

CITY OF PACIFIC GROVE NOTICE OF PUBLIC HEARING

PROJECT ADDRESS: 1129 David Avenue

APPLICANT(S): David Prew

APPLICATION(S): 1. Use Permit Application No. 2879-05; to convert a detached 420 square foot dwelling unit having nonconforming setbacks into a secondary housing unit. The proposed conversion includes requests to waive the requirement to place underground, all utilities to the subject unit and to place the required off-street parking space for the unit on a driveway in tandem with a required covered off-street parking space for the single-family residence on the site. 2. Use Permit Application No. 2880-05; to allow a one-story addition that maintains an existing nonconforming building line of the one-story single-family dwelling; 3. Variance Application No. 05-1686 for two driveways on one building site and to reduce the minimum distance between a carport opening and a property line from 20' to 16'.

LEGAL DESCRIPTION: Lot 1, Block 7, Del Monte Park tract

ZONE DISTRICT: R-1

GENERAL PLAN DESIGNATION: Medium Density Residential

ENVIRONMENTAL STATUS: Categorically Exempt, Class 1

WHERE AND WHEN: A public hearing by the Planning Commission to be held on **Thursday, August 4, 2005, at 6:00 P.M.** at the City Council Chambers, Pacific Grove Civic Center, 300 Forest Avenue, Pacific Grove, California.

Dated: July 14, 2005



JON M. BIGGS

COMMUNITY DEVELOPMENT DIRECTOR

NOTE: The Planning Commission will also meet in a plan and site review session on Tuesday, August 2, 2005, at 4:00 p.m. in the Community Development Department Conference Room, 300 Forest Avenue. The limited purposes of this session are (1) to visit the site of the projects listed on this meeting's agenda and (2) to allow staff to respond to Commissioner inquiries regarding factual aspects of the applications. **THE PLAN AND SITE REVIEW IS AN OPEN MEETING. MEMBERS OF THE PUBLIC MAY ATTEND.**

Should this item be continued at the Planning Commission meeting the Chairman will announce a specific date and time to which the item is being continued. If you are not at the meeting you can find out if an item has been continued by calling the Community Development Department Secretary at (831) 648-3190.

If you have any questions about this item, please call Associate Planner Sally Rideout at the Community Development Department (831) 648-3190.

Any decision by the Planning Commission may be appealed to the City Council within ten days of final action. Please note that Section 65009 (b) (2) of the California Government Code provides that legal challenges to the City's action on this project may be limited to only those issues raised in testimony during the public hearing process.

The City of Pacific Grove does not discriminate against persons with disabilities. The Pacific Grove Civic Center an accessible facility. 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. This notice may be removed after: August 4, 2005.



CITY OF PACIFIC GROVE PLANNING COMMISSION AGENDA REPORT

TO: PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT DEPARTMENT
MEETING DATE: AUGUST 18, 2005
SUBJECT: USE PERMIT NO. 2879-05
USE PERMIT NO. 2880-05
VARIANCE NO. 05-1686
ADDRESS: 1129 DAVID AVENUE
APPLICANT(S): DAVID PREW

I. RECOMMENDATION

Approve the application requests based on the suggested findings and subject to the recommended conditions of approval listed in the staff report.

II. PROJECT DESCRIPTION

Proposed creation of a secondary housing unit from one unit of an existing legal nonconforming two-unit dwelling group. The subject dwelling unit is a detached 420 square foot building that has nonconforming rear and east side yard setbacks. The proposed project and application requests include construction of a second driveway on the site to provide access to a new one-car carport and a request to allow the required off-street parking space for the secondary unit to occupy a portion of the new driveway in tandem with the carport. The proposed distance between the carport opening and the south side property line is 16', which is a length sufficient to accommodate a compact parking space.

The proposed project also includes construction of one-story additions to the primary single-family dwelling on the site, also having a nonconforming west side yard setback. The proposed alterations to this residence include a small addition that follows the existing nonconforming building line.

III. BACKGROUND

Zone District	R-1
General Plan Designation	Medium Density Residential
Lot Size	4,500 Square feet
Historic Inventory	No
Coastal Zone	No
Archaeology Zone	No
Biological Zone	No
Nonconforming	Yes

IV. APPLICATION REQUESTS

1. Planning Commission approval of the variance application requests is necessary for exceptions to the following Municipal Code Sections (MCS):
 - a. 15.20.030: Increase the minimum number of driveways on a building site from one to two;
 - b. 23.16.060(d): Reduce the minimum distance between a carport opening and a property line from 20' to 16'.
2. Planning Commission approval of Use Permit Application No. 2879-05 is necessary per MCS 23.80.040(b) to allow the required off-street parking space for the secondary housing unit, which is compact, to be placed on a driveway in tandem with a required off-street parking space for the primary dwelling unit.
3. Planning Commission approval of Use Permit Application No. 2880-05 is necessary per MCS 23.68.050(d)(2) to allow an addition on the first floor of a single-family residence that maintains a nonconforming building line.

V. DISCUSSION

The subject property is a 40' x 112.5' corner building site located at the intersection of David Avenue and Buena Vista Avenue in the Del Monte Park single-family residential zone district. This tract was originally part of unincorporated Monterey County until its annexation to the City in 1972. Lands west of David Avenue in the immediate vicinity of the subject site consist of undeveloped open-space that is part of Pebble Beach property.

