



CITY OF PACIFIC GROVE
300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO: Architectural Review Board

FROM: Laurel O'Halloran, Associate Planner

MEETING DATE: October 11, 2016

SUBJECT: Architectural Permit Application No. AP 16-753 to allow the removal of 146 sf of the existing residence, a first floor addition of 278 sf and a second story addition of 320 sf to an existing one story 2,487 sf residence for a total of a 2,936 sf two story residence; to also enlarge the existing basement by 240 sf, and install all new doors, windows and wood siding.

ADDRESS: 102 2nd Street. (APN 006-222-002)

**ZONING/
LAND USE:** R-3-PGR//High Density to 29 DU/ac

APPLICANT: Peter Davis on behalf of Gordon & Gayla Armstrong, Owner

CEQA: Categorical Exemption, Section 15301(e)(1)

RECOMMENDATION

Receive report, hold public hearing, and approve AP 16-753 based on the findings and subject to the staff-recommended conditions.

BACKGROUND

On August 26, 2016, Peter Davis, applied for an architectural permit for additions to allow the removal of 146 sf of the existing residence, a first floor addition of 278 sf and a second story addition of 320 sf to an existing one story 2,487 sf residence for a total of a 2,936 sf two story residence; to also enlarge the existing basement by 240 sf, and install all new doors, windows and wood siding

DISCUSSION

The residence was constructed circa 1925 according to information on file. Based on review of 1926 Sanborn map, building permits, and visual observation of the residence exterior, it appears that the subject property is a rambling one-story wood framed residence lacking any specific style. The features are noted on the documents referenced; copies are attached to the agenda report.

The following General Plan, Historic and Archaeological Resources, Chapter 7, goals, policies, and programs are applicable to the Architectural Permit application.

Program M Ensure that development in the Retreat, and in other historic areas, is consistent with maintaining their traditional scale and character.

The property is located in an archaeologically sensitive area in the coastal zone. The Local Coastal Program Land Use Plan contains the following applicable policies

2.4.4 General Policies

1. The City shall ensure the protection, preservation, and proper disposition of archaeological resources within the coastal zone.
2. The City shall assist developers and landowners by providing early identification of sensitive sites so that archaeological resources can be considered and protected during the early phases of project design.

2.4.5 Specific Policies

1. Prior to the issuance of any permit for development or the commencement of any project within the areas designated on Figure 3, the Archaeological Sensitivity Map, the Archaeological Regional Research Center, shall:
 - a) Inspect the surface of the site and evaluate site records to determine the extent of the known resources.
 - b) Require that all sites with potential resources likely to be disturbed by the proposed project be analyzed by a qualified archaeologist with local expertise.
 - c) Require that a mitigation plan, adequate to protect the resource and prepared by a qualified archaeologist be submitted for review and, if approved, implemented as part of the project.

In accordance with the Pacific Grove General Plan, Chapter 7, Archaeological Resources and the Local Coastal Program Land Use Plan, an archaeological report has been prepared for this project; a copy of the report is available for review in the Community and Economic Development Department. The report concluded that no evidence of potentially significant historic period archaeological resources exists on the property; however, a condition of approval has been recommended in order to protect any archaeological resources or human remains that may be encountered during project activities.

Zoning Code

The proposed project is in conformance with all requirements of the R-3-PGR zone, including but not limited to setbacks, except for the existing legal non-conforming garage setback, height limits, and site coverage.

The proposed project will have a building coverage of 49.9%, which is within the allowable maximum building coverage of 50%, pursuant to P.G.M.C. 23.26.050. The proposed project will have a site coverage of 59.9%, which is within the allowable maximum site coverage of 60%. The proposed project will have a gross floor area 2,936 square feet, which is within the allowable maximum gross floor area of 2,950 square feet. The additions in the basement area are exempt

from being counted as gross floor area pursuant to PGMC 23.08.020 Definitions “Gross Floor Area” (C) Those Portions of cellars/basements where the ceiling is not more than two feet above finish grade at any point. The proposed basement additions are no more than 2’ to the ceiling above finished grade at any point.

The existing garage has a legal non-conforming setback. The addition of the pitched roof to the garage reaches a maximum 4’ height. The nonconformity is the setback and that is not being expanded to occupy a greater area in any way.

The front porch setback is within the allowable setback requirements pursuant to PGMC 23.26.070(a) and 23.64.160. The minimum front yard shall be eight feet; however, to encourage architectural variety in footprint and massing, the front yard may be reduced to no less than four feet for up to 50 percent of the front of the building. Open porches, landing places or outside stairways may project not exceeding three feet into any required front or side yard.

The proposed addition has a building height of 24’ which is well under the allowable 30’

Storm Water:

All Stormwater; roof, paving of both permeable and impermeable will be collected and retained on site to be dispersed in to percolation pits as shown on the site plan. All copper gutters and flashing shall be pre-treated.

Trees and Landscaping:

The only encroachment on a tree will be on a pier at the corner of the open porch. The City Arborist will observe and recommend tree protection standards if any roots are exposed. All existing non-conforming setbacks, other than the garage, will be removed which will create open space for landscaping around the entire site.

Views:

The proposed addition is not in a designated scenic area nor a public viewshed, according to the 1989 adopted Local Coastal Program Land Use Plan. The proposed addition does not intrude into the public view corridor along 2nd Street and Ocean View Boulevard since the proposed 2nd story is setback from the street.

Coastal Development Permit:

A Coastal Development Permit will be required after City approval. Staff has been working with Coastal Commission Staff and they are in agreement with City Staff on the design recommendations.

Architectural Review Guidelines:

The project proposal appears to adhere to the following Architectural Review Guidelines:

Guideline #9: Attempt to preserve some portion of neighbors’ views by carefully positioning or limiting the width, depth, or height of proposed building elements.

This is a guideline not a requirement. The proposed height is 7’ below the allowable 30’ height limit. The second story addition is 38’ from the adjacent property line, downhill, to allow views from the first floor. The ridge line runs parallel to minimize the view impact of the 2nd floor

Guideline #24 A new structure should appear similar in scale to those seen as traditional in the neighborhood.

The surrounding houses in the neighborhood are all second story. The eave runs parallel to the 2nd story to minimize the impact of mass and scale. Again the proposed height is 7' below the allowable 30' height limit.

Guideline #35: Design a façade to appear similar in scale and character to those in its context.

The proposed addition will use a combination of Cedar shingles, rough Redwood, and river rock to match the existing house.

Guideline #28: An addition should complement and balance the overall form, mass, and composition of the existing building.

The proposed addition appears to complement the form, mass, and composition of the existing property.

Historic Review:

A Phase 1 Historic Review was completed by qualified historian Kent L. Seavey on October 3, 2015. The assessment found that the subject property is not listed in the National Register of Historic Places, does not meet the necessary criterion for listing in the California Register of Historical Resources, nor does it meet the criterion to qualify for inclusion in the City of Pacific Grove's Historic Resources Inventory. The subject property was found to be both lacking in historic significance and aesthetic distinction.

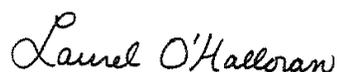
Environmental Determination:

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301(e)(1) – Existing Facilities. The proposed addition and alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS

- A. Permit Application
- B. Project Data Sheet
- C. Draft Permit
- D. Phase 1 Historic Report
- E. Water Credit Form
- F. CEQA Documentation
- G. Project Plans

RESPECTFULLY SUBMITTED:



Laurel O'Halloran, Associate Planner



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

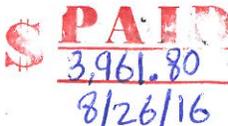
Permit Application

Application # 16 Item 7a

Date: 8-26-16

Total Fees: 3,961.80

Received by: Laural O'Halloran

APPLICANT/OWNER:	Project Address: <u>102 SECOND ST.</u> APN: <u>006-222-002</u>																								
	Project Description: <u>REMODEL & ADDITION TO (E.) S.F.D.</u>																								
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<p>Property Information</p> <p>Lot: <u>3, 4 & 6</u> Block: <u>5</u> Tract: <u>PG Retreat</u></p> <p>ZC: <u>R-3-PGR</u> GP: <u>High Density 29 du/ac</u> Lot Size: <u>5,243</u></p> <p><input type="checkbox"/> Historic Resources Inventory <input checked="" type="checkbox"/> Archaeologically Sensitive Area</p>																									
<p>Staff Use Only:</p> <div style="text-align: center;">  <p style="color: blue; font-weight: bold; font-size: 1.2em;">AUG 26 2016</p> <p style="color: blue; font-weight: bold;">CITY OF PACIFIC GROVE COMMUNITY DEV DEPT</p> </div>																									

CERTIFICATION – I, the undersigned, under penalty of perjury, depose and certify that I am the applicant for this request, that the property owner approves this application and that all statements contained herein, including all documents and plans submitted in connection with this application, are true and accurate to the best of my knowledge.

Applicant Signature: _____

Date: 16 AUG, 16

Owner Signature (Required): _____

Date: 16 AUG, 16

PROJECT DATA SHEET

Project Address: 102 2ND ST. Submittal Date: 2-24-16
 Applicant(s): _____ Permit Type(s) & No(s): _____

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-3/PUR			
Building Site Area	5,243			
Density (multi-family projects only)				
Building Coverage	2,622	2,487	2,614	49.9%
Site Coverage	3,146	3,687	3,140	52+ IMPERVIOUS
Gross Floor Area	2,950	2,487	2,934	
Square Footage not counted towards Gross Floor Area		660	900	ESTT. BELOW GRADE
Impervious Surface Area Created and/or Replaced			450sq	(2) cov. PORCHES & PATIO
Exterior Lateral Wall Length to be demolished in feet & % of total*	311(E)	145 DEMO	16%	
Exterior Lateral Wall Length to be built		96'		
Building Height	30'	18'	24'	
Number of stories	3	1	2	
Front Setback	4' 8"	0'-4"	4' 8"	
<u>SOUTH</u> Side Setback (specify side)	10' 8"	17.9'	17.9'	
<u>NORTH</u> Side Setback (specify side) <u>o.v.B.</u>	10'	5'	5'	
Rear Setback	5'	2'	6'	
Garage Door Setback	20'	36'	36'	
Covered Parking Spaces	2	1	1	
Uncovered Parking Spaces		1	1	
Parking Space Size (Interior measurement)	9' x 20'	12' x 24'	12' x 24'	NO CHANGES
Number of Driveways	1	1	1	
Driveway Width(s)	12'	15'	15'	
Back-up Distance	N/A	N/A	N/A	
Eave Projection (Into Setback)	3' maximum	2	2	
Distances Between Eaves & Property Lines	3' minimum	0'	4'	
Open Porch/Deck Projections	4'	2'	*	NO CLOSER THAN 3'
Architectural Feature Projections	2'	N/A	N/A	
Number & Category of Accessory Buildings	2/123	1/1	1/1	
Accessory Building Setbacks	8' 1/2'	8' 0'	8' 0'	E. NON CONFORMING
Distance between Buildings	3.5 MIN	5'	5'	
Accessory Building Heights	15'	10'	14'-6"	
Fence Heights	6'	0'	0'	NO (E) OR (N)

*If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable.



CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • www.ci.pg.ca.us/cdd

ARCHITECTURAL PERMIT (AP) 16-753

FOR A PROPERTY LOCATED AT 102 2nd STREET TO ALLOW THE REMOVAL OF 146 SF OF THE EXISTING RESIDENCE, A FIRST FLOOR ADDITION OF 278 SF AND A SECOND STORY ADDITION OF 320 SF TO AN EXISTING ONE STORY 2,487 SF RESIDENCE FOR A TOTAL OF A 2,936 SF TWO STORY RESIDENCE; TO ALSO ENLARGE THE EXISTING BASEMENT BY 240 SF, AND INSTALL ALL NEW DOORS, WINDOWS AND WOOD SIDING.

FACTS

1. The subject site is located at 102 2nd Street, Pacific Grove, 93950 APN 006-222-002
2. The subject site has a designation of High Density 29.0 du/ac on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-3-PGR zoning district.
4. The subject site is 5,243 square feet.
5. The subject site is developed with a 2,487 sf single story single family dwelling.
6. The subject site is located in the Coastal Zone and a Coastal Development Permit is required.
7. The subject site is located in the area of Special Biological Significance Watershed.
8. The subject site is located in an Archaeological Sensitive Area.
9. An Archaeological report was prepared by Susan Morley on August 2016.
10. A Phase I Historic Report was prepared by Kent Seavey on October 3, 2015 and it was determined the structure cannot be considered an historic resource.
11. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15301(e) (1).

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-3-PGR zoning district including setbacks and height requirements and;
2. The architecture and general appearance of the completed project is compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines 7, 9, 28, 32 and;
3. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and;
4. The Staff have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

PERMIT

Architectural Permit (AP) 16-753:

To allow the removal of 146 sf of the existing residence, a first floor addition of 278 sf and a second story addition of 320 sf to an existing one story 2,487 sf residence for a total of a 2,936 sf two story residence; to also enlarge the existing basement by 240 sf, and install all new doors, windows and wood siding.

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CEDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. **Archeology.** If archaeological resources or human remains are discovered during construction, work shall be halted within 50 meters of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of the City of Pacific Grove staff, and implemented.
6. **California Health and Safety Code.** If any human remains are exposed, the Health and Safety Code 7050.5 requires that no further excavation or disturbance occurs in the area and that the county coroner within 24 hours of notification calls the Native American Heritage Commission if the remains are thought to be Native American.
7. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.
8. **Street Trees.** One tree must be planted per 30 feet of frontage, with a minimum of two trees
9. **Stormwater Treatment Measure:** The stormwater treatment measures shall be maintained by the property owner in perpetuity and City of Pacific Grove staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.
10. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12.

- 11. **Building Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.
- 12. **Story Poles and Netting:** Following the 10 day appeal period all story poles and netting are required to be removed.

NOW, THEREFORE, BE IT RESOLVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE:

- 1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
- 2. The Board authorizes Approval of Architectural Permit (AP) 16-753 To allow the removal of 146 sf of the existing residence, a first floor addition of 278 sf and a second story addition of 320 sf to an existing one story 2,487 sf residence for a total of a 2,936 sf two story residence; to also enlarge the existing basement by 240 sf, and install all new doors, windows and wood siding.
- 3. This permit shall become effective upon the expiration of the 10-day appeal period.
- 4. This permit shall not take effect until the owner acknowledges and agrees to all terms and conditions and agrees to conform to and comply with those terms and conditions.

Passed and adopted at a regular meeting of the Architectural Review Board of the City of Pacific Grove on the 11th day of October, 2016, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Rick Steres, Chair

The undersigned hereby acknowledge and agree to the approved terms and conditions, and agree to fully conform to, and comply with, said terms and conditions.

Gordon Armstrong, Owner

Date



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T: 831.648.3190 • F: 831.648.3184 • www.ci.pg.ca.us/cdd

NOTICE OF EXEMPTION FROM CEQA

Property Address/Location: 102 2nd, Pacific Grove, CA 93950

Project Description: AP 160753

Description: To allow the removal of 146 sf of the existing residence, a first floor addition of 278 sf and a second story addition of 320 sf to an existing one story 2,487 sf residence for a total of a 2,936 sf two story residence; to also enlarge the existing basement by 240 sf, and install all new doors, windows and wood siding.

APN: 006222002000

ZC: R-3-PGR

Lot Size: 5,243 sf

Applicant Name:	Peter Davis	Phone #:	(831) 238-3215
Mailing Address:	196 Upper Walden Rd Carmel, Ca 93923		
Email Address:	prdarchitect@sbcglobal.net		

Public Agency Approving Project: City of Pacific Grove, Monterey County, California

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1):15268))
- Declared Emergency (Sec. 21080(b)(3): 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption
Type and Section Number:
- Statutory Exemption
Type and Section Number: Class 1. Section 15301(e)(1)
- Other:

Exemption Findings:

The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact

Contact: Laurel OHalloran, Planning Department, City of Pacific Grove

Contact Phone: (831) 648-3183

Signature: Laurel O'Halloran

Date: September 30, 2016

KENT L. SEAVEY

310 LIGHTHOUSE AVENUE
 PACIFIC GROVE, CALIFORNIA 93950
 (831)375-8739

October 3, 2015

RECEIVED

Mr. Peter Davis
 196 Upper Walden Rd.
 Carmel, CA 93923

AUG 26 2015

CITY OF PACIFIC GROVE
 COMMUNITY DEV DEPT

Dear Mr. Davis:

Thank you for the opportunity to prepare a Phase I Historic Review of the residential property, owned by Gordon & Gayla Armstrong, at 102 Second St. (APN# 006-222-002) in Pacific Grove, as required by the California Environmental Quality Act (CEQA) and the City of Pacific Grove.

