



MINUTES

CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD MEETING AGENDA

4:00 p.m., Tuesday, August 12, 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, Jim McCord (Chair), Larry Doocy, Rick Steres

Lydia Collins arrived at 4:48pm

Members Absent: Sarah Boyle, Jennifer Groben (Secretary)

3. Approval of Agenda

No comments.

4. Approval of Minutes

a. July 22, 2014

Continued to the next meeting due to the lack of quorum to approve the item

5. Public Comments

a. Written Communications

None.

b. Oral Communications

Inge commented on the lack of transparency and asked for more attention to database and record keeping.

Chair McCord commented on his agreement with the speaker.

6. Items to be Continued or Withdrawn

None.

7. Consent 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

On a motion by Member Becom, seconded by Member Doocy, the board voted 4-0-3-0 (Collins, Groben and Boyle absent) to approve AP 14-322. Motion passed.

8. Regular Agenda

a. 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 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. The subcommittee majority did not approve the faux stone material

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.

Applicant, Michael Gerson, spoke on behalf of the project and explained the El Dorado Stone that was selected for the project. He referred to his letter to the board and presented the proposed stone to the board for reconsideration. He also presented a current photo as well as proposed rendered front elevation drawing to the board.

Staff gave a brief report and recommended final approval for the project.

Peggy Trouder, part-time neighbor, spoke in support for the project.

Inge Lorentzen-Daumer, neighbor, provided photos taken of the house and commented that she does not believe the fake stone fits the house design. She asked the board to limit the "busy-ness" of the house design.

Chair McCord asked the owner to clarify the height of the stone in relation to a submitted photograph of the existing house.

Jami Gerson, owner, spoke of her dream to build a cottage beach house and their preference for their proposed project materials.

Ms. Lorentzen-Daumer commented that member Collins previously stated that it

bothered her that the owner's purchased the stone prior to the board's approval.

The building contractor addressed the board that this was his first time working in Pacific Grove and he was under the impression that a change to the siding would be an over the counter approval and the owners should not be penalized for purchasing it.

Jami Gerson, owner, also apologized to the board for purchasing the stone prior to approval.

Member Steres commented that the he would like to see the proposed exterior colors. Staff and the applicant clarified the proposed colors.

Member Doocy commented on his concern for their being too many materials on the properties exterior.

Staff clarified that the subcommittee approved the horizontal siding, but not the stone.

Member Steres commented that he does not have a problem with the materials and noted that the applicants pointed out some excellent examples of siding throughout town. He also commented that he would rather see real stone, but that the proposed stone will complement the color well.

Member Becom commented that the stone is too much of a bold statement on a refined house design. The stone may conflict with the quality of the house. He also commented that the stone does not look like a local material and noted the apparent discrepancy of the project with Guideline #38 of the Architectural Review Guidelines.

Chair McCord commented on the mono-chromatic aspects of the home, which may reduce the busy-ness, but noted that there will not be one full-height wall on any of the elevations. He also commented that the stone shown on the plans is not the same as the stone material that was brought to the meeting. Specifically, the stone on the plans is coarser. He expressed that he believes that the proposal is still too busy.

Member Becom commented that the applicant may be at a disadvantage because there are only four members present at the board. He recommended that the proposal be continued to the next meeting.

Lydia Collins entered the meeting at 4:48pm

Chair McCord called a brief recess for Member Collins to catch-up on the conversation.

Discussion was continued.

Jami Gerson, owner, quoted the Architectural Review Guidelines and said "these

guidelines are not mandatory requirements. They are intended to allow for individuality, creativity, and variety in architectural design...” She expressed that the board is not allowing enough flexibility and that she does not feel comfortable being told what to do with her design.

Ms. Lorentzen-Daumer commented again that the proposal is simply too busy.

Chair McCord closed the public hearing.

Staff clarified that to approve the project, there will need to be four votes in favor of the motion.

Member Steres proposed to remove the shingles from the upper elevation and substituted the approved horizontal wood siding, but leave the rest of the proposal as it is.

Member Collins commented that she is trying to approach this item from a fresh point of view and that she took a significant amount of time to research the neighborhood. She commented that because the siding on all parts of the house is of similar color, she does not believe that the proposal is too busy. In combination with the style of the stone, the end result of the proposed project will result in a nice beach style.

On a motion by Member Collins, seconded by Member Steres, the board voted 2-3-2-0 (McCord, Becom, and Doocy dissent, Boyle and Groben absent) to approve 14-372. The motion did not pass.

On a motion by Member Steres, seconded by Member Collins, the board voted 4-1-2-0 (Becom dissent, Boyle and Groben absent) to approve 14-372 with a condition that the shingles on the upper floor be changed to wood siding to reduce the busyness of the design. The motion passed.

9. New Business

None.

10. Reports of ARB Members

Member Becom commented that he does not believe staff should give recommendations to the board on agenda items.

Staff will report back to the board regarding City policy on this topic.

11. Reports of Council Liaison

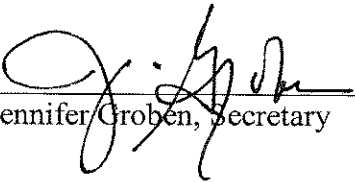
Mayor Kampe thanked the board for their work.

12. Reports of Staff

- a. New Community and Economic Development Director, Mark Brodner, will begin on August 18, 2014.
- b. Meeting on August 27th is cancelled due to a lack of agenda items.

13. Adjournment at 5:14 pm.

APPROVED BY ARCHITECTURAL REVIEW BOARD:



Jennifer Groben, Secretary

11/25/14

Date