The topography of the site slopes downward from east to west and the elevation of the site along David Avenue is approximately 5'-6' higher than street level. The subject property is developed with a nonconforming two-unit dwelling group. The existing use of the site in a single-family residential zone district is nonconforming and the buildings each have nonconforming setbacks. The applicant has submitted documentation that the unit was constructed prior to 1977, when the current owner purchased the property. There are no water allocation issues associated with the proposed secondary unit.

The primary dwelling encroaches 6'10" into the required 8' south side yard setback and the second dwelling unit encroaches 4' into the required 10' rear yard setback and 4' into the required 4' north side yard setback. Use Permit Approval is not required to allow secondary housing units in "legally constructed structures located within required setbacks" (MCS 23.80.060(d)) and no additions to the second unit are proposed.

Variance Application No. 05-1686

One uncovered off-street parking space is present on the site consisting of a 22' parking pad at the front of the parcel. The distance between the existing primary dwelling and the east side property line is 6'. The proposed project includes a variance request to install a second driveway to the site from Buena Vista Avenue as a means of accommodating the required 3 off-street parking spaces on the site for the single-family residence and secondary housing unit. The off-street parking pattern in the immediate vicinity of the site is characterized by one and two-car garages and carports. Public parking is available on both sides of Buena Vista Avenue and on the east side of David Avenue.

The review procedure per Municipal Code Chapter 15.20, Driveways, is slightly different than for a variance request from Municipal Code Chapter 23, Zoning. MCS 15.20.080 specifies that a property owner, where exceptional circumstances exist, may apply to the Planning Commission for a variance after first receiving a recommendation from the City Engineer or City Manager.

The required findings for approval of such a request are further refined in MCS 15.20. Unlike the findings required to approve a zoning variance, in order to approve the request for a second driveway, the Commission must find only that an unusual or exceptional circumstance exists on the site.

The Public Works Department has reviewed the variance request for the second driveway and recommends approval due primarily to the location of the property on a corner, the presence of two dwelling units and the lengthy distance between the proposed second driveway and the intersection of David Avenue and Buena Vista Avenue.

Use Permit Application No. 2879-05

The proposed placement of the parking space for the secondary unit is in close proximity to the unit, but interferes with access to a required off-street parking space for the primary residence. The off-street parking requirement for the primary residence on this site is one covered and one uncovered parking space. The off-street parking requirement for a secondary housing unit is one dedicated space that may be compact in size (16' length), but must not obstruct or impair access to the required spaces for the primary unit.

Use Permit Application No. 2880-05

The proposed project includes a one-story addition to the rear of the main residence that follows the existing building line over an additional 2'8" distance, maintaining the nonconforming west side yard setback. The proposed addition does not encroach into the side-yard setback a distance greater than the existing building.

VI. CONCLUSION/FINDINGS

In this case, the existing placement of the buildings on the corner site with respect to topography and required setbacks limits the opportunities available to the property owner to provide the required number of off-street parking spaces accessible by the existing driveway or a widened driveway at the front of the site. The proposed 16' distance between the proposed carport and side property line is sufficient to accommodate a compact off-street parking space in tandem on the driveway.

Despite its effect to the other proposed parking space on the site, the placement of the compact space on the second driveway appears to be the most practical, succeeding in creating 3 functional off-street parking spaces on the site without substantially affecting the availability of public parking in the immediate vicinity of the corner site or disrupting the traditional scale and frequency of driveways and off-street parking in the neighborhood.

Variance Application No. 05-1686

Staff recommends approval of the variance requests, subject to the conditions of approval listed in Section VII, and suggests the following findings:

1. The placement of the existing buildings on the corner site with respect to topography and required setbacks, combined with the proximity of the existing driveway to the intersection of David Avenue and Buena Vista Avenue, are unusual and exceptional circumstances to the site that limit the opportunities available to the property owner to construct improvements with respect to off-street parking;
2. Granting the variance is necessary for the preservation and enjoyment of substantial property rights of the applicant because it enables the property owner to improve the property in a manner consistent with other residential uses in the immediate vicinity of the

site. Secondary housing units are allowed uses in the R-1 zone district, and driveways of varying lengths are common features of properties in the Del Monte Park tract.

3. Granting the request will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property, and will not be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood because:
 - a. The second driveway on the opposite side of the corner site appears as a single driveway;
 - b. The driveway is located a safe distance from the intersection of David Avenue and Buena Vista Avenue;
 - c. Three functional off-street parking spaces are created on the site without a dramatic effect to the availability of public parking in the immediate vicinity of the site.

Use Permit Application No. 2879-05

Staff recommends approval of Use Permit application No. 2879-05 based upon the recommended conditions of approval listed in Section VII, and suggests the following findings:

The establishment, maintenance or operation of the building applied for will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city because:

1. Secondary housing units are an allowed use in the R-1 zone district, and the project increases the availability of the City's affordable housing stock;
2. Three functional off-street parking spaces are created on the site without a substantially affecting the availability of public parking in the immediate vicinity of the site.

Use Permit Application No. 2880-05

Staff recommends approval of Use Permit application No. 2880-05 based upon the recommended conditions of approval listed in Section VII, and suggests the following findings:

The establishment, maintenance or operation of the building applied for will not be detrimental to the health, safety, peace, morals, comfort and general welfare of persons residing or working in the neighborhood of such proposed use or be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city because the proposed addition to the first floor of the primary residence on the site follows an existing nonconforming building line and does not encroach into the side yard setback a distance greater than the existing building.