Monterey County Assessor's records show a date of construction for the subject property of 1925 (CBP# 1729). There are some undated window changes on the east facing facade & interior courtyard. The original owner was Mr. Henry A. Heilbron, a Sacramento real estate dealer who retired with his wife Mary to Pacific Grove c. 1925. The family continued in ownership through their son Henry A. Heilbron, Jr., The property was still in the Heilbron name as late as 1981, although Henry A., Jr. passed away in Sacramento in 1979. The builder was local contractor, William P. Sweeney.

The subject property is a rambling one-story, wood-framed residence lacking any specific style. It is irregular in plan, resting on a cement foundation. The exterior wall-cladding is smooth cement stucco. There is a flat roofed wing off the south side-elevation.

The intersecting gable-and-hip roof system steps around the rambling building envelope, which includes the flat roofed portion noted above. The gabled sections of the roof have slightly overhanging eaves with exposed rafter-tails with a simple, narrow wood fascia. A small, detached garage, also stucco-clad, with a flat roof, is located in the SW corner of the three lot parcel. There is one tapered exterior eave-wall Carmel stone chimney present. It is centered on the north side-elevation. Roof covering, except for the flat roofed portions of the building and detached garage, is composition shingles. The flat roof spaces are covered in tar & gravel.

Fenestration is irregular, with a combination of fixed single and multi-paned wood windows, in various sizes and shapes, including a band of fixed single light metal-clad windows wrapping around the east and south elevations of the flat-roofed wing off the SW corner of the building envelope. Several metal-clad windows have replaced the original wood features along the front (east) elevation over time. The style and materials suggest the metal-clad window replacements occurred after 1970. The principal entry is located at the NE corner of the east facing facade. It is accessed off a raised, open Carmel stone faced porch. The simple planked wood door is slightly recessed into the building envelope, and covered by a narrow, shed-roofed door-hood resting on small, curved wood brackets.

The residence is sited on the SE corner of 2nd St. and Ocean View, well above the roadway behind a high, beach-rock retaining wall that runs the length of the two elevations facing Ocean View and 2nd. Street. There are two mature cypress trees adjacent to the residence, and a large vacant lot to its west along Ocean View. It is located in Pacific Grove's University Tract in a mixed use neighborhood of one and two-story homes of varying ages, sizes and styles., Hopkins Marine Station, and bed-and-breakfast Inns.

The builder, William P. Sweeney (1882-1952), came to Pacific Grove in 1905 from Michigan at age 19, where he found work as a laborer for the Chivers Brothers contracting firm. About 1907 he was employed by the carpenter shop at the Del Monte Hotel in Monterey where he learned the builders trade, going into business for himself in 1919. Based on a brief biography in a 1925 Monterey County historical publication, and his January 31, 1952 obituary in the *Pacific Grove Tribune*, Sweeney constructed the Pacific Grove City Hall Garage, The PG High School Gymnasium, by Architect William H. Weeks, the Pacific Grove Theater, Monterey's State Theater and numerous homes in neighboring communities. In later life he became a realtor in Monterey.

The subject property was designed and constructed in 1925 with no period architectural style or aesthetic expression. Its location and setting are far more interesting in design than the building envelope itself. Based on the long ownership of the Heilbron family from Sacramento. It appears to have been a family vacation compound, although the record is particularly mute of the Heilbron's themselves. The property does not appear in the 2007 Pacific Grove Historic Resource Survey.

The California Environmental Quality Act (CEQA), PRC Sec. 21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for that significance is addressed in PRC Sec. 5024.1(a). It asks, did any event of importance to the region, state or nation occur on the property? Did anyone of great importance to the region, state or nation occupy the property during the productive period of their lives? Does the building represent an important architectural type, period or method of construction, or is it a good example of the work of a noted architect or master-builder? The criteria also asks if the property is likely to yield information significant to the understanding of the areas history.

Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity. Both must be present to be considered for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Pacific Grove Historic Resource Survey. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

Integrity is measured by the application of seven aspects, defined by the National Register Criteria for Evaluation. They include: Location, the place where the historic property was constructed, or an historic event occurred; Design, the combination of elements that create the form, plan, space, structure, and style of the building; Setting, the physical environment of the historic property; Materials, the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property; Workmanship, the physical evidence of the crafts of a particular culture or people during any given period in history; Feeling & Association are subjective elements that assess a resources ability to evoke a sense of time and place.

The subject property is not included in the California Office of Historic Preservation-maintained "Historic Property Data File for Monterey County" (updated to February of 2015). It is not listed in the California Register, or the National Register of Historic Places, nor is it listed in the Monterey County Historic Resource Inventory.

No event of significance to the nation, state or region, nor any significant individuals during the productive period of their lives, have been identified with the existing property.

It is not the first, best or last, nor is it a particularly good example of contractor William P. Sweeney's many area designs.

The subject property appears to retain its original location and setting. Its integrity of design, materials and workmanship seem to be present but are also pedestrian in character. The building lacks any architectural distinction. Several unsympathetic window changes have been made over time. Age alone does not qualify a property for historic designation under any of the historic registers that apply to CEQA. The only distinctive character-defining feature is the ocean-rock retaining wall. This feature should be retained as part of the neighborhood streetscape,

As noted above, eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity. Both must be present to be considered for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Pacific Grove Historic Resource Survey. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

Lacking both historic significance, and aesthetic distinction, except for the retaining walls, which are undated and may be of later construction, the subject property does not meet the necessary criterion for listing in the California Register of Historical Resources. Nor does it meet the criterion established by the City of Pacific Grove for inclusion in the Pacific Grove Historic Resources Survey, and therefore cannot be considered an historic resource as defined by CEQA.

Respectfully Submitted,



102 2nd Street- Pacific Grove



Photo #1. Looking SW at the east facing facade & north side-elevation, October, 2015.



Photo #2. Looking east at the rear (west) elevation, October, 2015.



RECEIVED

COURTYARD

AUG 26 2016

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT



GARAGE



ADJACENT PROPERTY TO SOUTH WEST



ADJACENT RES TO SOUTH



WEST SIDE



EAST / CORNER



ADJACENT RES. TO SOUTH ON ZNP



WEST SIDE



FRONT/NORTH - O.V.B

September 6, 2016

Architectural Review Board
City of Pacific Grove

I am writing to you, the Architectural Review Board members, to protest in the strongest terms the proposed reconstruction plan of the residence at 102 2nd Street. The design of this residence at the corner of 2nd Street and Ocean View Blvd. as evidenced by the corner poles and roofline indicators suggest that the mass and contours of the building are extremely out of character and inappropriate for this neighborhood.

This 102 2nd Street building plan and elevation subsumes and overpowers a historical property, the Julia Morgan designed residence less than 30' directly across narrow 2nd Street and lessens its' historical character and setting. This seems to be inappropriate planning according to city guidelines.

The proposed construction also blocks 90% of the Monterey bay view of the immediately adjacent residence at 112 2nd Street, our immediate neighbor, who has invested thousands of dollars improving that property and respecting the sight lines of neighbors. This proposed re-construction at 102 2nd Street also takes 25% of the view from our own residence at 116 2nd St. The apparent massive overpowering nature of the proposed construction creates a wall like structure whose roofline appears to rise three stories above the street and will significantly reduce the value of the adjoining residences on this street, spoiling the character of the street and walling off the views of the Bay.

The overpowering of the Julia Morgan designed structure across the street is a matter of city regulations and of great concern, but also, in spite of the fact that the city may not have actual code against the taking of Bay view's and the reduction of property values, those actions should also be a significant concern of city government and city planning.

Pacific Grove is a "community" and the city should be especially concerned about its' long-term residents and the idea of long term residency in the "community". To support the exploitation of neighborhoods and the disrespecting the lives and commitments to the city and its housing made by long-term residents is not the definition of "community". Giving priority to out-of-town second homeowners who are non-voters and do not participate in the community is not in keeping with the idea of "community", nor of humanism, nor of obligations to residents and constituents.

This construction should be modified to fit appropriately in the neighborhood and have a minimal negative impact upon the neighborhood and neighbors.

Peter Robinson
116 2nd Street
panderobinson@yahoo.com

September 12, 2016

Architectural Review Board &
Planning Commission Members
City of Pacific Grove

Architectural Review Board and Planning Commission members,

I am writing this follow up letter to remove my opposition to the reconstruction of 102 2nd Street, Pacific Grove as was stated in my previous letter of protest of September 6.

I was contacted soon after by the Architect of this project, Peter Davis who explained that the original staking of 102 2nd Street with corner and roofline poles and netting showing the reconstruction profile was incorrect. This staking was redone immediately even as my letter reached you. He explained the situation and invited me to look at the corrected staking and examine the reconstruction plans with him, which I have now done.

The mass of the reconstruction and the interference with Bay views from our residence at 116 2nd Street is considerably less than was suggested by the original staking and the design of the reconstruction, in my opinion, is in keeping with the historical nature of the Julia Morgan house across the Street and the general character of this neighborhood.

While the 102 reconstruction does block some of the view that our neighbor closest to the reconstruction and located at 112 2nd Street enjoys, my estimation is about 25% blocked, it is apparent to me that the new owners of this property and the Architect have made an effort to minimize this interference.

While we have had considerable previous construction and continuing disruption in this block of 2nd Street over the past three years and contend with the continuing impairment of long term residential life every day by a large and very active short term vacation rental duplex 100 feet from the 102 reconstruction project and 30 feet from our residence I believe this 102 2nd Street reconstruction all in all will be a positive addition to the neighborhood.

I wish our new out of town type neighbors well in their project.

Peter Robinson, PhD
116 2nd Street
Pacific Grove
panderobinson@yahoo.com

930 Harrison Street, Monterey, Ca 93940
Phone (831)6491012

October 3, 2016

Laurel O'Halloran
Pacific Grove Architectural Review Board
300 Forest Ave
Pacific Grove, CA 93950

Re: ARB application
102 Second Street
Pacific Grove

Dear ARB members,

I am working with Jennifer Price, who owns the property directly uphill and adjacent to 102 Second Street. Jennifer's address is 112 Second St.

We are opposed to the project as currently submitted. We would like to request that the ARB **continue** this project for re-design. Jennifer will have substantial negative impacts to her views and privacy from the proposed project, and I would like to take this opportunity to describe them:

1. Expansion of non-conforming garage.

The existing garage has non-conforming side and rear setbacks. The existing south setback is 8", and the existing west setback is 0". The expansion of this non-conforming structure should not be permitted. Due to its proximity to Jennifer's house, this expansion would have severe impacts on her privacy and view. The ARB members will confirm this during their field visit to her house.

This expansion appears to be designed for storage purposes, and is not related to the functioning of the house. Laurel, the Planner mentioned that this expansion is being done to architecturally match the main house, but with such a drastic impact on Jennifer's views and privacy, the change to this structure should be limited to finishes, doors and windows, and **NOT** to raise the roof by 7 feet.

The following is from the PG Municipal Code:

23.68.020 When is a nonconforming use permitted. The use of land, including buildings, structures, or other improvements thereon, which was lawful before the ordinances codified in this title were passed or amended, may be continued, although such use does not conform to the regulations for the district in which such land is located; provided, **that no such use shall be enlarged or increased**, nor extended to occupy a greater area than was occupied by such use on the date of passage of an ordinance making such use nonconforming.

Clearly, the expansion of the height of this existing non-conforming garage is not allowed. Please verify.

2. Basement

The submitted plans show a large basement below the house. This basement appears to have an 8 foot ceiling height, and windows on the north side of the structure.

According to Section 23.08.020 of the Zoning Ordinance, basements count as floor area if the ceiling of the basement is more than 2 feet above the finish grade at any point. The ceiling of the basement next to the existing windows shown on the north elevation on sheet 8 of the plans is 3'-8" above the adjacent grade. Please see the attached photo. This causes the basement to count as floor area, and makes the proposed project non-conforming in floor area.

The project plans show a 'window well' at the east elevation on sheet 7 of the plans, however this window well does not exist. The grade next to these windows slopes north towards the street.

3. Upper Level addition

This addition should not be allowed because it exceeds the allowable floor area. Please see #2 above. If the applicant revises the plans to bring the floor area into conformance, and still maintains the upper level, we would like to request the removal of the windows on the south elevation.

4. Parking

The Municipal Code (23.08.020) requires two 9'x20' parking spaces, but the width of the existing garage is less than 18' interior dimension.

Is this a one car garage? I don't believe R3-PGR allows tandem spaces.

5. Front Porch

The proposed front porch roof comes within 1 foot of the east property line. The required setback is 3 feet. Muni Code section 23.26.070 states that

(e) Decks and Porches. Decks and **open porches** over three feet above grade may project or extend four feet over a required yard area, but not closer than three feet to the property line.

The proposed deck is covered (not open) and appears to be non-conforming.

6. Proposed roof heights

There are several areas of the proposal, especially over the living and dining rooms, where the roof height is being raised much more than required.

(The plate height in the dining room is proposed at 12 feet). These excessive roof heights would negatively impact Jennifer's views.

Finally, the roof is being raised over the living room by about 2 feet, but the interior ceiling is remaining. This has substantial view impacts on Jennifer's residence. We would like to request that the existing roof profile at this location be maintained.

Thanks for your consideration,



-Terry Latasa, Architect

102 SECOND STREET



EXISTING NON-CONFORMING GARAGE

RECEIVED

SEP 27 2016

CITY OF PASADENA
COMMUNITY DEVELOPMENT

PERCOLATION TRENCHES/PIT FOR
STORM WATER - ALL STORM RUNOFF
SHALL BE RETAINED & DISPOSED
ON SITE. TYP. OF (3) MIN. TRENCHES

