



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD MEETING AGENDA

4:00 p.m., Tuesday, July 22, 2014

Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

Copies of the agenda packet, and materials related to an item on the agenda submitted after distribution of the agenda packet, are available for review at the Pacific Grove Library located at 550 Central Avenue; the CDD counter in City Hall at 300 Forest Avenue, Pacific Grove from 8 a.m. – 12 p.m. and 1 p.m. – 5 p.m., Monday through Thursday; and on the internet at www.ci.pg.ca.us/pc.

1. Call to Order at 4:00pm

2. Roll Call

Members Present: Jeff Becom, Lydia Collins, Jennifer Groben (Secretary), Jim McCord (Chair), Larry Doocy

Members Absent: Sarah Boyle, Rick Steres

3. Approval of Agenda

On a motion by Member McCord, seconded by Member Collins, the board voted 5-0-2-0 (Steres, Boyle absent) to approve the agenda.

4. Approval of Minutes

a. July 8, 2014

On a motion by Member Becom, seconded by Member Groben, the board voted 5-0-2-0 (Boyle and Steres absent) to approve the July 8, 2014 minutes. Motion passed.

5. Public Comments

a. Written Communications

None.

b. Oral Communications

None.

6. Items to be Continued or Withdrawn

None.

7. Consent Agenda

None.

8. Regular Agenda

a. [Address: 1143 Ripple Ave.](#)

Architectural Permit (AP) Application 14-322

Description: To allow the demolition of 72% of the existing structure and the construction of a two-story, single family residence totally 3,003 square foot.

Applicant/Owner: Chad Brown, Applicant
Zone District: R-1-H
General Plan Designation: Medium Density, 17.4 Du/ac
Assessor's Parcel Number: 006-054-002
CEQA Status: Categorical Exempt, Section 15301(e)
Staff Reference: Ashley Hobson, Contract Assistant Planner
Recommended Action: **Discuss and take appropriate action**

Chad Brown, designer, spoke on behalf of the project

Mr. Ed Rubona, neighbor, spoke in support of the project.

On a motion by Member Becom, seconded by Member Collins, the board voted 5-0-2-0 (Steres and Boyle absent) to return AP 14-322 to the applicant with the following recommendations:

- **Provide details of the proposed permeable materials**
- **Change window and door details to match renderings**
- **Clarify the stone color on the plans**
- **Alter the east elevation to avoid the blank façade**

Motion passed and the item will be continued.

b. **[Address: 814 Congress Avenue.](#)**

Architectural Permit (AP) Application 14-285

Description: To allow an addition of 1,144 square feet to an existing single story 814 square foot single-family residence for a total of 1,958 square feet and an increase in the building height from 16' to 24'8" creating a two-story single family residence.

Applicant/Owner: Lucas Guettsche/Donald Freeman
Zone District: R-1
General Plan Designation: Medium Density, 17.4 Du/ac
Assessor's Parcel Number: 006-015-005
CEQA Status: Exempt, Class 1, Section 15303(e) (1)
Staff Reference: Laurel O'Halloran, Assistant Planner
Recommended Action: **Discuss and take appropriate action**

Lucas Guettsche, architect, spoke on behalf of the project.

Lisa Milligan, neighbor on the North side, spoke with concerns for the second story resulting in a loss of privacy for her property.

David, Lisa Milligan's architect, distributed photos and drawings showing the effects of the project to the neighboring properties.

Norma, community member and friend of Lisa Milligan's spoke regarding the impact to the neighboring yards.

On a motion by Member McCord, seconded by Member Becom, the board voted 5-0-2-0 (Boyle and Steres absent) to return AP 14-285 to the applicant to with the following recommendations:

- **Modify solar access to neighboring properties.**

Motion passed and the item will be continued at the next meeting.

c. [Address: 165 Sloat Ave.](#)

Architectural Permit (AP) Application AP14-372

To approve the proposed stone veneer for the lower level siding of 165 Sloat Avenue. The subject site received ARB approval in April of 2013 and is requesting lower exterior siding changes. The ARB Subcommittee approved changing the 2nd story exterior to horizontal smooth siding and lowering the stone veneer on the front porch elevation to match the surrounding proposed veneer.

Applicant/Owner: Derek Johnson/Michael & Jamie Gerson

Zone District: R-4

General Plan Designation: High Density 29.00 DU/AC

Assessor's Parcel Number: 006-235-012

CEQA Status: Exempt, Class 1, Section 15303(e) (1)

Staff Reference: Laurel O'Halloran, Assistant Planner

Recommended Action: Discuss and take appropriate action

Michael Gerson, owner, spoke on behalf of the project and shared information about the proposed stone. He also shared photos of houses in the surrounding area which have similar stone products.

Inge Lorentzen-Daumer, neighbor, spoke about the project and thanked Staff for updating the minutes from the June 24, 2014 ARB meeting.

Member Collins, member of the subcommittee for this project, spoke regarding her approval of the lower level stone siding.

Member Becom, member of the subcommittee, thanked the applicant for providing a better sample, but still had a concern for the faux stone.

Chair McCord commented on the compatibility of the product (stone) with the rest of the project. He did not think the faux stone was compatible with the design of the house and suggested it was more compatible with a beach house style which this house is not.

Lance, General Contractor, spoke about the faux stone commenting that it was compatible with neighboring houses.

On a motion by Member Becom, seconded by Member Doocy, the board voted 4-1-2-0 (Collins dissent, Boyle and Steres absent) to return AP 14-372 to the applicant with the following recommendations

- **Harmoniously incorporate either natural stone or faux-stone into the structure.**

Motion passed and the item will be continued to the next meeting.

Member Collins spoke regarding her concern with Board getting this specific on materials. She feels the ARB is crossing the line on forcing the ARB's vision on an Applicant's design and vision for their home.

9. New Business

Chair McCord commented that applications should not come before the Architectural Review Board unless they are complete. He would prefer to see the project Data sheet filled out entirely.

Chair McCord commented that it is helpful when a full site plan of neighboring properties is shown and would like this added to the submittal checklist the Planners distribute to Applicants.

10. Reports of ARB Members

None.

11. Reports of Council Liaison

None present.

12. Reports of Staff

None.

13. Adjournment at 5:27pm.

APPROVED BY ARCHITECTURAL REVIEW BOARD:

Jennifer Groben, Secretary

Date