Architectural Review Board approval is required prior to issuance of a building permit.

VI. RECOMMENDED CONDITIONS

Should the Planning Commission approve the applications, the following are recommended as conditions of approval:

1. This permit shall be revoked if not used within one year from date of approval. Application for extension of the permit must be made prior to the expiration date.

2. The property owner and subsequent property owners shall comply with the requirements of Municipal Code Chapter 23.80, Second Units.
3. Construction shall not commence until a copy of the resolution signed by the permittee or authorized agent acknowledging receipt of the permits and acceptance of the terms and conditions is returned to the Community Development Department.
4. Review and approval by the Public Works Department is required prior to building permit issuance. If required, the applicant shall obtain an encroachment permit from the Public Works Department prior to issuance of the building permit.
5. All construction must occur in strict compliance with the proposal as set forth in the applications for permits, subject to any special conditions set forth below. Any deviation from the approved plans must be reviewed and approved by staff and may require Planning Commission approval. These terms and conditions shall be perpetual, and it is the intention of the Planning Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.

RESPECTFULLY SUBMITTED,

REVIEWED BY:



SALLY RIDEOUT
ASSOCIATE PLANNER



JON M. BIGGS
COMMUNITY DEVELOPMENT
DIRECTOR

August 9, 2005

CITY OF PACIFIC GROVE
APPLICATION FOR VARIANCE
(Municipal Code Chapter 23.72.090)

Accepted for submittal by: Bridget Luce
[CDD Staff person]

CDD Use only
VARIANCE APPLICATION NO.
05-1686

FEE 1050
ACCOUNT NO. 01-4401

Project Location 1129 DAVID AVE APN 007-581-001

Lot(s) 1 Block 7 Tract DELMONTE PARK Lot Size 4500

Applicant DAVID PREW

Applicant's Address 582 LIGHTHOUSE PG.

Applicant's Daytime Phone No(s). _____

Property Owner ALEXIS KRYSYNA

Property Owner's Address 1129 DAVID PG.

Property Owner's Phone No. 375-3449

Proposed Variance Request and Reasons for Request: (See reverse side) → → → → → → → → → →

This section to be completed by Planning Staff:
Variance Section(s) 23.16.060(d): 16' DISTANCE BETWEEN CARPORT
OPENING AND PROPERTY LINE IN 15.20.030: INCREASE NUMBER
OF DRIVEWAYS FROM ONE TO TWO.

CERTIFICATION:

I, the undersigned, under penalty of perjury, depose and say that I am the applicant for this request, that the owner of the property approves this application and that all statements are true and correct.

7/7/08
Date

[Signature]
Signature of Applicant

CHECK NUMBER #1509
RECEIPT NUMBER #02000023596

NOTE TO APPLICANT: The filing fee and materials related to the project must accompany this application. Please consult with a planner regarding submittal requirements for your project.

(Continued on reverse)

I. PROPOSED VARIANCE REQUEST (state in detail):

ALLOW 2. DRIVEWAYS ON A CORNER
LOT OF WHICH ONE IS SUBSTANDARD
IN LENGTH.

II. REASONS FOR REQUEST (pursuant to Section 23.72.090 of the Municipal Code, a statement showing the following is required:

- a. That there are exceptional or extraordinary circumstances or conditions applying to the land, buildings or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings, and/or uses in the same district; (explain)

Substandard Driveway & covered parking
will allow better on site parking
in a congested neighborhood

- b. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner; (explain)

VARIANCE will allow the owner to
expand his ability to park closer to
his structures

- c. That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood; (explain)

No adverse affects

NOTE: Use Additional sheets if necessary.

VARIANCE APPLICATION NO:

APPLICANT: _____

CITY OF PACIFIC GROVE
APPLICATION FOR USE PERMIT
(Municipal Code Chapter 23.72.030)

Accepted for submittal by: Bridget Luce
[CDD Staff person]

CDD Use only
USE PERMIT NO.
2879-05

FEE ~~490~~ 315
01-4401

Project Location 1129 DAVID AVE. APN 007-581-001

Lot(s) 1 Block 7 Tract DE MONTE PARK Lot Size 4500

Applicant DAVID PREW

Applicant's Address 582 LIGHTHOUSE

Applicant's Daytime Phone No(s) 373-1874

Property Owner ALEXIS KRYSNA

Property Owner's Address 1129 DAVID AVE

Property Owner's Phone No. 375-3449

PROPOSED USE OR PROJECT (State in detail) – Attach additional sheets if necessary:
PERMIT TO ALLOW PARKING & EXISTING
NON CONFORMITIES OF THE PROPOSED ADDITION
& SECONDARY UNIT TO BE ADDED

Indicate, if applicable: Days/hours of operation, number of employees:

I, the undersigned, under penalty of perjury, depose and say that I am the applicant for this request, that the owner of the property approves this application and that all statements are true and correct.

7/7/08
Date

[Signature]
07/08/2008 2 CDD-USE
315.00
CHECK NUMBER #1509
Signature of Applicant NUMBER #02000823594

NOTE TO APPLICANT: The filing fee and materials related to the project must accompany this application. Please consult with a planner regarding submittal requirements for your project.