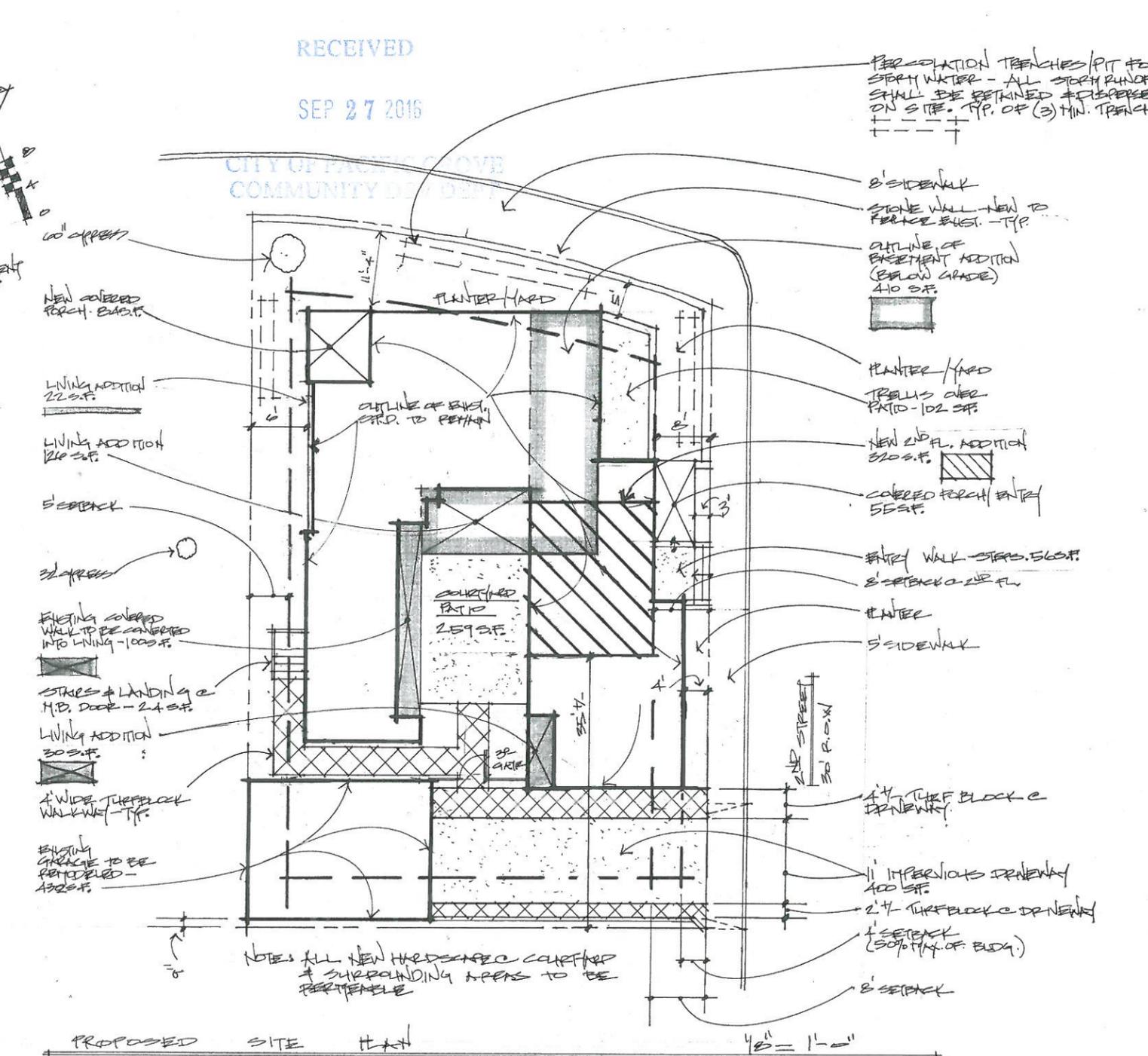
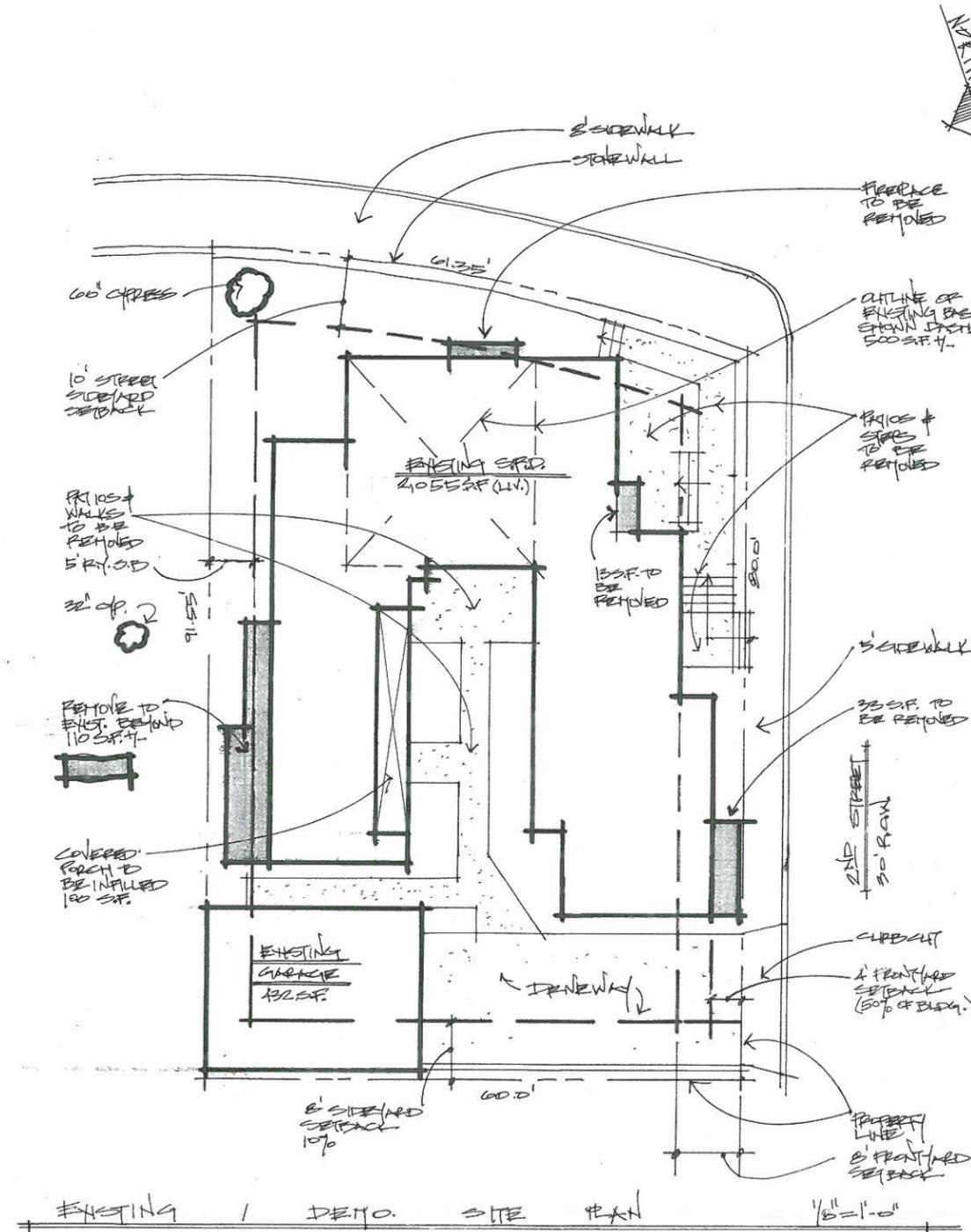
C 21300
196 Upper Walden Rd
Carmel, Ca. 93923
238-3215

PETER DAVIS
architect

Date
15 JULY '16

Project: RESIDENTIAL REMODEL/ADDITION
ARTSTRONG RESIDENCE
192 S WALDEN ST.
PASADENA, CA
APN: 006-222-002

1 Sheet

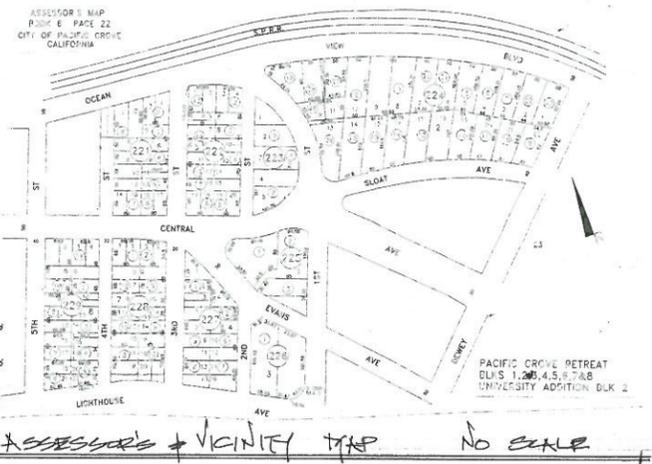


PROJECT DATA SHEET
Project Address: 102 2ND ST. Submittal Date: 2/24/16
Applicant(s): Permit Type(s) & No(s):

	REQUIRED/Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-3/PGR			
Building Site Area	5243			
Density (multi-family projects only)				
Building Coverage	2,622	2,487	2,616	
Site Coverage	3,140	3,087	3,140	5243 INTERIORS
Gross Floor Area	2,950	2,487	2,950	
Square Footage not counted towards Gross Floor Area		660	900	EXIST. BELOW GRADE (2) CON. PORCHES & PATIO
Impervious Surface Area Created and/or Replaced		400		
Exterior Lateral Wall Length to be demolished in feet & % of total	31(E)	145(DENY)	116	
Exterior Lateral Wall Length to be built		96		
Building Height	30'	18'	24'	22' MAX WALL HEIGHT
Number of stories	3	2	2	
Front Setback	18'	0'-4"	18'	
SOUTH Side Setback (specify side)	10' B	17.9'	17.9'	
NORTH Side Setback (specify side)	10'	5'	5'	
Rear Setback	5'	2'	6'	
Garage Door Setback	20'	36'	36'	
Covered Parking Spaces	2			
Uncovered Parking Spaces				
Parking Space Size (interior measurement)	9' x 20'	12' x 24'	12' x 24'	NO CHANGES

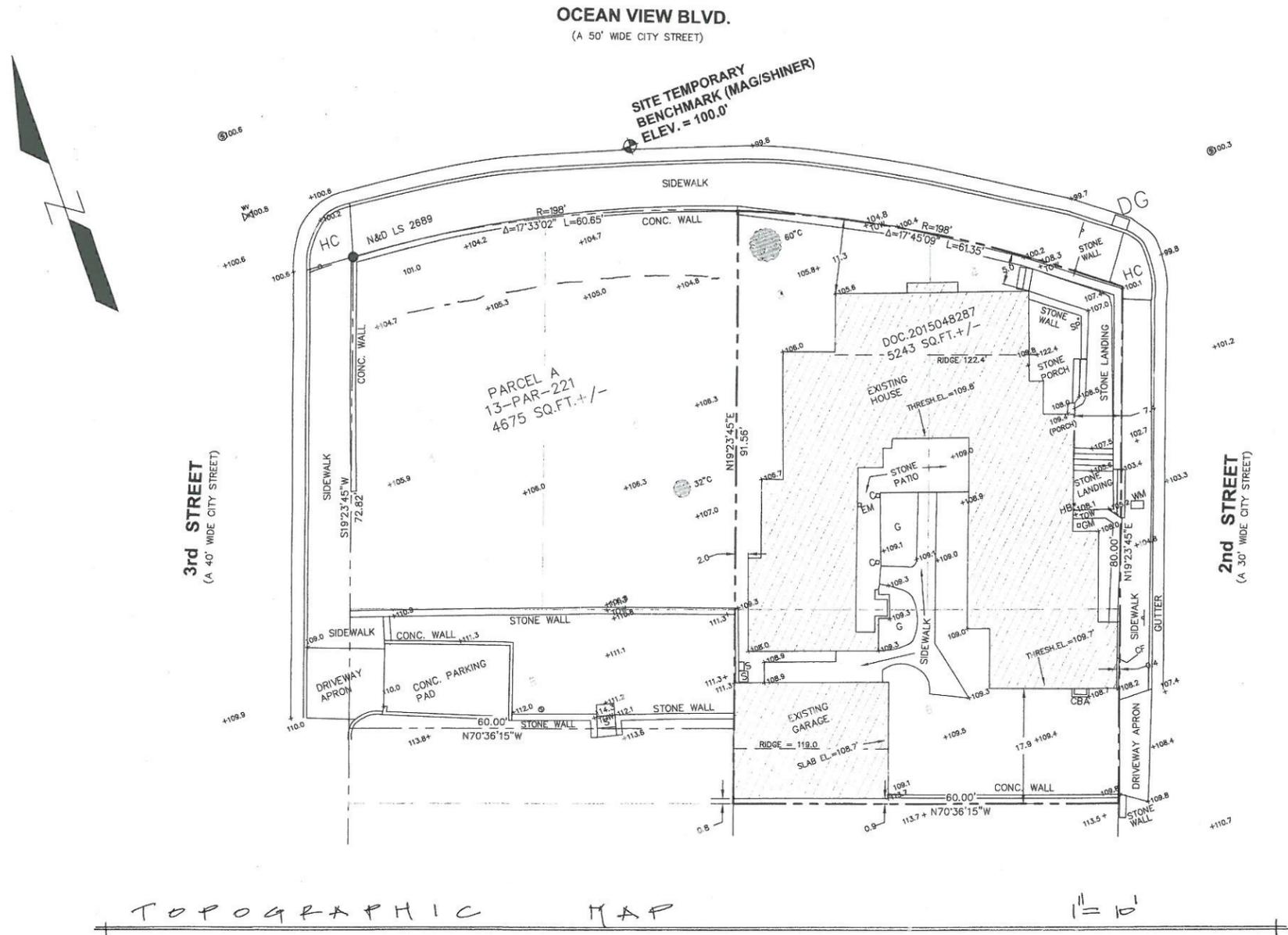
	REQUIRED/Permitted	Existing Condition	Proposed Condition	Notes
Number of Driveways				
Driveway Width(s)	12'	15'	15'	
Back-up Distance	N/A	N/A	N/A	
Eave Projection (Into Setback)	3' maximum	N/A	2'	
Distances Between Eaves & Property Lines	3' minimum	0'	4'	
Open Porch/Deck Projections	4'	2'	4'	NO CLOSED THING 3'
Architectural Feature Projections	2'	N/A	N/A	
Number & Category of Accessory Buildings	2/123	0/0	1/1	E. NON CONFORMING
Accessory Building Setbacks	5' 1/2'	8' 0"	6' 0"	
Distance between Buildings	3.5 MIN	5'	5'	
Accessory Building Heights	15'	10'	14'-0"	
Fence Heights	6'	0'	0'	NO FENCE(N)

- SCOPE OF WORK
1. REMOVE 146 S.F. OF EXISTING RES.
 2. ADD 278 S.F. C. 1ST FL. & 320 S.F. C. 2ND FL.
 3. ADD 139 S.F. OF COVERED PORCHES
 4. ENLARGE BASEMENT BY 240 S.F.
 5. REMODEL ENTIRE HOUSE
 6. ADD NEW DR. & WINDS, NEW WOOD SIDING, NEW ROOFING & ROOF STRUCTURE TIE-OUT



PROJECT DATA

# A.P.N.	006-222-002
# LEGAL DESCRIPTION	PACIFIC GROVE RETREAT LOT 3; 4 & 6 BLK. 5
# ZONING	R-3-PGR
# LOT SIZE	5243 S.F.
# FLOOR AREAS	
EXISTING	2,487 S.F.
PROPOSED	2,616 S.F.
1ST FL.	2,184 S.F.
2ND FL.	320 S.F.
TOTAL	2,936 S.F.
MAX. ALLOW.	2,950 S.F.
LIVING	2,184 (1ST FL.) 320 (2ND FL.)
GARAGE	432
CON. PORCHES	139
# OWNERS:	GERSON & GUYLA ARTSTRONG PO BOX 620050 WOODBRIDGE, CA.



TOPOGRAPHIC MAP 1" = 10'

NOTES:

THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED. INFORMATION REGARDING UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES OR PUBLIC AGENCIES.

ELEVATIONS ARE BASED ON AN ARBITRARILY ASSUMED DATUM AS NOTED.

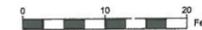
DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF. WHERE DATA DIFFERS, PARENTHESES DENOTE RECORD DATA.

THE CROSS SYMBOL (+) MARKS THE HORIZONTAL POSITION OF THE SPOT ELEVATION SHOWN.

TREE SYMBOLS ARE DRAWN TO SCALE ONLY APPROXIMATELY. SUFFICIENT BOUNDARY TIES WERE MADE TO GRAPHICALLY SHOW EXISTING FEATURES; A COMPLETE BOUNDARY SURVEY WAS NOT DONE AT THIS TIME.

