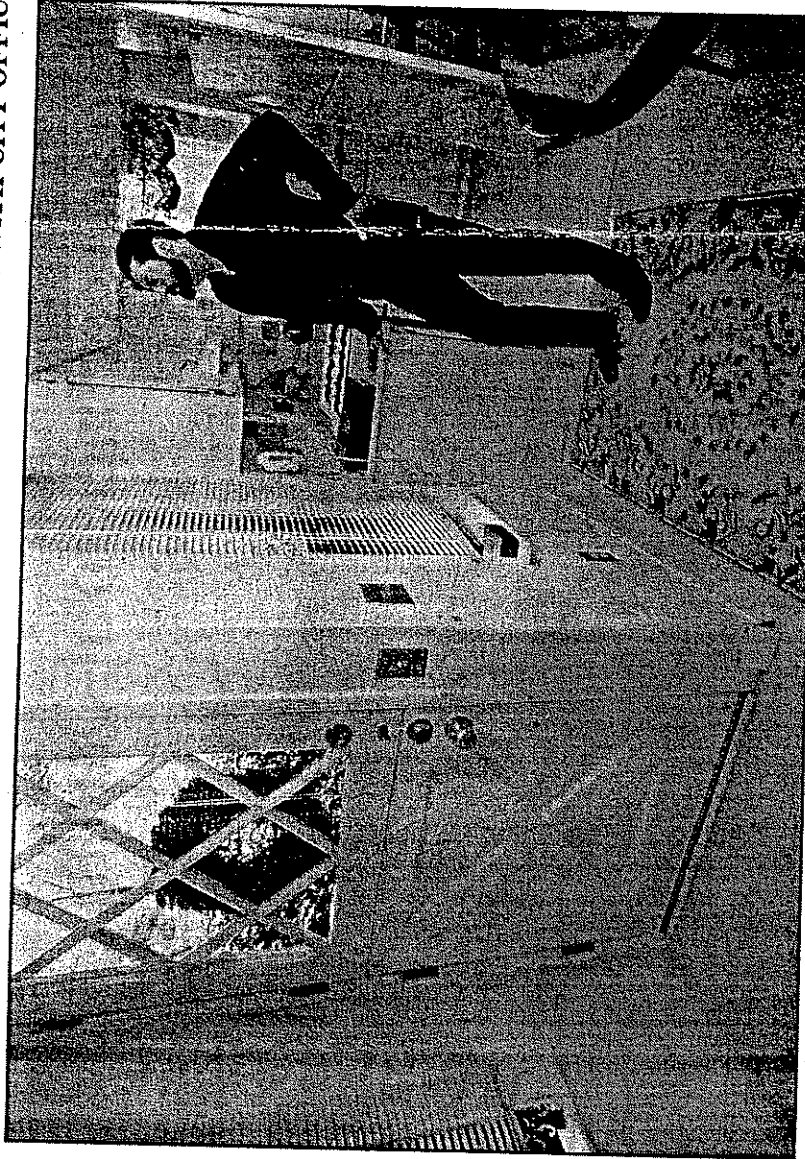
BY RON RUSSELL

Guest Commentary

Ever wonder why Pacific Grove's planning department has made more enemies over the years than Saddam's sons? The answer may lie in Philip Howard's book "The Death of Common Sense: How Law is Suffocating America," which illustrates how pointless laws replace reason and how government is preoccupied with enforcing hair-splitting legalities instead of solving human problems. According to Howard, the actual task of government — meeting the needs of the individual and the community — is displaced by a "religious preoccupation of procedural conformity."

If laws exist as human guidelines, then they must be flexible enough to bear upon human conditions.

Five years ago, I stopped by the P.G. planning department to obtain a permit to move my front door 6 feet forward on an existing porch. By moving the door, my tiny, L-shaped living room (13 feet by 17 feet) would be rectangular. This would not add any usable living space, but the room would be more visually appealing. Before dismissing me by turning his back and walking away, a clerk curtly told me I could not move the door because it would increase my footage by 18 square feet, an area about the size of a bathtub.



Ron Russell wants to change the L-shaped entrance to his home in Pacific Grove. But he has run into trouble with the city's planning department over making the alteration.

Two years later, upon hearing that the codes had been relaxed, twice I had architects inquire about the permit. Both obtained the same answer. Three months ago, another rumor surfaced. This time I contacted the mayor for advice, but learned the codes hadn't been relaxed. He kindly suggested I request a variance, which entailed a non-refundable \$1,000 fee, one-thirtieth of my gross annual income. This fee in Salinas is \$125.

Although my request would impact none of my neighbors, nor degrade the appearance of my house, the planning department remained adamant — my

variance request would be denied. So, like most folks without money or power, I acquiesced because fighting for the variance would only, at best, make living in a cubicle slightly less frustrating.

Yet look around the city. Mansions are replacing cottages, clubhouses are expanding at

public expense, and the well-heeled are obsequiously accommodated.

Is Pacific Grove steadily becoming a community of absentee owners, a vast, disjointed "communal motel?" This already characterizes most homes on Ocean View Boulevard. How much do such

owners contribute to city politics, schools or businesses when they do not "live" here, but instead dwell in leisure houses in Neverland-by-the-Sea?

Simultaneously, the working middle class who must raise families in quaint dollhouses are inclined to capitalize on their equity, cash-out and leave the area, likely selling to those moneyed folks who reside here part-time as a symbol of status. Thus, some planning codes and details ironically contribute to the erosion of Pacific Grove's residential character.

Do not misunderstand me: Planning codes must exist or every aberrant and dangerous architectural design imaginable will ensue, but following the letter of the law to the extreme is just as illogical as unrestrained permissiveness.

If laws exist as human guidelines, then they must be flexible enough to bear upon human conditions. When clerks assume the posture of judges instead of public employees, perceive their primary duty as the preservation of laws hallowed and rigid, and arrogantly deny reasonable and harmless requests from citizens, you have a system that only Miarz and Engels could administer. And when law cannot distinguish between what is reasonable and unreasonable, you do not have blind, unbiased justice; you have myopic bureaucracy.

After living here for 25 years, seeing this "last home" which I bought under siege by the shortsighted who masquerade as its protectors is quite lamentable.

Ron Russell lives in Pacific Grove.