CITY OF PACIFIC GROVE
APPLICATION FOR USE PERMIT
(Municipal Code Chapter 23.72.030)

Agenda Item No. **6B**
Planning Commission

Accepted for submittal by: _____
[CDD Staff person]

CDD Use only
USE PERMIT NO.
2880-05

FEE ~~2880~~ UP # 289-05
01-4401 USE #

Project Location 1129 DAVID AVENUE APN 007-531-01

Lot(s) 1 Block 7 Tract DEL MONTE PARK Lot Size 4500 sq

Applicant DAVID PREW

Applicant's Address 582 LIGHTHOUSE

Applicant's Daytime Phone No(s) 373-1874

Property Owner ALEXIS KRYSYNA

Property Owner's Address 1129 DAVID

Property Owner's Phone No. 375-3449

PROPOSED USE OR PROJECT (State in detail) – Attach additional sheets if necessary:

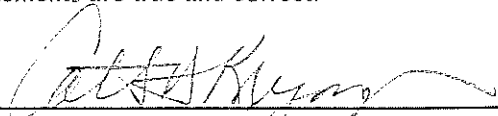
ADDITION TO AN SFD MAINTAINING AN EXISTING NONCONFORMING
BUILDING LINE

Indicate, if applicable: Days/hours of operation, number of employees:

I, the undersigned, under penalty of perjury, depose and say that I am the applicant for this request, that the owner of the property approves this application and that all statements are true and correct.

7-14-05

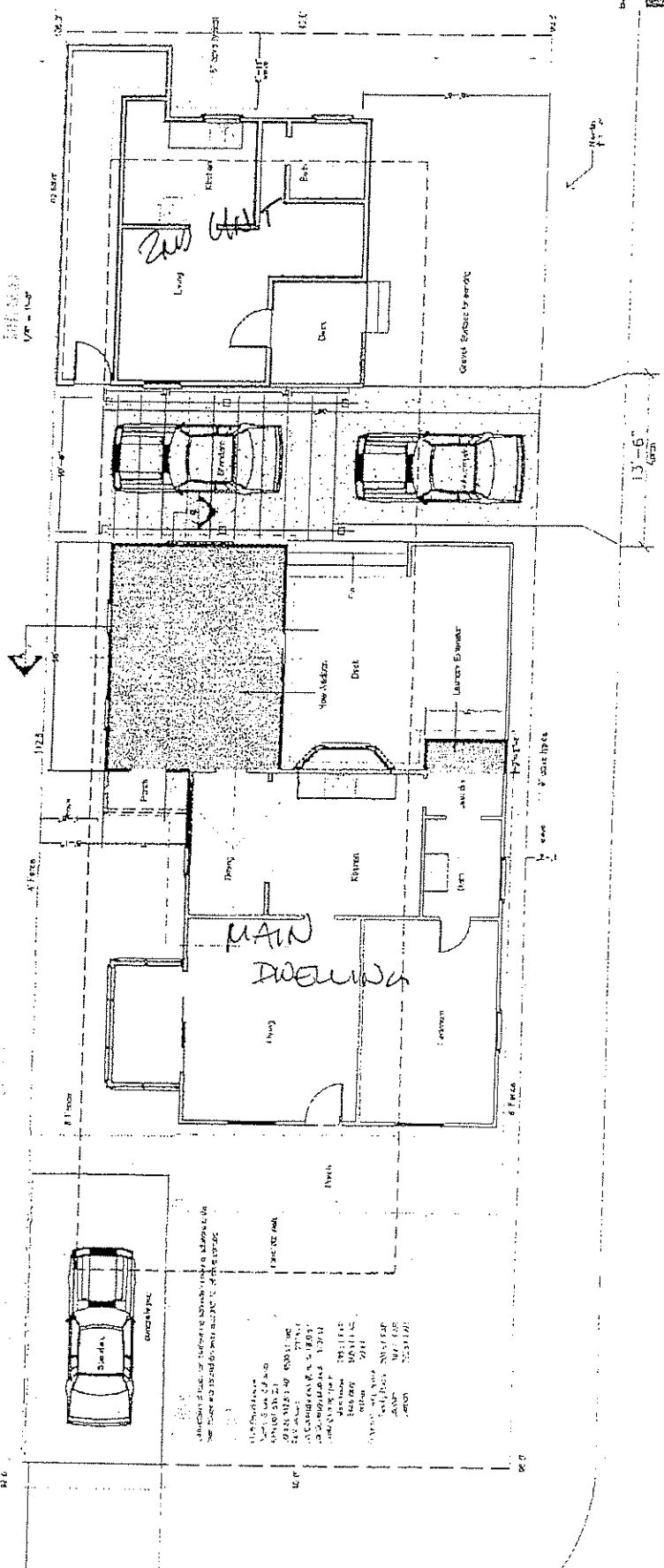
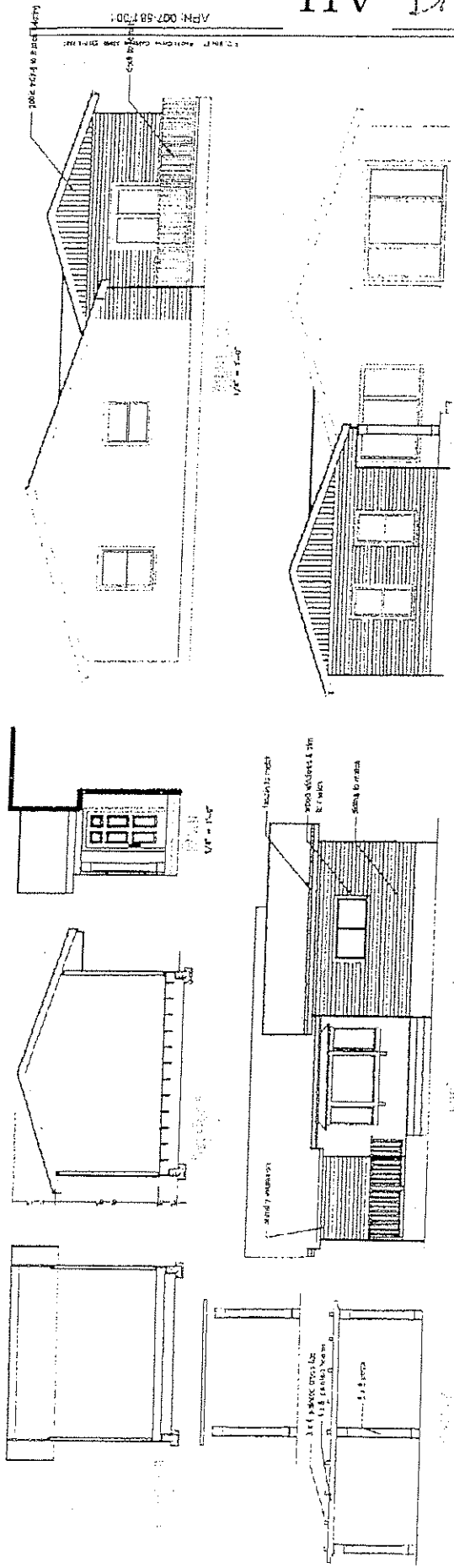
Date