ABBREVIATIONS & SYMBOLS:

- C = COLUMN
- CBA = CONCRETE BASEMENT ACCESS
- CF = CONCRETE FOOTER
- DG = DRAIN GRATE
- EM = ELECTRIC METER
- F3P = FOUND 3/4" IRON PIPE, TAGGED AS INDICATED
- FF = FINISHED FLOOR ELEVATION
- G = GROUND
- GM = GAS METER
- HB* = HOSEBIB AT END OF 1" COPPER PIPE
- HC = HANDICAP RAMP
- N&D = NAIL AND DISC, TAGGED AS INDICATED
- RP = ROOF PEAK
- S = STEP
- SP = STEEL PIPE
- TOW = TOP OF WALL
- WM = WATER METER
- WV WATER VALVE
- SS SANITARY SEWER MANHOLE
- SP SIGN POST



PROJECT NO. 15096	TOPOGRAPHIC SURVEY SHOWING EXISTING FEATURES IN LOTS 1-4, 6 & A PORTION OF LOT 5, BLOCK 5, "MAP OF PACIFIC GROVE RETREAT", CITY OF PACIFIC GROVE, COUNTY OF MONTEREY, CALIFORNIA APN 006-222-002 & -013-000	DATE OF SURVEY: OCT. 1, 2015 DRAWING SCALE: 1" = 10' DRAWN BY: BG/RP REVISED:
RASMUSSEN LAND SURVEYING, INC. P.O. BOX 3135 MONTEREY, CALIFORNIA 93942 (831) 375-7240 (831) 375-2545 FAX		
RLS		
PREPARED FOR: GORDON ARMSTRONG		

PETER DAVIS
 architect

C 21300
 196 Upper Waiden Rd
 Carmel, Ca. 93923
 238-3215

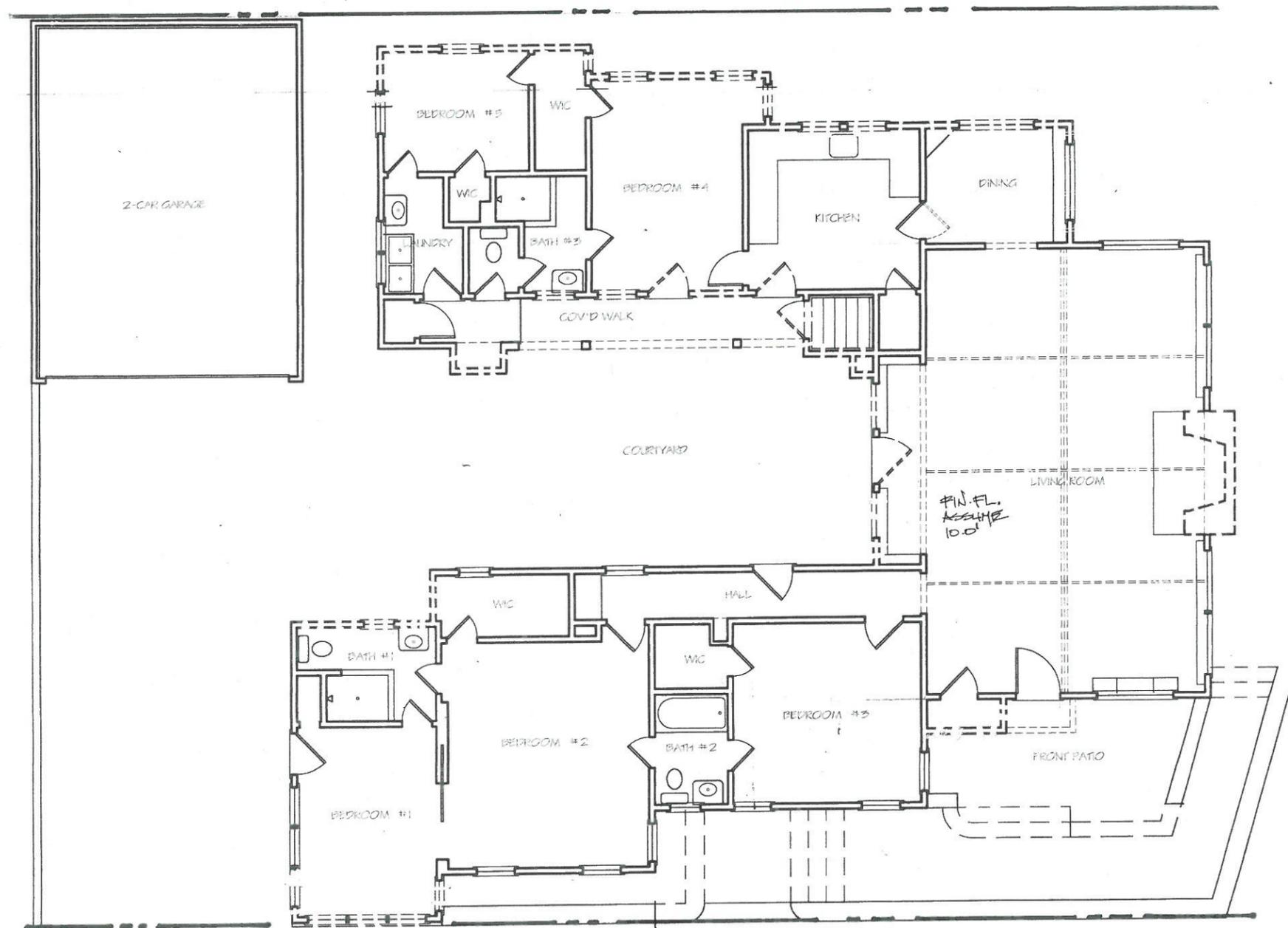
Date
 12/14/16

Project: RESIDENTIAL REMODEL/ADDITION
 ARMSTRONG RESIDENCE
 102 SECOND ST.
 PACIFIC GROVE, CA APN 006-222-002

2
 Sheet

C 21300
 196 Upper Walden Rd
 Carmel, Ca. 93923
 238-3215

PETER DAVIS
 architect



EXISTING FLOOR PLAN

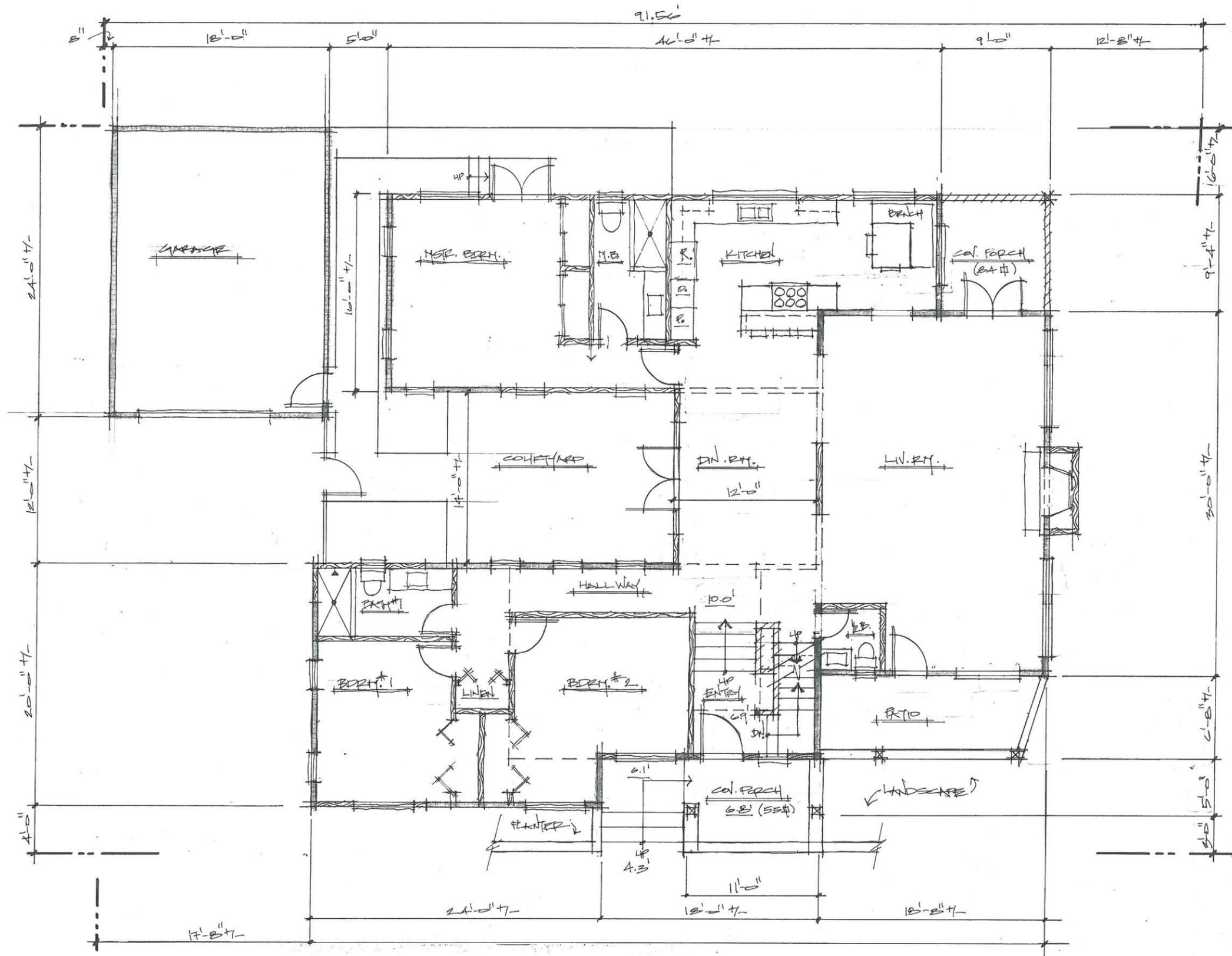
1/4" = 1'-0"

LEGEND		EXTERIOR WALLS		FLOOR AREAS	
EXISTING TO REMAIN	=====	RESIDENCE		GAR.	432 S.F.
EXISTING TO BE REMOVED	-----	TOTAL	311 LIN. FT.	LIVING	2,055
		TO REMAIN	166 - 54%	TOTAL	2,487 S.F.
		TO BE REMOVED	145 - 46%	COL. BRCH	100 S.F.
		GARAGE	84 LIN. FT.		

NOTE: ALL EXISTING FINISH, CASES, STAIRS & RETAINING WALLS TO BE REBUILT OR REMOVED AS NEEDED.

Date
 15 JULY '16

Project: RESIDENTIAL RENOVEL / ADDITION
 192 SECOND ST.
 PACIFIC GROVE, CA
 APN: 006-222-002



PROPOSED FLOOR PLAN - 1ST FL. 1/4" = 1'-0"

FLOOR AREA:	# LIVING	2184 SF.	WALL LEGEND
	# GARAGE	432 SF.	EXISTING
	# COVERED PORCHES	139 SF.	NEW

Item 7a

C 21300
196 Upper Walden Rd
Carmel, Ca. 93923
238-3215

PETER DAVIS
architect

Date: 15 JULY '16

Project: RESIDENTIAL-REMODEL / ADDITION
KRYSTON RESIDENCE
102 SECOND ST.
PACIFIC GROVE, CA. 95026-2212

4
of
Sheet

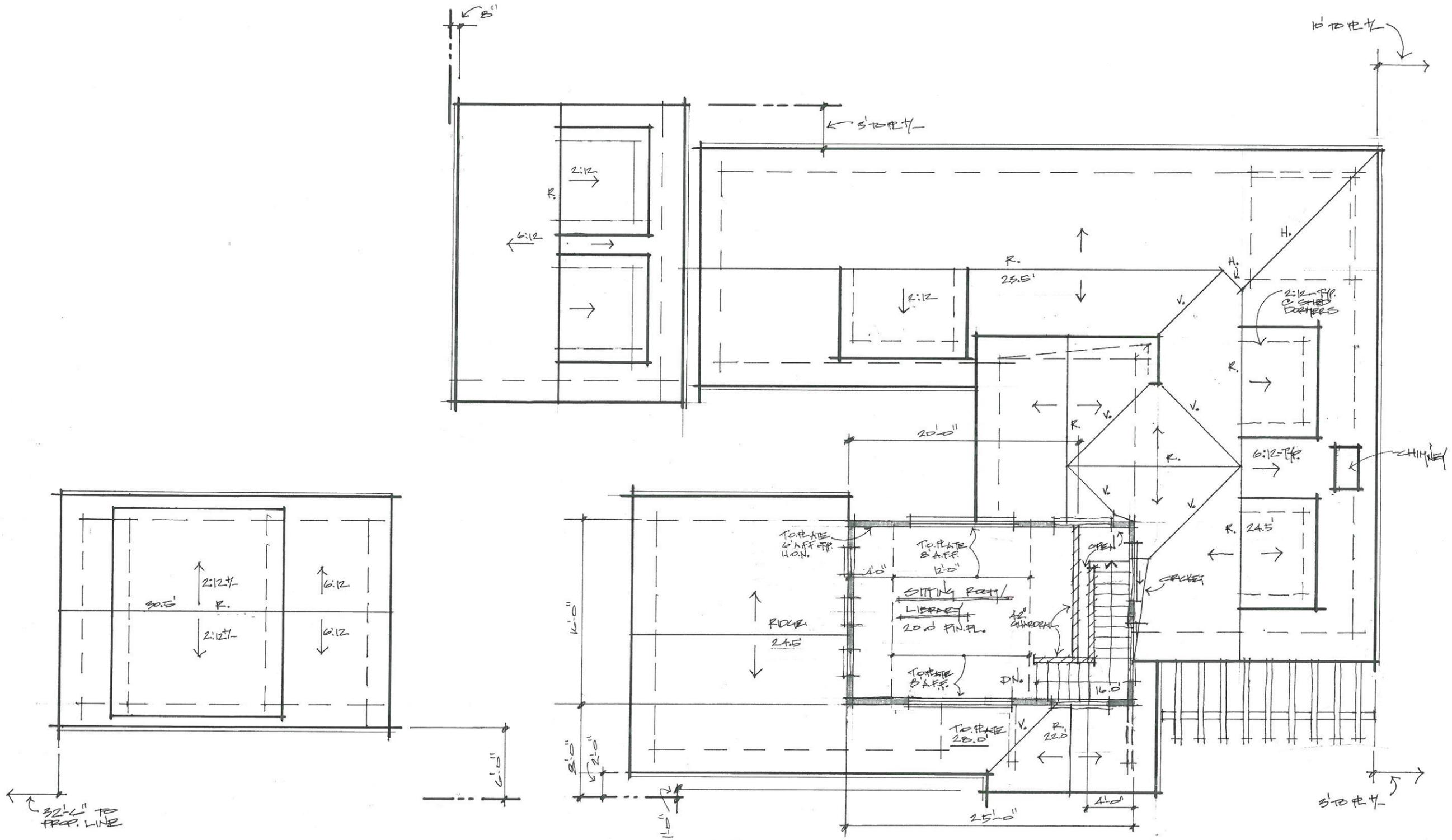
C 21300
196 Upper Walden Rd
Carmel, Ca. 93923
238-3215

PETER DAVIS
architect

Date
JULY '16

Project: RESIDENTIAL REMODEL / ADDITION
ARCHITECT'S RESIDENCE
102 SECOND ST.
PACIFIC GROVE, CA 93922.002

5
Sheet



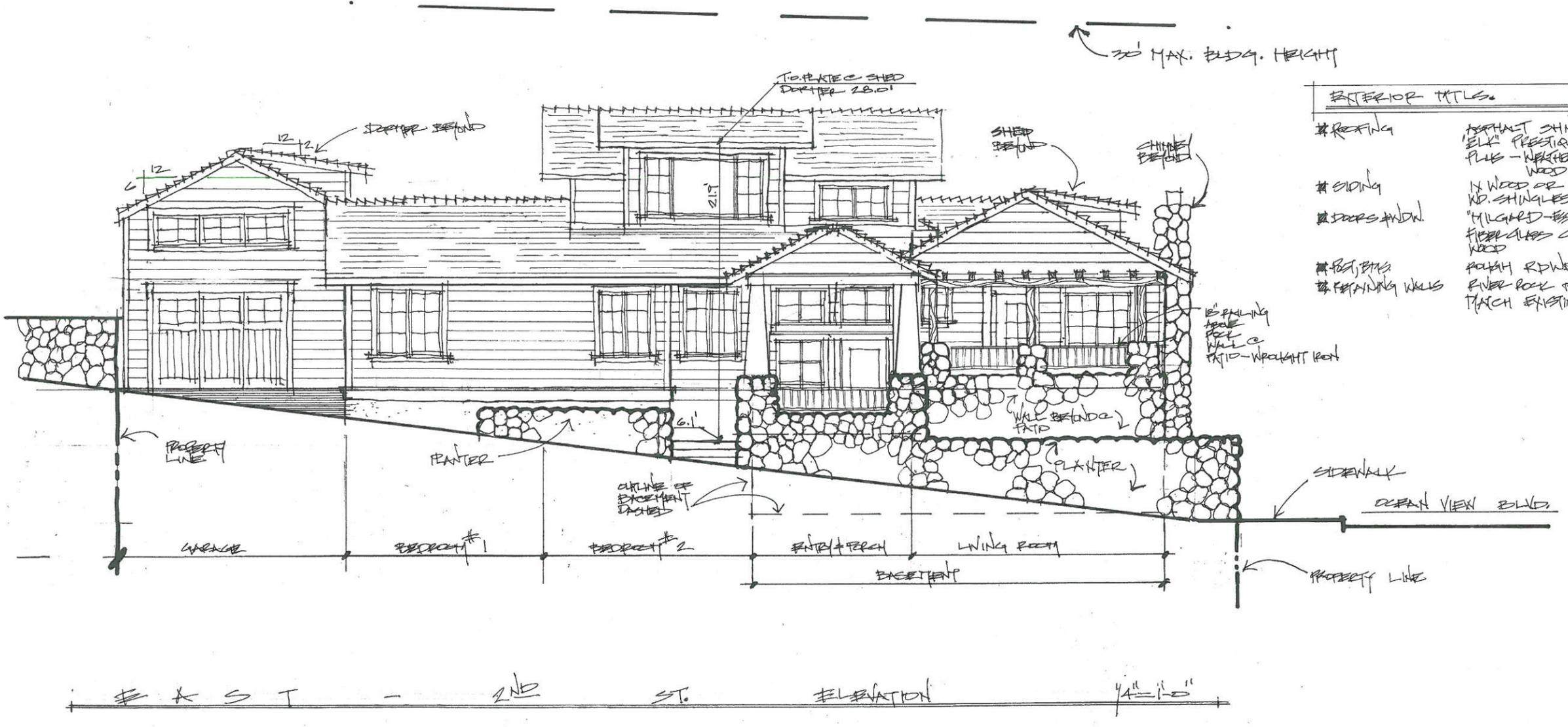
UPPER ROOF PLAN 1/4"=1'-0"