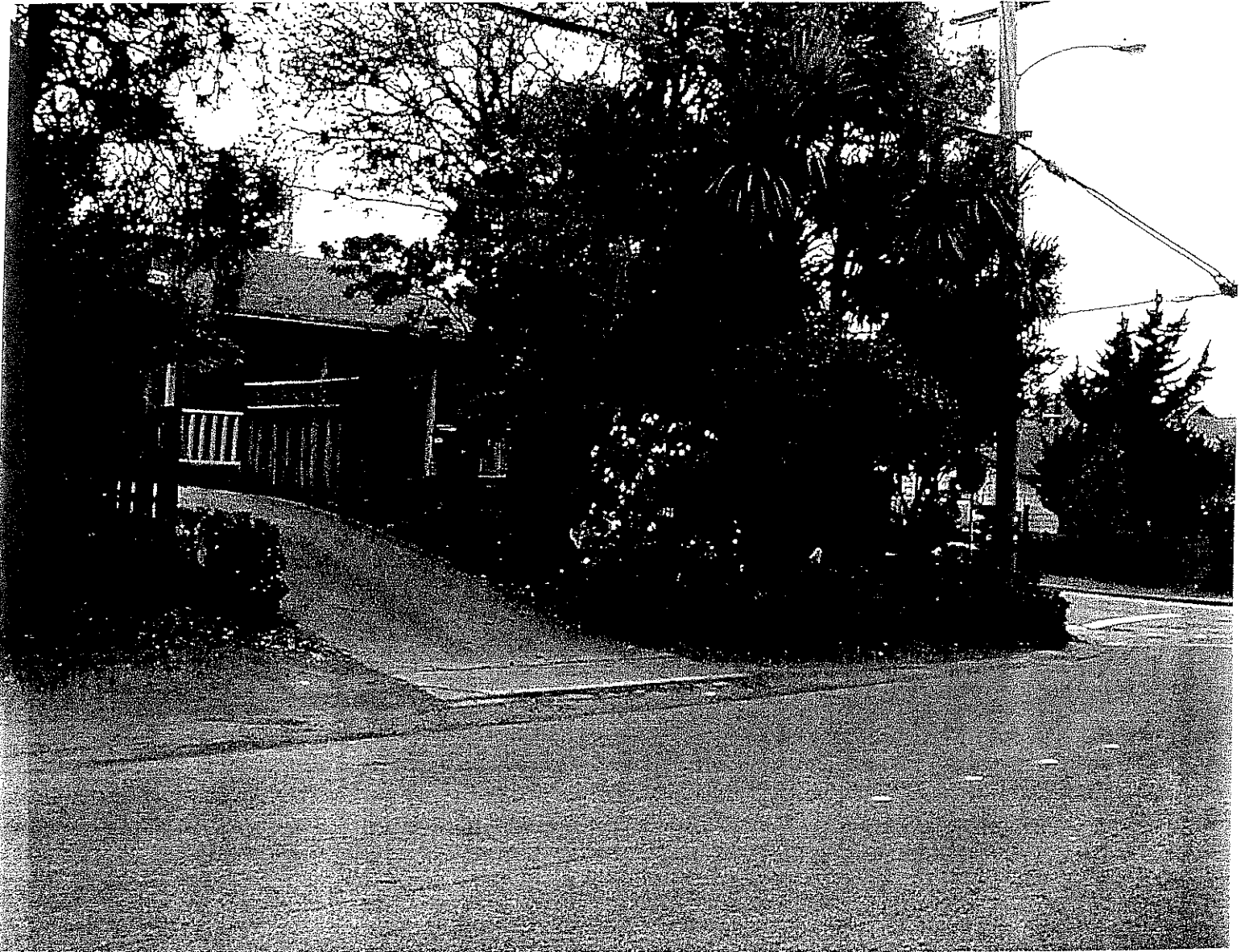
Signature of Applicant

NOTE TO APPLICANT: The filing fee and materials related to the project must accompany this application. Please consult with a planner regarding submittal requirements for your project.

ilv DAV,



1129 DAVID AVENUE



1129 DAVID AVE
(VIEW FROM DAVID AVE)



1129 DAVID AVE
(VIEW FROM INTERSECTION)

PLANNING DIVISION WORKSHEET

Date of submittal: MAY 20 2005 Reviewed by: CAUM RIVEROIT

Project Information

Application No.: AA NO. 3476-05/UP No. 2879-05/VAR No. 05-11636
Applicant(s): DAVID PREN / 2nd HOUSING UNIT #003-05

Project Address: 1129 DAVID AVENUE

A.P.N. 007-581-01 Lot(s) 1 Block 7 Tract DEL MONTE PARK

Description of project: ADDITION TO NONCONFORMING 2-UNIT D.C.

Land Use Designations

Zone District R-1 General Plan MEDIUM-DENSITY RESIDENTIAL

Environmental Review

- CEQA Categorically Exempt, Class 1
- Initial Study required
- State of California Department of Fish & Game Fee required

Additional Reviews & Submittal Materials Required

- Monterey Peninsula Water Management District Water Release Form and Water Permit Application
- Property listed on Historic Resources Inventory (indicate in special conditions box of building permit and prepare contractor project on-site notice). Notice to P.G. Heritage Society sent:
- Demolition review required. See historic preservation ordinance threshold and/or nonconforming structure/uses ordinance.
- Architectural approval required.
- Archeological report required.
- Biological/botanical evaluation required.
- Survey required.
- Monarch overwintering site
- Golf course hazard area
- Trip Reduction Checklist required. Required for all new and expanded tourist serving developments and for special events, new and expanded commercial uses involving 50 or more employees or more than 25,000 square feet, and residential developments involving 25 or more dwelling units. See Trip Reduction Checklist for details.

Other Department/Agency Reviews Required

- Coastal Zone
- Site Plan Review Committee approval required.
- Fire Dept. Plans forwarded 6/5/05
- Public Works. Plans forwarded 6/01/05
- Tree evaluation required. Plans forwarded _____
- Monterey County Health Department Hazardous materials survey required (for commercial/industrial projects only).
- Monterey County Health Dept. review required (trash enclosures for multi-family and commercial projects).
- Pacific Grove Disposal Co. (trash enclosures)
- Air Quality Management District (commercial/industrial including demolitions)

PROJECT DATA SHEET

PROJECT ADDRESS: 1129 DAVID AVE
 APPLICANT(S): DAVID PREW
 DATE PLANS SUBMITTED TO CITY OF PACIFIC GROVE: 7/08/05 (2ND SUB)
 PROJECT DESCRIPTION: ADDITION TO SFD

	Required/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1		R-1	
Site Area	4500 ^{sq}		4500 ^{sq}	
Density (multi-family projects only)	SFD	2-UNIT D.G. N.C.	1754 ^{sq}	U.P. FOR 2-UNIT HOUSING UNIT & PARKING
Building Coverage	40%?	1798 ^{sq}	1797 40%	
Paving Coverage		320	320	9%
Total Site Coverage	100%	3440	4500	40% SEAS?
Floor Area	2237 ^{sq}		1797 ^{sq}	1167 ^{sq}
Total Exterior Lateral Wall Length to be demolished.	—		1754	
Total Exterior Lateral Wall Length to be demolished and rebuilt.	—		/	
Building Height	25'		14-6"	
Number of stories	2		1	
Front Setback	15'			
<u>EAST</u> Side Setback (specify side)	4'			
<u>WEST</u> Side Setback (specify side)	8'			U.P.: 1ST FLOOR ADDITION TO (E) SFD. W/N.C. SETBACK.
Rear Setback	10'			
Garage Door Setback	20'		16'	VAR.
Covered Parking Spaces	1		1	
Uncovered Parking Spaces	2		2	* 1 SPACE MUST BE DEDICATED 2 SEASONS UNIT.
Parking Space Size (Interior measurement)	9' x 20'			
Number of Driveways	1		2	VAR *
Driveway Width(s)	11'-0"	2	14-3	
Back-up Distance				
Eave Projection (Into Setback)	3' maximum			
Distances Between Eaves And Property Lines	3' minimum			
Open Porch/Deck Projections	3'			
Architectural Feature Projections	3'			
Number of Accessory Buildings	1	1		
Accessory Building Setbacks	4' SIDE 5' LEAR			
Accessory Building Height	15'			
Fence Heights	3', 4', 6'			



CITY OF PACIFIC GROVE
PUBLIC WORKS DEPARTMENT

2100 SUNSET DRIVE
PACIFIC GROVE, CALIFORNIA 93950
TELEPHONE (831) 648-5722
FACSIMILE (831) 375-0627

To: Sally Rideout
From: Robert L. Verwold
Subject: Driveway Approaches

Sally, upon review of the property/project at 1129 David Ave I find the following to be true.