2ND FLOOR & LOWER ROOF PLAN 1/4"=1'-0"
LIVING - 320 SF

C 21300
 196 Upper Walden Rd
 Carmel, Ca. 93923
 238-3215

PETER DAVIS
 architect

D.V.B



EXTERIOR FINISHES	
# ROOFING	ASPHALT SHINGLES ELK PRESERVE PLUS - WEATHERED WOOD
# SIDING	1X WOOD OR KD. SHINGLES
# DOORS AND W.	"MILGARD-ESCAPE" FIBER GLASS CLAD WOOD
# FLOORING	PORCELAIN TILES
# RETAINING WALLS	RIVER ROCK TO MATCH EXISTING

Date
 15 JULY '16

Project: RESIDENTIAL RENOVEL / ADDITION
 HERBERTS RESIDENCE
 102 SECOND ST.
 PACIFIC GROVE, CA. 93923

6
 Sheet

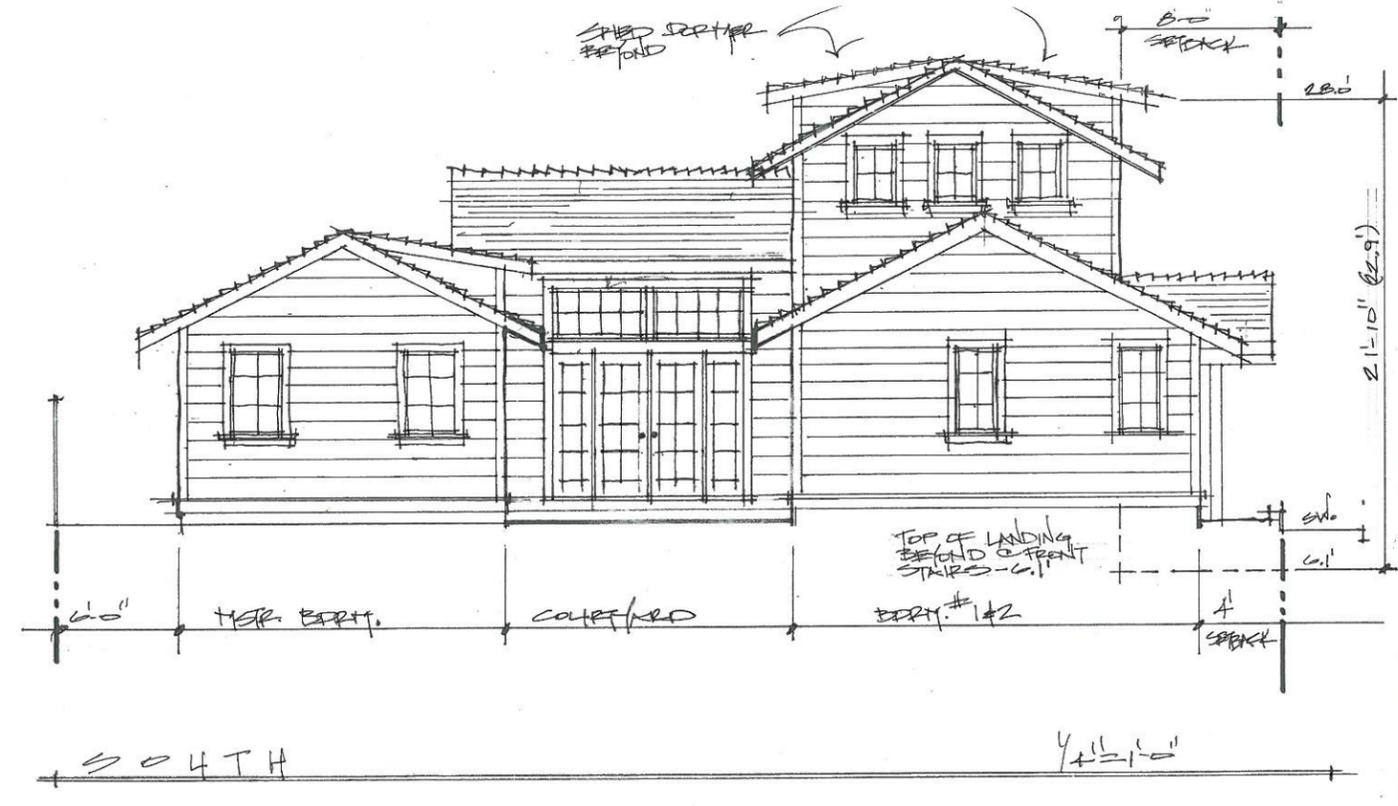
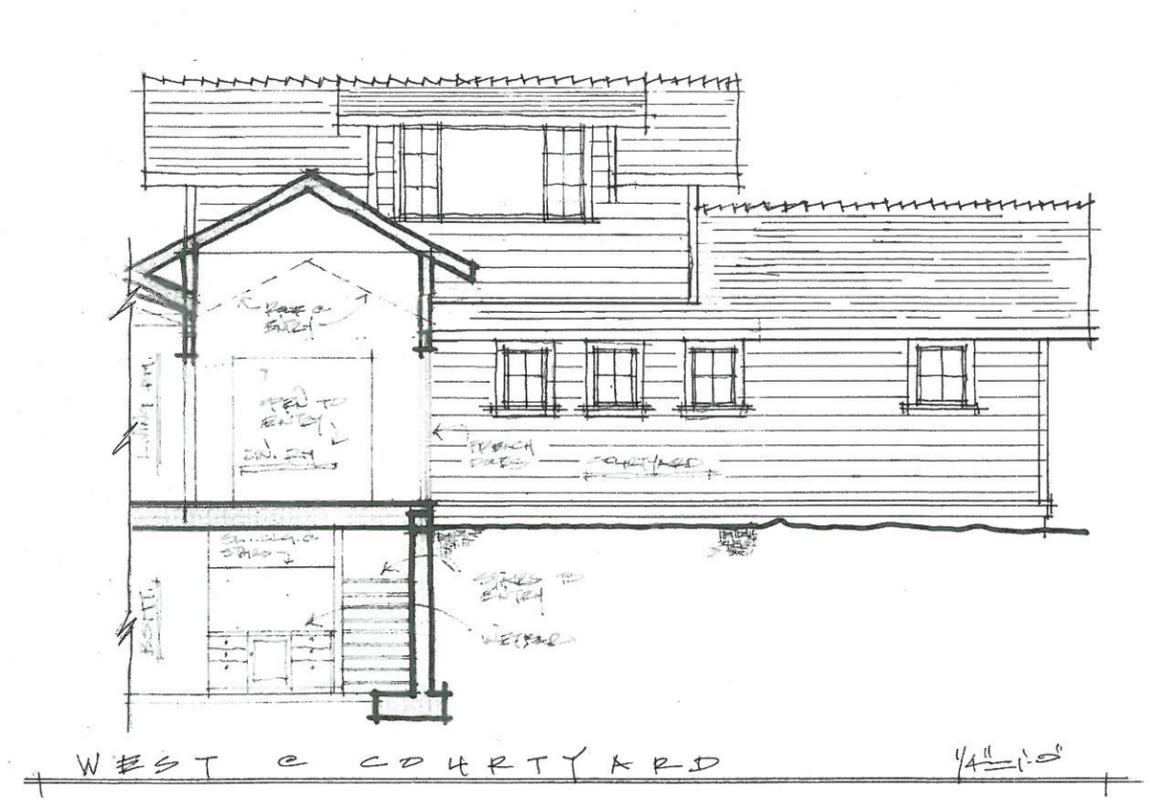
C 21300
196 Upper Walden Rd
Carmel, Ca. 93923
238-3215

PETER DAVIS
architect

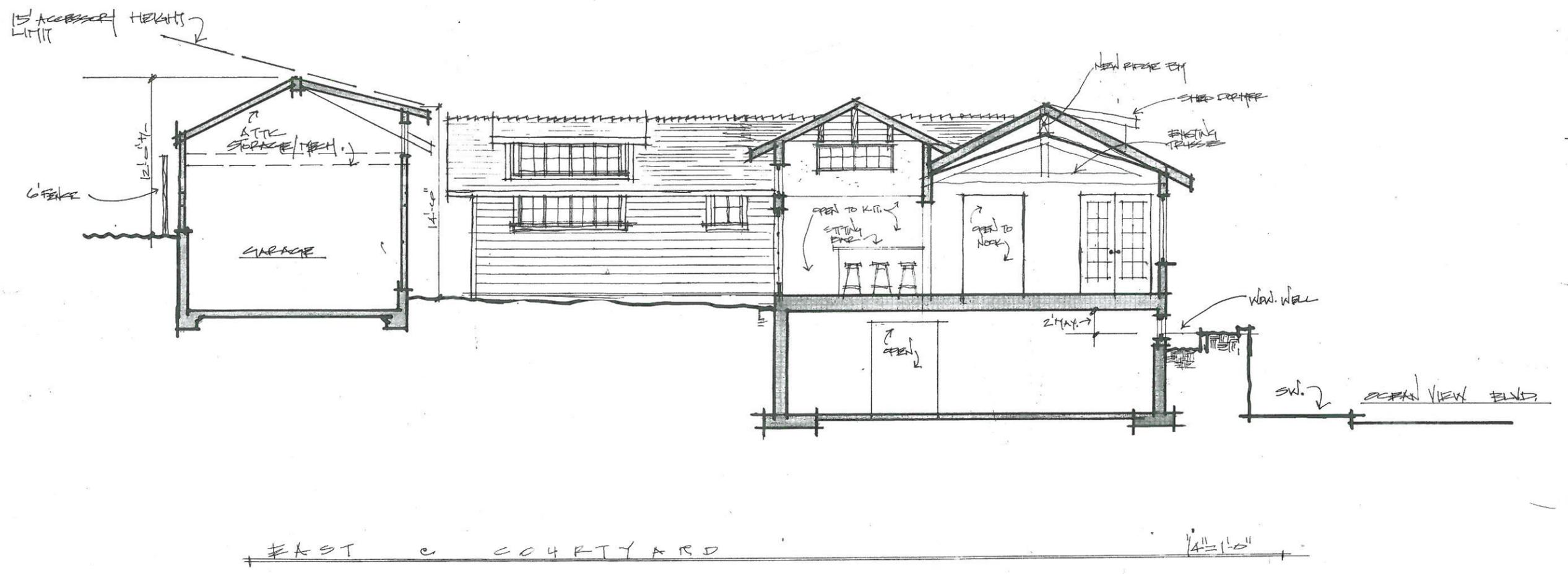
Date
15 JULY 10

Project: RESIDENTIAL REMODEL/ADDITION
ARSTRONG RESIDENTS
102 SECOND ST.
PACIFIC GROVE, CA
AN 0006-222-002

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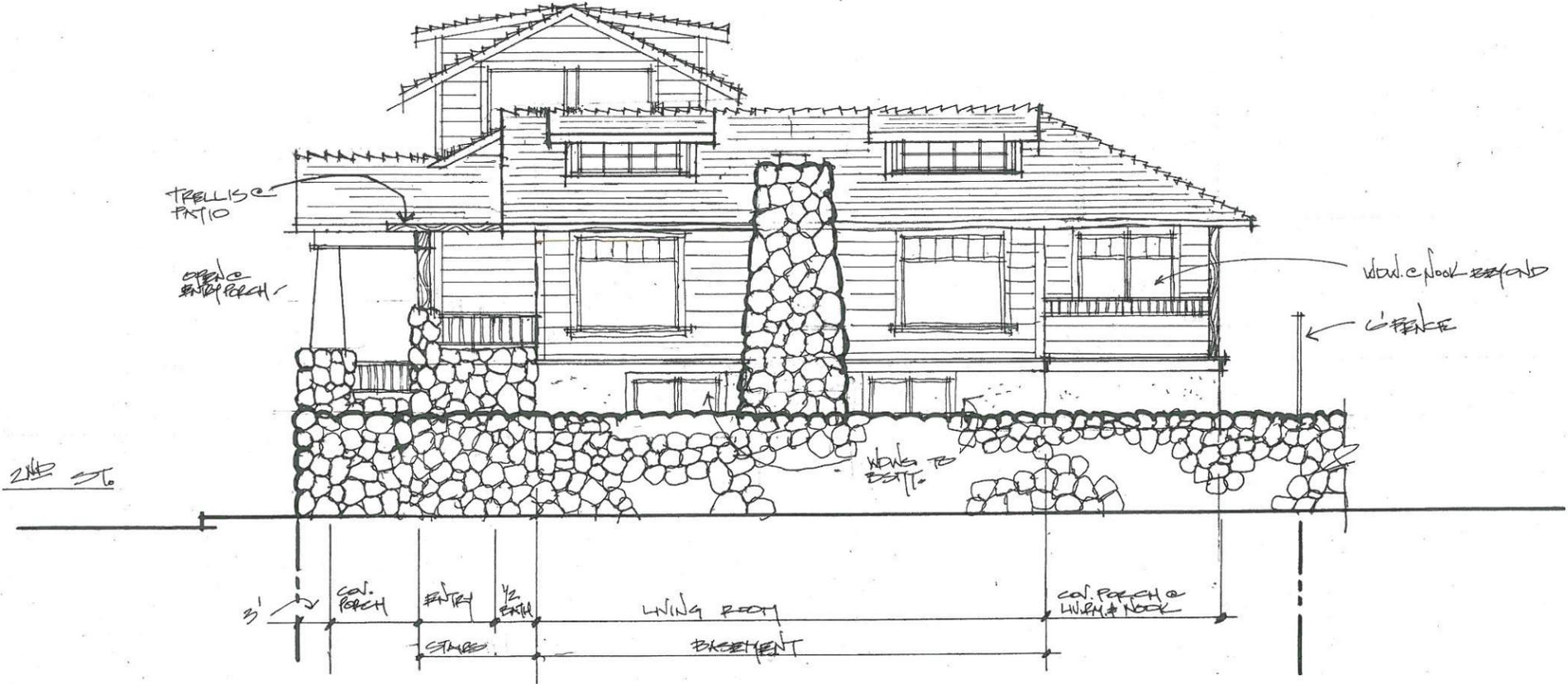


30' MAX BUILDING HEIGHT



C 21300
196 Upper Walden Rd
Carmel, Ca. 93923
238-3215

PETER DAVIS
architect



Date
15 JULY '16

Project: RESIDENTIAL REMODEL / ADDITION
ARTISTONIA RESIDENCE
102 SECOND ST.
PACIFIC GROVE, CA 93953-0002

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N O R T H - O R I E N T A T I O N - D E T A I L E D E L E V A T I O N 1/4" = 1'-0"