- The City of Pacific Grove usually maintains that we apply only one driveway approach per property. (Non-commercial)
- The Public Works Department have on occasion made changes, according to needs of the use of the intended extra driveway approach.
- The #2 driveway approach on this project will be on the Buena Vista side of property, while the formal driveway is on David Ave.

I shall therefore recommend that the #2 driveway be approved for the following reasons,

- The second unit being remodeled may house an elderly or disabled person at some time, and could use this driveway for access in a more accommodating manner.
- This driveway is set back from the intersection more then the 10ft. requirement.
- The driveway will meet a good off-street option for work on site.
- All other ROW concerns will have to be met, to complete this recommendation.

I hope this will help in your decision on this project.

Robert Verwold
8/5/05

MINUTES OF THE PACIFIC GROVE ARCHITECTURAL REVIEW BOARD

SITE REVIEW

August 9, 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
David Prew
Dennis Tarmina, Vice Chairman

Absent: Maryanne L. Spradling

Vacancies: 1

Staff: Garcia 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

No sites visited.

4. Adjournment

There being no further business, the meeting was adjourned at 1:45 p.m.

ARCHITECTURAL REVIEW BOARD MEETING

August 9, 2005
City Council Chambers
300 Forest Avenue, Pacific Grove
4:00 p.m.

Tape: 05-14

Boardmembers Present: Darlene Billstrom
Ken Hinshaw
Doug Howe, Chair
David Prew
Dennis Tarmina, Vice Chair

Absent: Maryanne L. Spradling

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 July 26, 2005 Architectural Review Board meeting.

2. COMMENTS FROM THE PUBLIC

None.

3. COMMUNICATIONS

Staff reminded the Board to mention applicable appeal periods after taking action on a project.

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

None.

10. CONSENT AGENDA

Boardmember Hinshaw requested that 865 Balboa Avenue be moved to the regular agenda.

a. Project Address: *865 Balboa Avenue

Architectural Approval Application No. 3255-03: (Final) for proposed first and second-story additions to a single-family dwelling that is included on the Historic Resources Inventory and construction of a new detached two-car garage. (Applicant: Eddie Hurt, Architect)

On a motion by Tarmina-Hinshaw, the Board voted 5-0 to grant concept approval for following item on the consent agenda.

b. Project Address: 1245 Forest Avenue

Architectural Approval Application No. 3486-05 for proposed construction of a new detached accessory building that includes a garage, greenhouse, and storage room. (Applicant: International Design Group)

BOARDMEMBER PREW STEPPED DOWN BEFORE DISCUSSION OF THE NEXT ITEM DUE TO OWNING PROPERTY WITHIN 500 FEET.

On a motion by Billstrom-Tarmina, the Board voted 4-0 to grant concept approval for the following item on the consent agenda.

c. Project Address: 137 4th Street

Architectural Approval Application No. 3492-05 for proposed exterior alterations to a nonconforming 3-unit dwelling group. (Applicant: Susan K. Black)

BOARDMEMBER PREW RETURNED TO HIS SEAT.

11. REGULAR AGENDA

a. **Project Address: *865 Balboa Avenue**

Architectural Approval Application No. 3255-03: (Final) for proposed first and second-story additions to a single-family dwelling that is included on the Historic Resources Inventory and construction of a new detached two-car garage. (Applicant: Eddie Hurt, Architect)

Eddie Hurt, architect, answered questions from the Board, and Gwen Blaney, property owner, participated in the discussion.

Leslie Pagnella, Pacific Grove resident, spoke in support of the project.

Hinshaw and Howe both agreed the revision does not satisfy the mass and plane issues of the main gable on the second-floor.

On a motion by Hinshaw-Howe, the Board voted 4-1, with Tarmina voting no, to grant final approval subject to continuing the 6" offset to the right corner of the second-story. Approval is based on the standard finding for approval of an architectural approval application.

b. **Project Address: *830 Jewell Avenue**

Amend Architectural Approval No. 3159-03 for approval of an "as-built" design change to a rear window and door of a single-family residence. The property is listed on the City's Historic Resources Inventory. (Applicants: Manuel and Ramona Santos)

John Matthams, designer, presented the changes.

Richard Stillwell, 801 Jewell Avenue, spoke in support.

Billstrom and Howe were also concerned with the railing on the second-story.

On a motion by Billstrom-Tarmina, the Board voted 5-0 to approve the changes. Approval is based on the standard finding for approval of an architectural approval application.

c. **Project Address: 1129 Beacon Avenue**

Architectural Approval Application No. 3422-04 for a proposed new two-story single-family dwelling and removal of one 9" in diameter New Zealand Christmas tree. (Applicant: International Design Group)

John Matthams, designer, presented the project and Brenda Mizgorski, property owner, participated in the discussion.

Billstrom had some concerns with some of the materials, including the fireplace, skylights and garage doors.

Hinshaw requested a streetscape to compare the scale of the project with the neighborhood.

Several Boardmembers were concerned with the complicated roof shapes of the second-story.

On a motion by Billstrom-Prew, the Board voted 4-1, with Hinshaw voting no, to grant concept approval.

BOARDMEMBER PREW STEPPED DOWN BEFORE DISCUSSION OF THE NEXT ITEM DUE TO A FINANCIAL CONFLICT.

d. Project Address: 305 Carmel Avenue

Architectural Approval Application No. 3420-04: (Final) for proposed one and two-story additions to a one-story single-family dwelling. (Applicant: Dave Prew)

Mike Mannel, property owner, was available to answer questions.