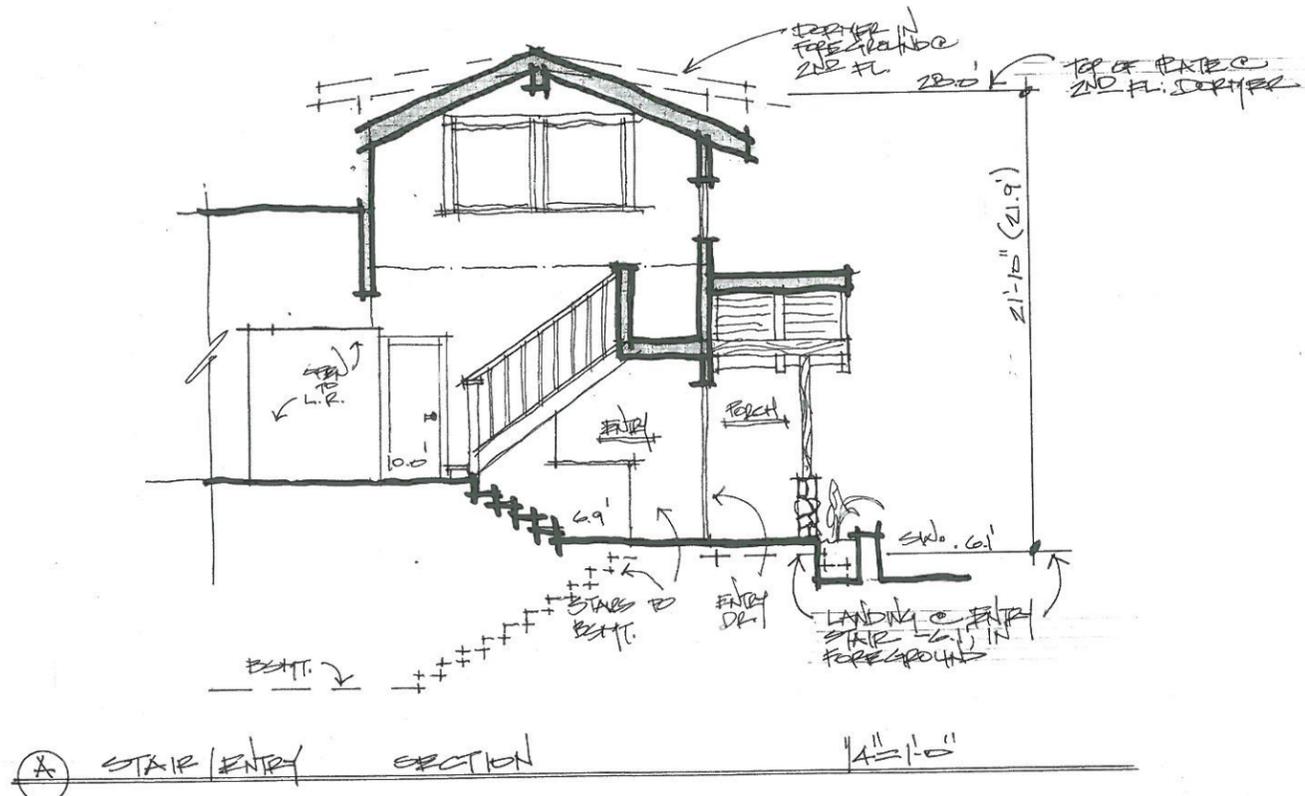
C 21300
196 Upper Walden Rd
Carmel, Ca. 93923
238-3215

PETER DAVIS
architect

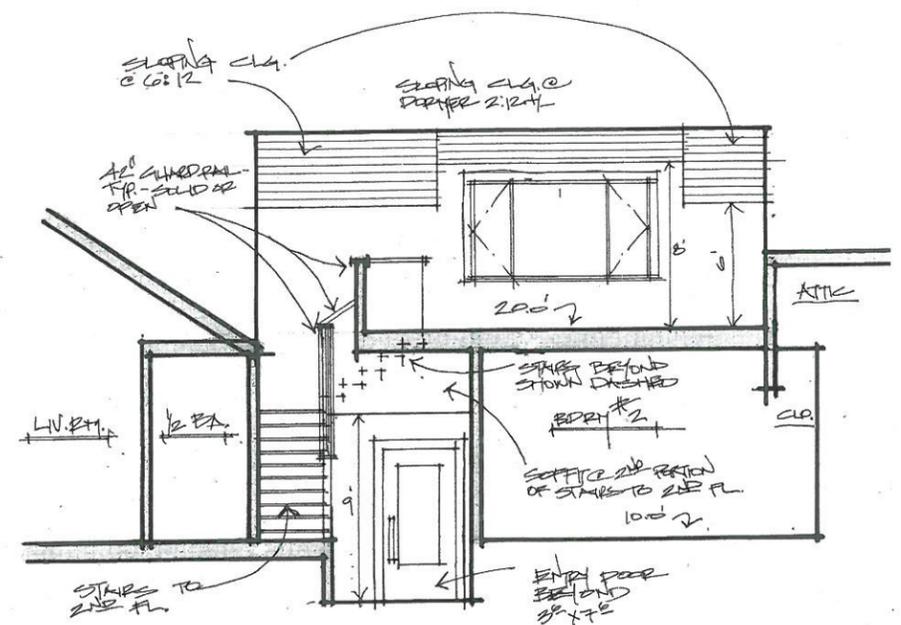
Date
15 JUL 10

Project: RESIDENTIAL RENOVATION/ADDITION
ARMSTRONG RESIDENCE
102 SECOND ST.
PACIFIC GROVE, CA
APN: 006-222-002

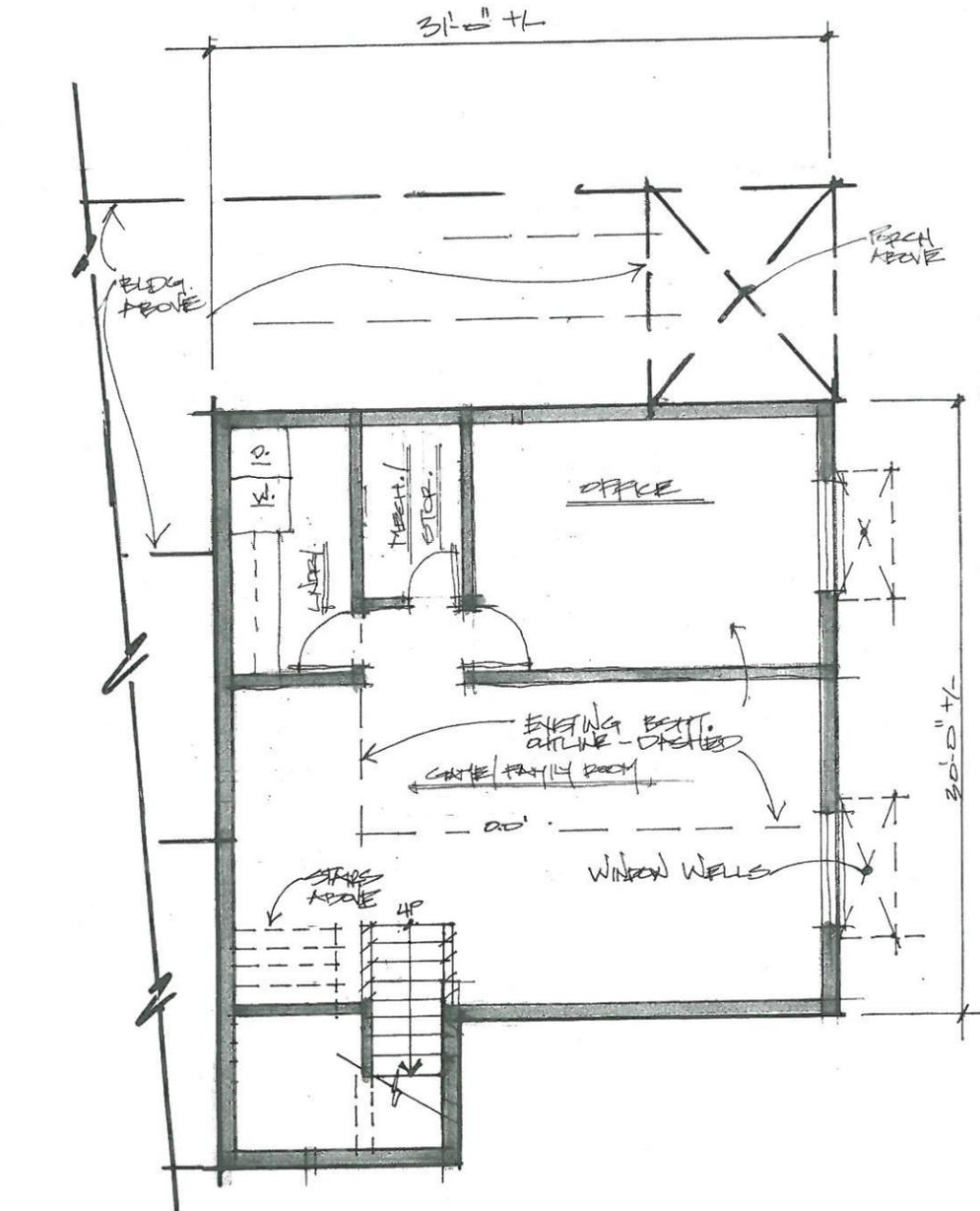
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(A) STAIR ENTRY SECTION 1/4" = 1'-0"



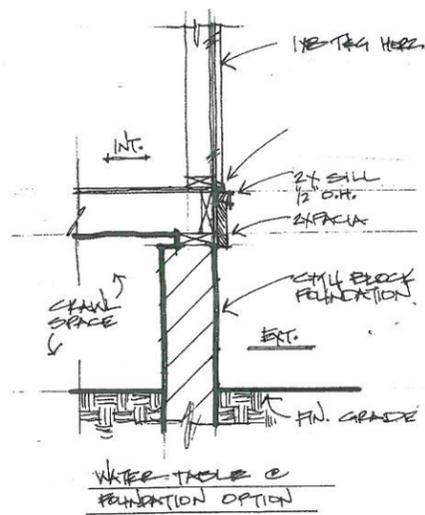
(B) STAIR ENTRY SECTION 1/4" = 1'-0"



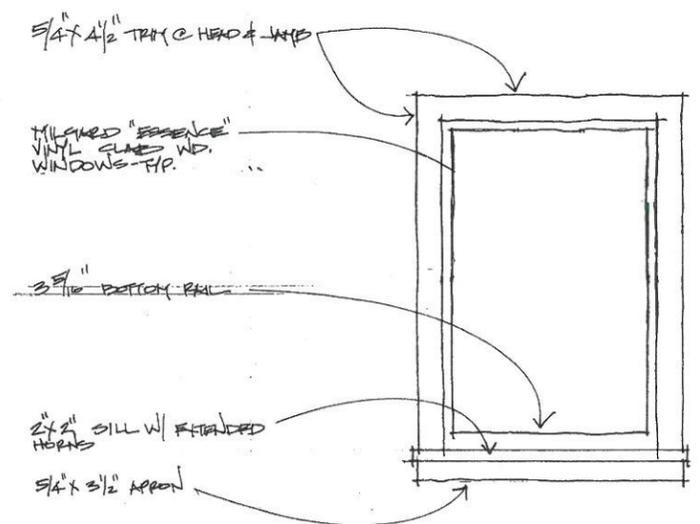
BASEMENT PLAN 1/4" = 1'-0"

C 21300
196 Upper Walden Rd
Carmel, Ca. 93923

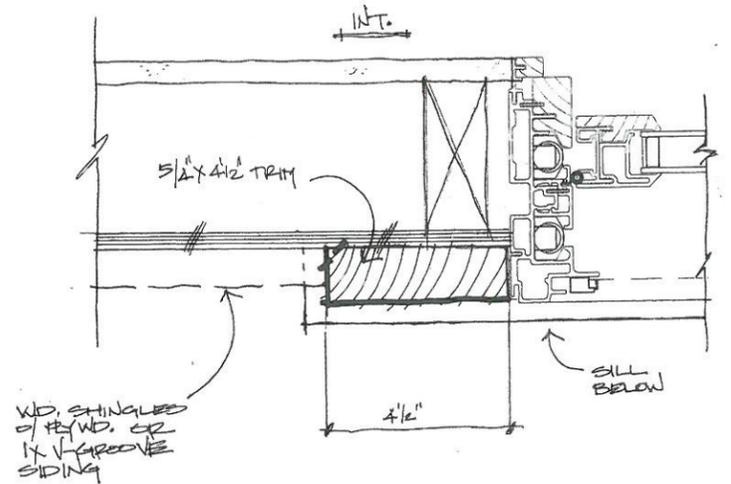
PETER DAVIS
architect



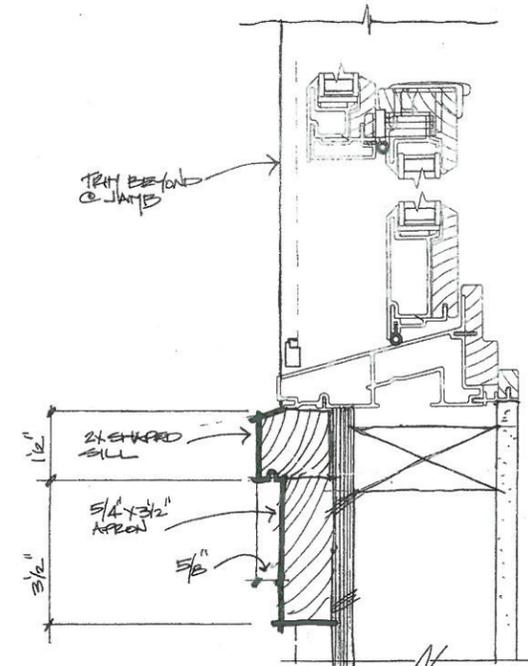
1 WALL DETAIL



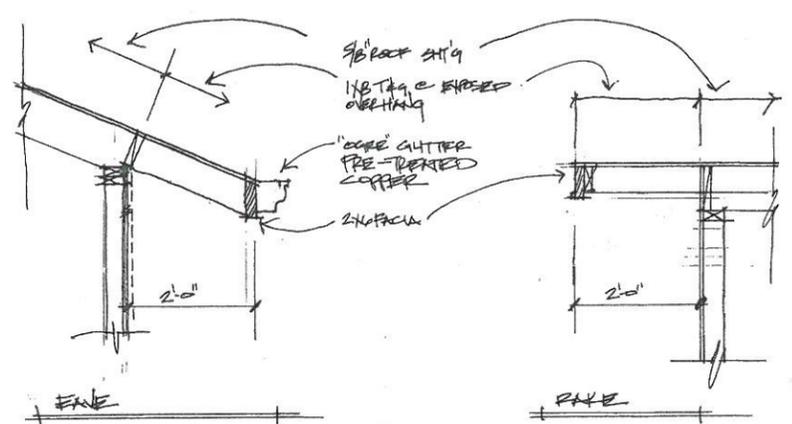
2 TYPICAL WINDOW TRIM (DOOR SILL) 3/4\"/>