On a motion by Howe-Tarmina, the Board voted 4-0 to grant final approval. Approval is based on the standard finding for approval of an architectural approval application.

BOARDMEMBER PREW RETURNED TO HIS SEAT.

e. Project Address: 542 Lighthouse Avenue

Sign Permit Application No. 05-0997 for proposed signage on an existing commercial building. (Applicant: Kelly Moore Paints, Bill Berry)

Bill Berry, representing Kelly Moore, presented the application.

Nannette Taddo, 165 Fountain Avenue, spoke in opposition.

All of the Boardmembers were concerned with the yellow shade of the proposed background and agreed that a lighter or neutral background would be more appropriate.

Billstrom stated that the letters are too large for the sign area and suggested using smaller letters with a neutral color background.

A motion by Hinshaw-Howe to refer the application back to the applicant failed on a 3-2 vote, with Billstrom and Prew voting no.

On a motion by Hinshaw-Billstrom, the Board voted 5-0 to approve the blue lettering with an off-white background. Approval is based on the standard finding for approval of a sign permit application.

- f. **Project Address: Lovers Point Park, north side, near the emergency access lane located at the terminus of 17th Street and Ocean View Boulevard**

Architectural Approval Application No. 3453-05 for proposed landscaping to screen an electrical panel for the Urban Runoff Diversion Program (Phase II). (Applicant: City of Pacific Grove)

Sally Rideout, Associate Planner, representing the City of Pacific Grove, answered questions from the Board.

On a motion by Billstrom-Tarmina, the Board voted 5-0 to approve the landscape plan. Approval is based on the standard finding for approval of an architectural approval application.

12. REPORTS OF BOARDMEMBERS

None.

13. ADJOURNMENT

There being no further business the meeting was adjourned at 5:25 p.m.

**SALLY RIDEOUT
ACTING SECRETARY**

* Building identified on the Pacific Grove Historic Resources Inventory.

STANDARD FINDING FOR APPROVAL OF AN ARCHITECTURAL APPROVAL APPLICATION

The architecture and general appearance of the building(s) will be in keeping with the neighborhood and the completed project will not be detrimental to the orderly and harmonious development of the City nor impair the desirability of investment or occupation in the neighborhood.

STANDARD FINDING FOR APPROVAL OF A SIGN PERMIT APPLICATION

The proposed sign effectively conveys the business type and identity to the public and possesses pleasing elements of design that protect and enhance the architectural character and harmony of the community, buildings, and neighborhood in which it is located.

CITY OF PACIFIC GROVE



AGENDA REPORT

TO: PLANNING COMMISSION
FROM: COMMUNITY DEVELOPMENT DIRECTOR
MEETING DATE: AUGUST 18, 2005
SUBJECT: WORK PROGRAMS & ASSIGNMENTS OF COMMUNITY DEVELOPMENT DEPARTMENT STAFFED BOARDS AND COMMITTEES

DISCUSSION

Attached is a table listing all of the current work programs and assignments of the various boards and committees staffed by the Community Development Department. This is being provided in an effort to give all the elected and appointed officials a broader picture of the work being done by the Community Development Department.

I hope this provides you with some new information and that you find it useful when developing future long-range goals. Keep in mind also, that the work with boards and committees is one of the many functions of Community Development Department staff. I will be providing information on additional functions of the department at future meetings.

Please feel free to contact me if you have any questions.

RESPECTFULLY SUBMITTED,


JON M. BIGGS
COMMUNITY DEVELOPMENT DIRECTOR



**CURRENT WORK PROGRAMS/ASSIGNMENTS of BOARDS AND COMMITTEES
STAFFED BY THE COMMUNITY DEVELOPMENT DEPARTMENT**

CITY COUNCIL	See Council Goals from 2005 Retreat					
PLANNING COMMISSION	Local Coastal Program Implementing Ordinances	Change Zoning Designation of Arnett Park and the Monarch Sanctuary from PUD to O	Review O and U Zone District Regulations and Develop recommendations to City Council	Noticing Procedures, Story Poles & Staking Guidelines	Archaeology Guidelines	Height Definition and Floor Area Table / Massing
ARCHITECTURAL REVIEW BOARD	None at Present -- Application Review					
HISTORIC RESOURCES COMMITTEE	Develop and Promote incentives for properties on the Historic Resources Inventory	Develop Historic Education Program	Rolling Date for Inclusion on Historic Resources Inventory (Recommended by Planning Commission)	Historic Demolition Thresholds (Recommended by Planning Commission)		

<p>HOUSING COMMITTEE</p>	<p>Senior Housing Resident Selection Process</p>	<p>Work Force Housing</p>	<p>Land Trust / Housing Trust</p>	<p>Update Rehabilitation Loan Guidelines</p> <ul style="list-style-type: none"> • Income Levels • Relocation Policies • Foreclosure Policies 	<p>Housing Expo</p>	<p>CDBG Block Grant, Housing Conditions Survey & Housing Needs Survey</p>
<p>WATER ISSUES COMMITTEE</p>	<p>Water Waiting List Process</p>	<p>Regional Water Governance</p>	<p>Water Well Regulations</p>	<p>Water Allocated to Projects, But Not Used</p>	<p>Council Policy on Retention of 1 Ac. Ft. of Water in the Community Reserve</p>	<p>Sale of Water and Advancement on the Water Wait List</p>