3 TYPICAL WINDOW DETAIL & JAMB (HEAD SILL) 3/4\"/>



4 WINDOW SILL DETAIL 3/4\"/>



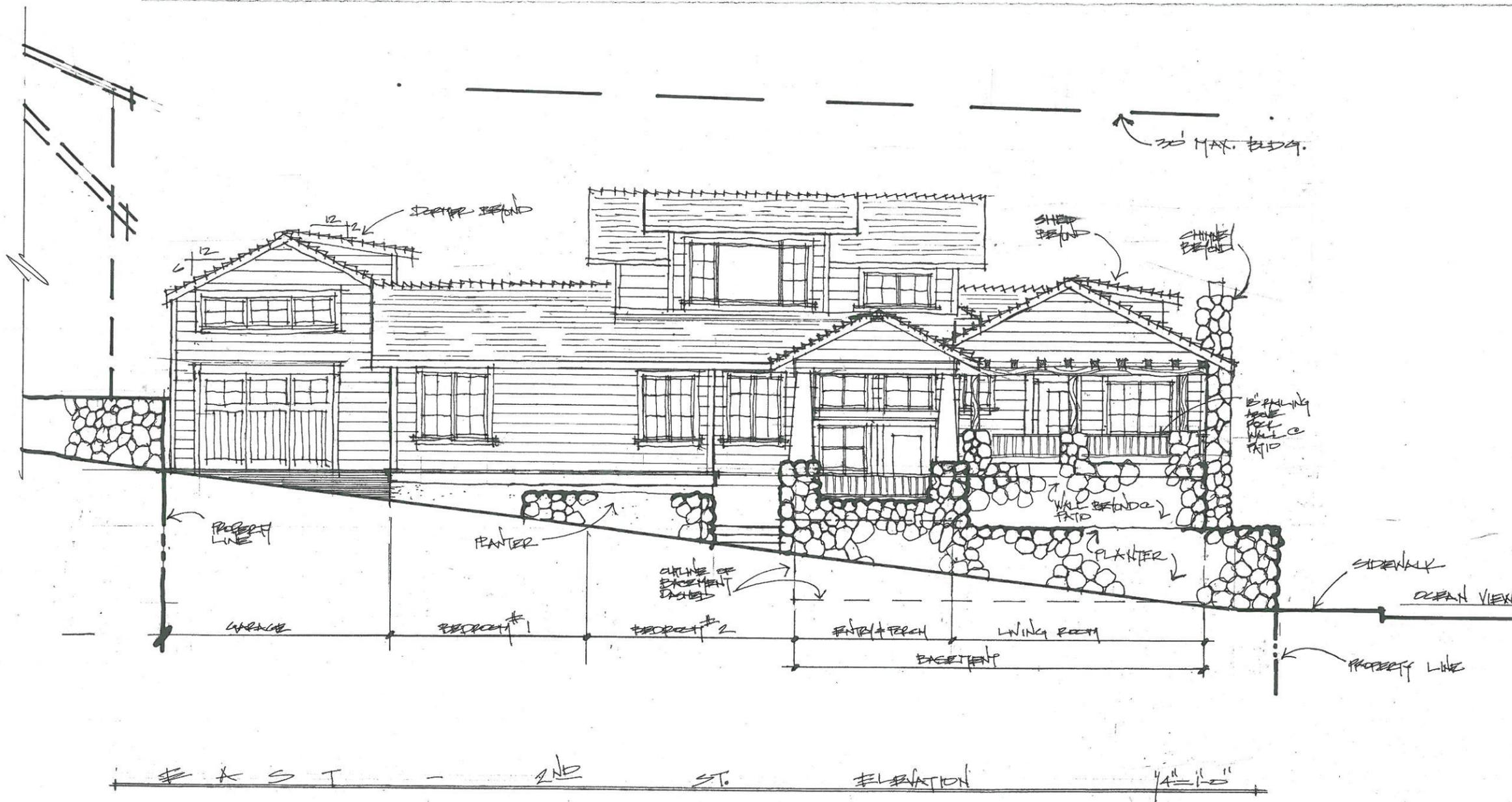
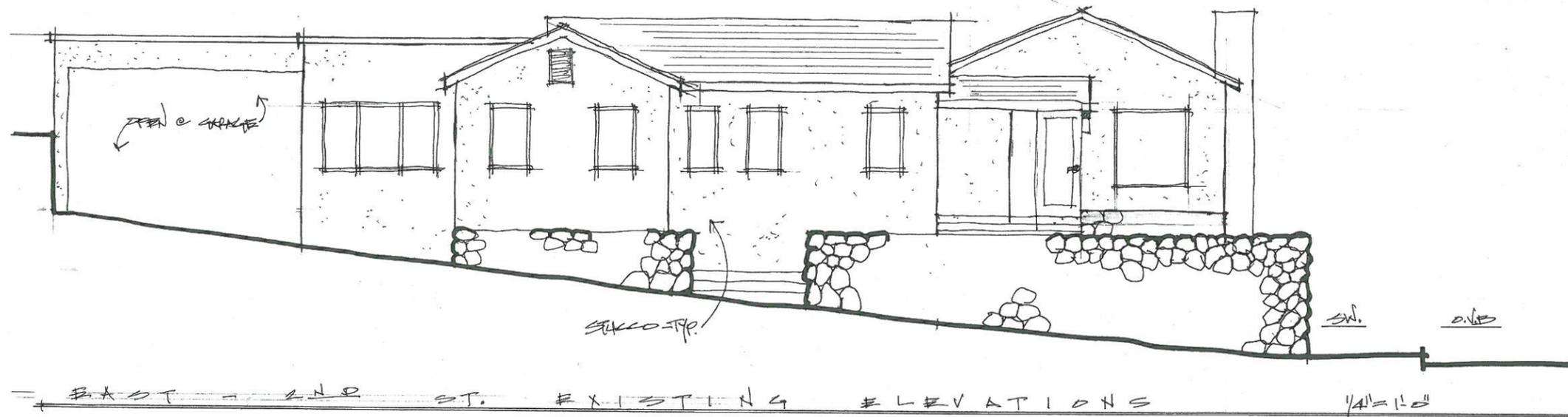
5 TYPICAL ROOF OVERHANG DETAILS 3/4\"/>

Date

JULY '16

Project: RESIDENTIAL RENOVATION / ADDITION
ARROYO RESIDENCE
102 SECOND ST.
PACIFIC GRADE, CA 93923

10
of
Sheet

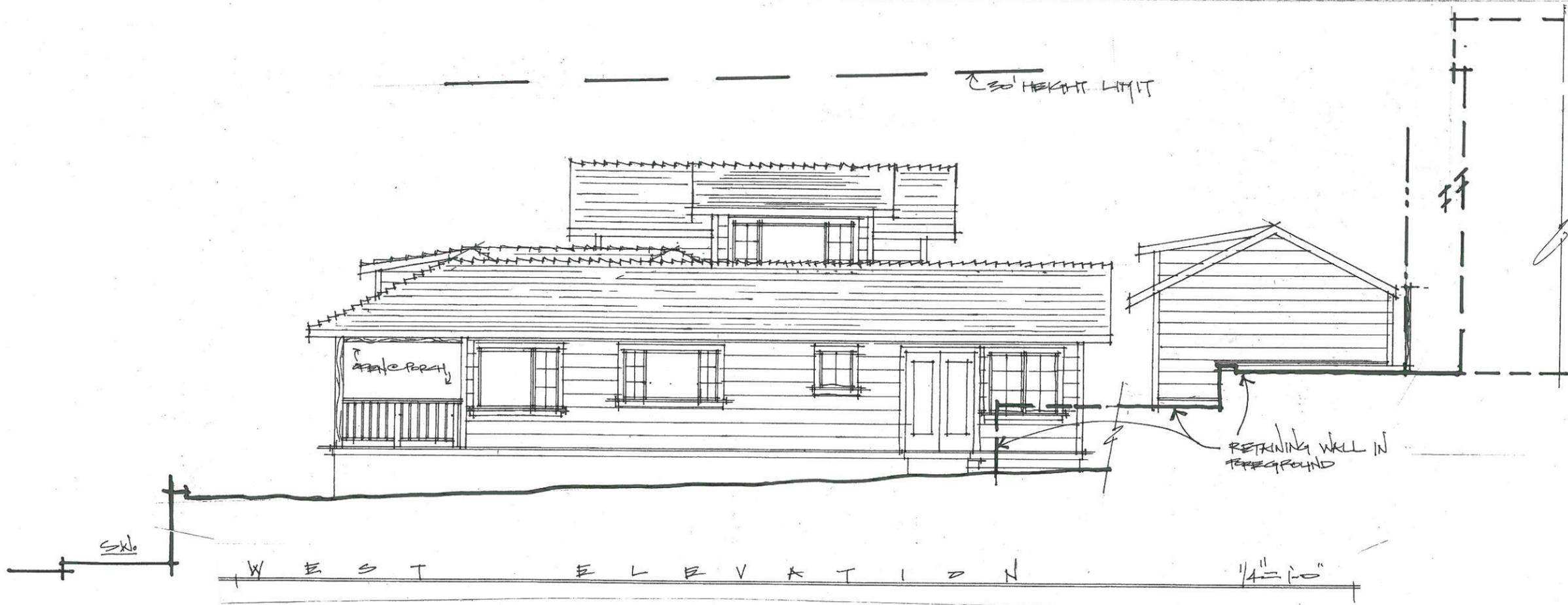
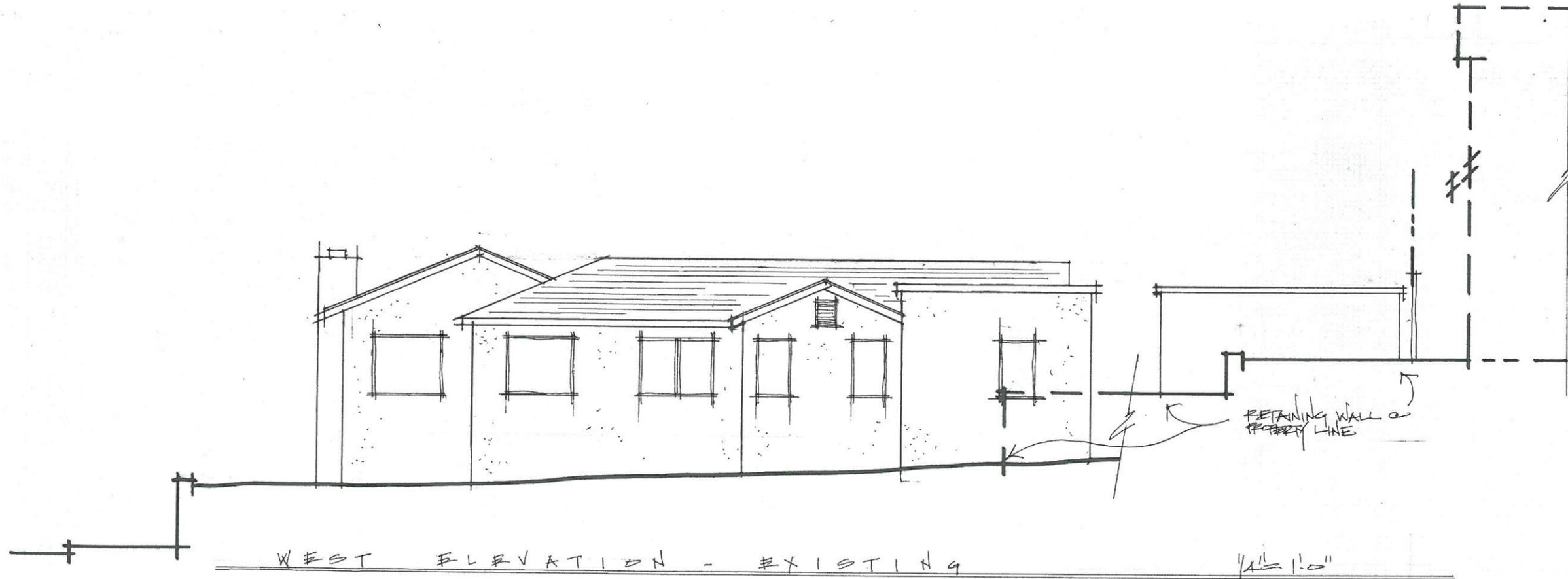


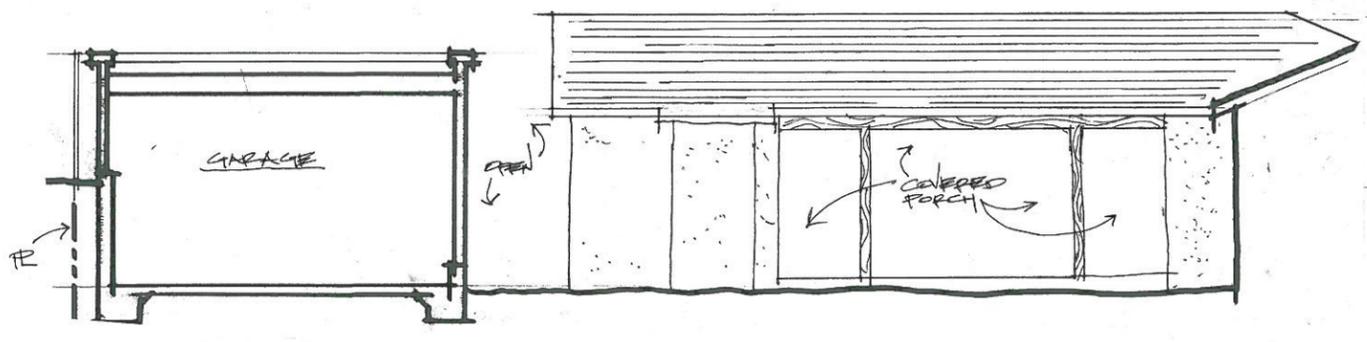
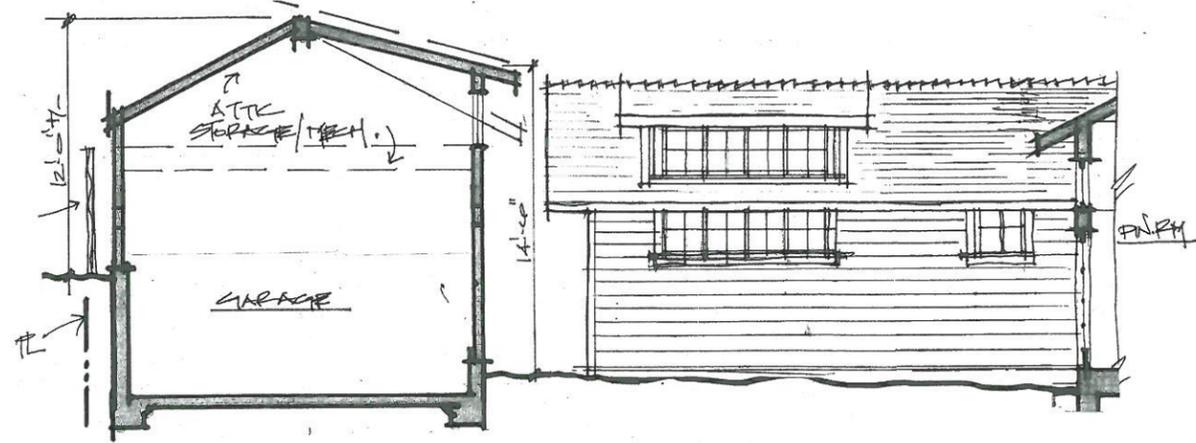
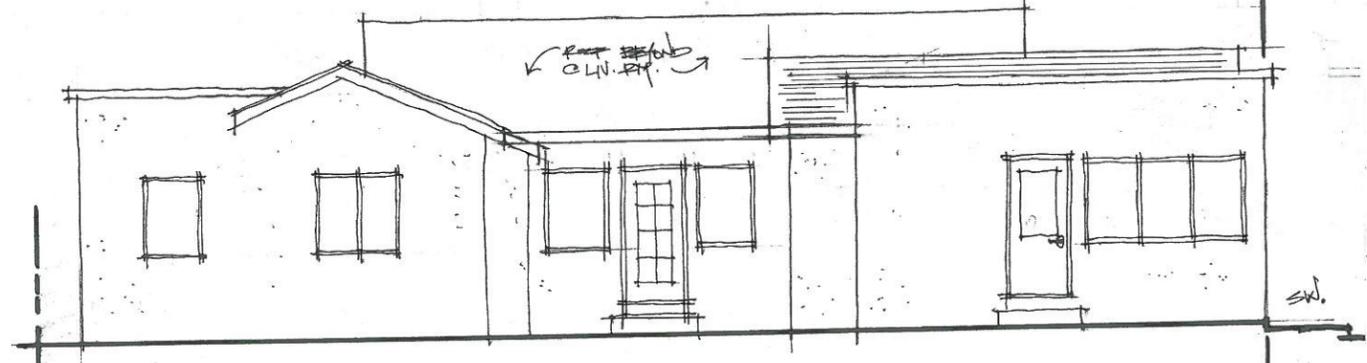
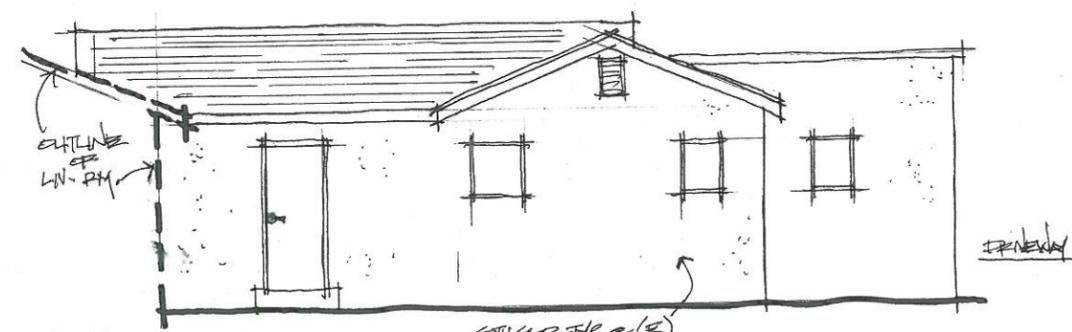
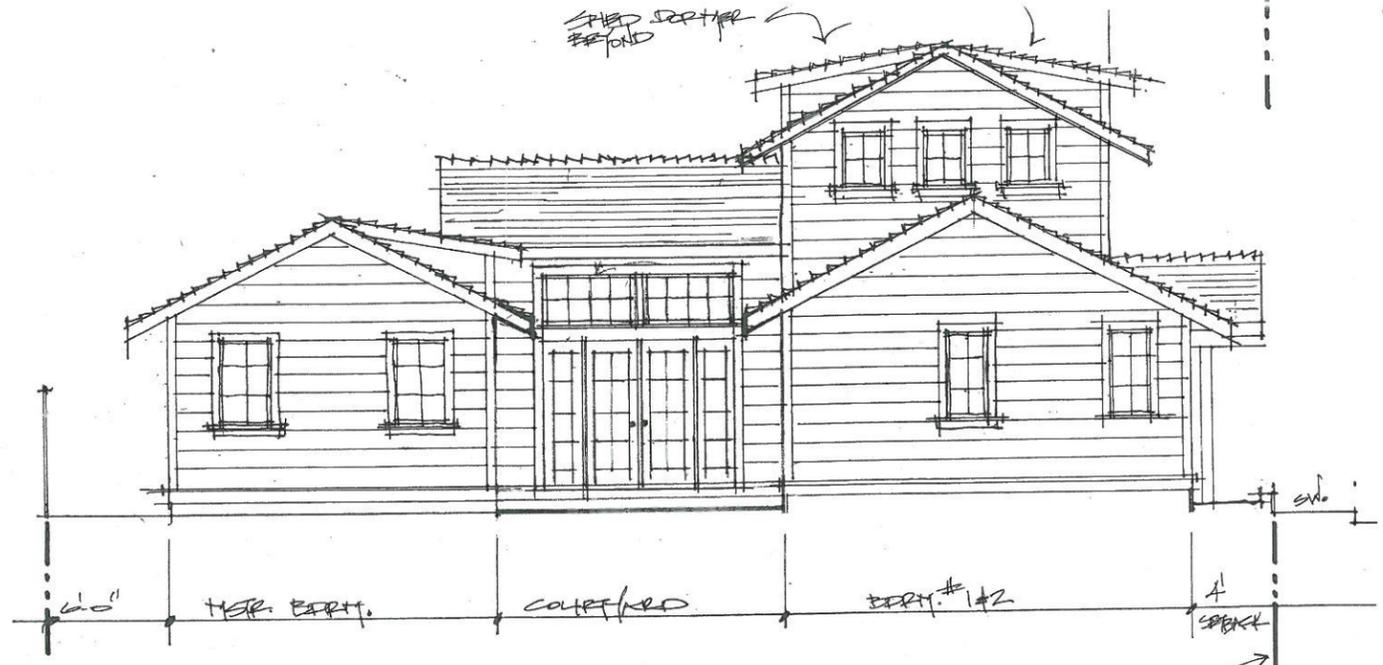
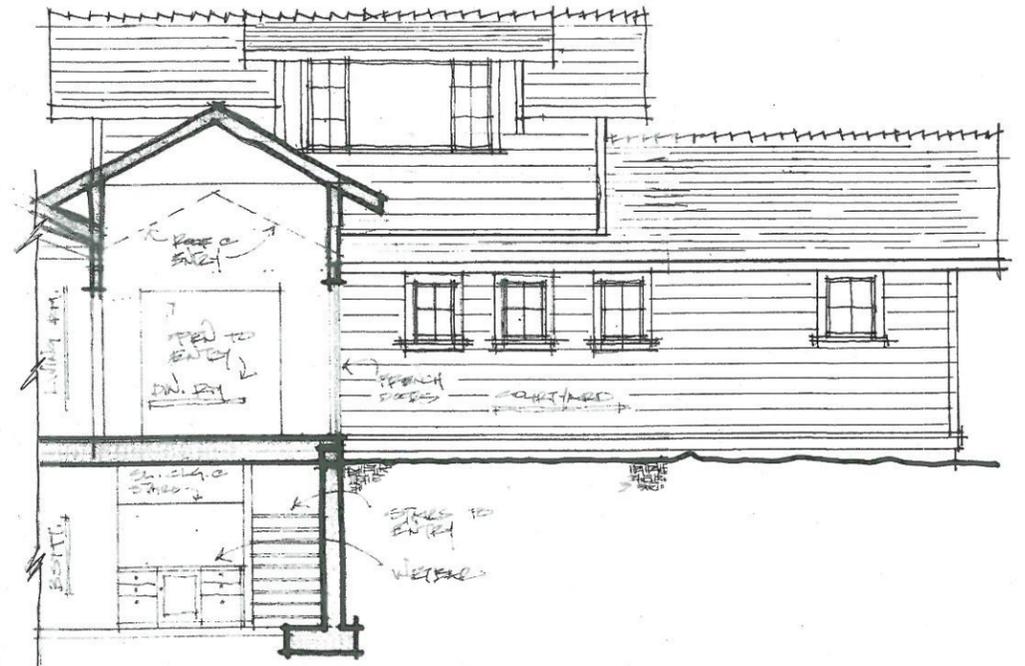
C 21300
 196 Upper Walden Rd
 Carmel, Ca. 93923
 238-3215
PETER DAVIS
 architect

Date
 15 JULY 16
 Project: RESIDENTIAL REPAIR / ADDITION
 ARCHITECT'S RESIDENCE
 102 SECOND ST.
 PACIFIC GROVE, CA 93950
 002

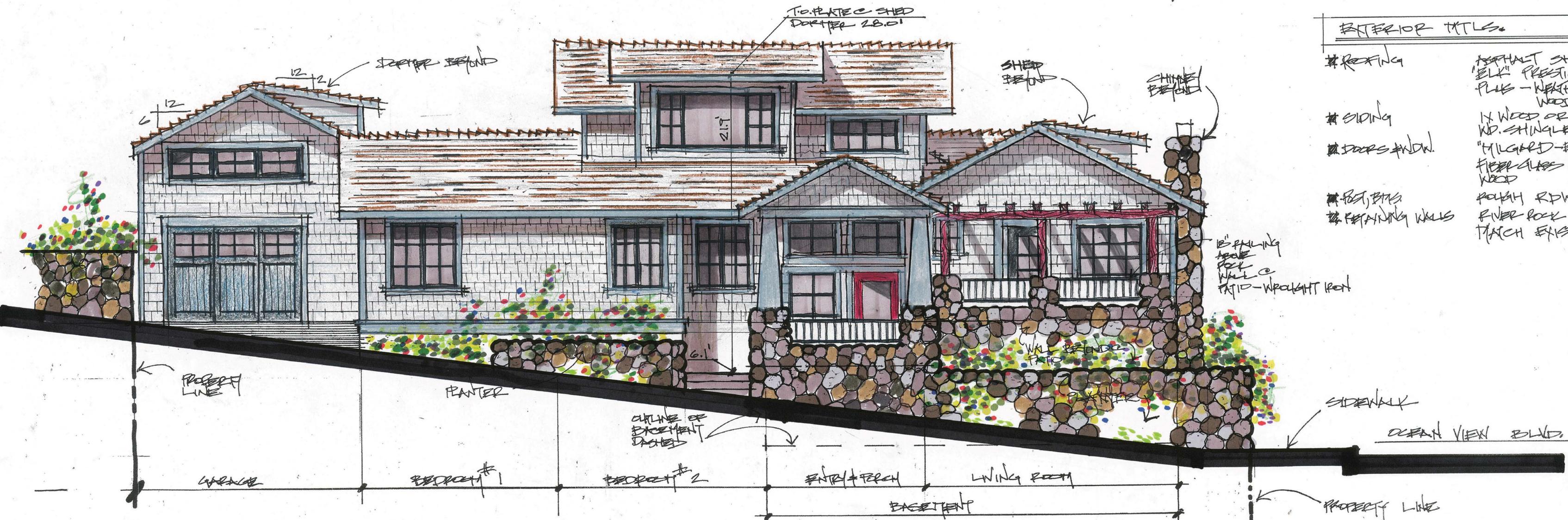
Sheet

Item 7a





30' MAX. BLDG. HEIGHT



EXTERIOR TTLS.	
# ROOFING	ASPHALT SHINGLES "ELK" PRESTIQUE PLUS - WEATHERED WOOD
# SIDING	1/2" WOOD OR WD. SHINGLES
# DOORS # WDW.	"MILGARD-ESSENCE" FIBER GLASS CLAD WOOD
# PAT. BRK. # RETAINING WALLS	ROUGH RIVNS RIVER ROCK TO MATCH EXISTING

Date 15 JULY '16

Project: RESIDENTIAL RENOVEL / ADDITION
 ARTHURSON RESIDENCE
 102 SECOND ST.
 PACIFIC GROVE, CA. AN.000222.002

6 of Sheet

WEST - 2ND ST. ELEVATION 1/4" = 1'-0"

SIT. CORRS
MATERIALS

Slt



7FCX997

851

ELECT
LEONARDO ELY
CITY COUNCIL

ELECT
LEONARDO ELY

clubs

Most Popular Colors

(Available Nationwide)



Barkwood



Charcoal



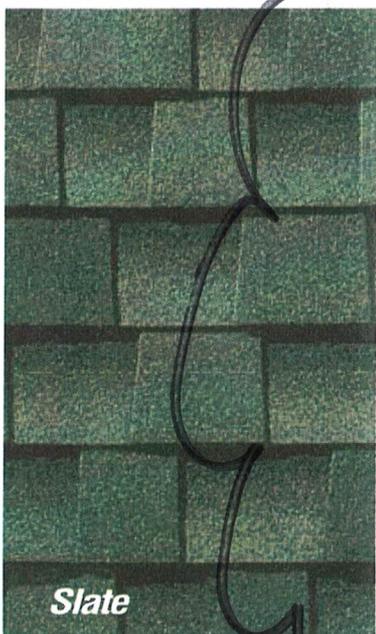
Hickory



Hunter Green



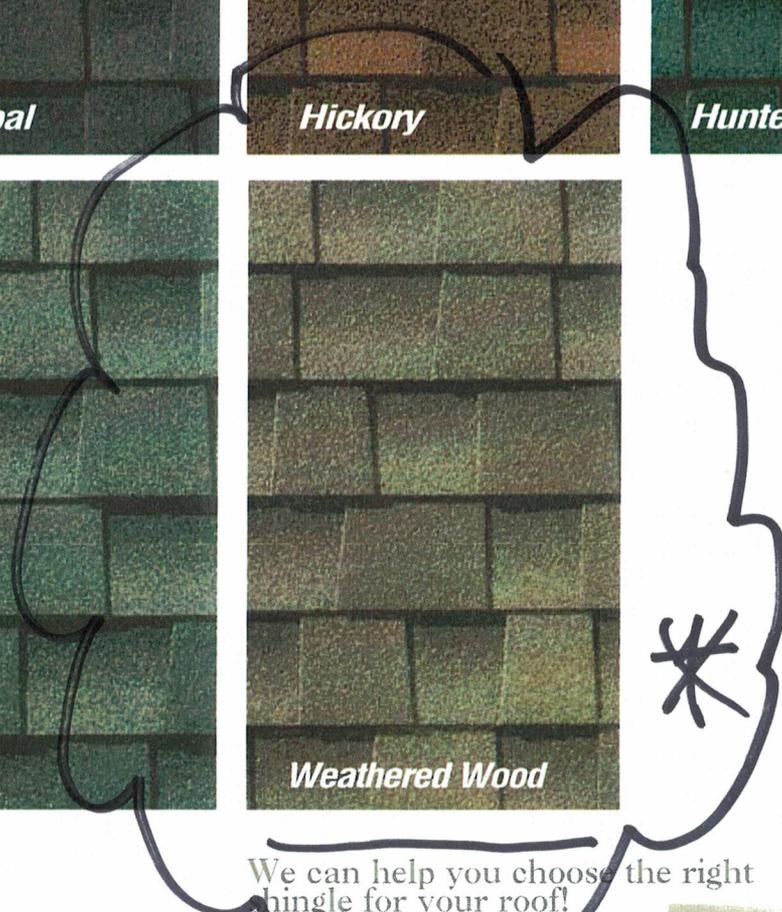
Shakewood



Slate



Weathered Wood



We can help you choose the right shingle for your roof!

Try GAF-Elk's Virtual Home Remodeler at www.gaf.com. Visualize GAF-Elk shingles on a house like yours—or upload and decorate your own house. Try different siding, trim, and brick colors. It's fun!



Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

SMART CHOICE [®] LIMITED WARRANTY		
Warranty Term	Smart Choice Protection	Wind Coverage [†]
30 YEARS	5 YEARS	110 MPH

[†]This wind coverage requires special installation. See limited warranty for details.

Also Available:

TIMBERLINE[®] PRESTIQUE[®] 40
HIGH DEFINITION SHINGLES

(shown on front cover)

North
America's
#1-Selling
Architectural
Shingles!



SMART CHOICE [®] LIMITED WARRANTY		
Warranty Term	Smart Choice Protection	Wind Coverage [†]
40 YEAR	5 YEAR	110 MPH

[†]This wind coverage requires special installation. See limited warranty for details.

"Superior Value For A Distinctive Wood Shake Look"

for HOMEOWNERS

- **POPULAR CHOICE...** Perfect for those who want to upgrade from standard architectural shingles.
- **SUPERIOR APPEARANCE...** Thicker than standard architectural shingles¹, Timberline[®] Prestique[®] 40 shingles feature GAF-Elk's patented "High Definition" color blends and enhanced shadow effect.
- **SAFER...** Class A fire listing from Underwriters Laboratories, the highest rating possible.
- **HIGH PERFORMANCE...** Heavyweight design and extra-strong Micro Weave[®] core make it a popular choice in the Timberline[®] series—the most popular architectural shingles in North America!
- **STAYS IN PLACE...** Dura Grip[®] adhesive seals each shingle tightly and reduces the risk of shingle blow-off. Shingles warranted to withstand winds up to 110 mph!²
- **PEACE OF MIND...** 40-year ltd. transferable warranty with Smart Choice[®] Protection (non-prorated material and installation labor coverage) for the first five years.³
- **PERFECT FINISHING TOUCH...** Use premium Timbertex[®] ridge cap shingles (in the West, use premium Ridglass[®] ridge cap shingles).

for PROFESSIONALS

- **MORE REFERRALS...** People will know that you're installing North America's #1-selling laminated shingles!
- **LESS CHANCE OF CALL-BACKS...** Durable, wind resistant shingle offers superior (110 mph) ltd. wind warranty!²



¹Comparison refers to Timberline[®] Prestique[®] 30 shingles

²This wind coverage requires special installation. See ltd. warranty for details

³See ltd. warranty for complete coverage and restrictions

for PROFESSIONALS

- **MORE REFERRALS...** People will know that you're installing North America's #1-selling laminated shingles!

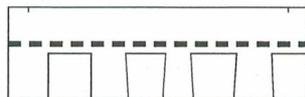
*See ltd. warranty for complete coverage and restrictions



Note: It is difficult to reproduce the color clarity and actual color blends of these products. Before selecting your color, please ask to see several full-size shingles.

Timberline® Prestique® Specifications

Timberline® Prestique® Lifetime High Definition Shingles



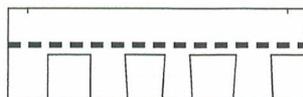
13 1/4" x 39 7/8" Metric, 12" x 36 7/8" English

- Fiberglass asphalt shingle
- Super Heavyweight design
- Lifetime ltd. transferable warranty.
- Smart Choice® protection for the first 10 years
- 130 mph ltd. wind warranty†
- Listed Class A Fire – UL 790
- Passes UL 997, modified to 110 mph
- Passes ASTM D7158, Class H
- StainGuard® Algae Discoloration ltd. warranty (available in all areas except Western Region)
- CSA A123.5-98
- ASTM D3018 Type 1
- ASTM D3161 Type 1, Class F*
- ASTM D3462**
- Dade County approved*
- Florida Building Code approved
- Texas Department of Insurance*
- ICC Report Approved*
- Approximately 64 Pieces/Sq. (Metric)
- Approximately 78 Pieces/Sq. (English)
- Approximately 4 Bundles/Square
- Approximately 256 Nails/Sq. (Metric)
- Approximately 312 Nails/Sq. (English)
- 5 5/8" exposure (Metric)
- 5" exposure (English)



†Requires special installation; see limited warranty for details.
*Applies to most plants.
**Product is manufactured to meet or exceed ASTM D3462; values from subsequent testing will vary depending on storage conditions

Timberline® Prestique®40 High Definition Shingles

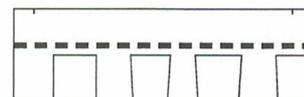


13 1/4" x 39 7/8" Metric, 12" x 36 7/8" English

- Fiberglass asphalt shingle
- Heavyweight design
- 40-year ltd. transferable warranty
- Smart Choice® protection for the first 5 years
- 110 mph ltd. wind warranty†
- Listed Class A Fire – UL 790
- Passes UL 997, modified to 110 mph
- Passes ASTM D7158, Class H
- StainGuard® Algae Discoloration ltd. warranty (available in all areas except Western Region)
- CSA A123.5-98
- ASTM D3018 Type 1
- ASTM D3161 Type 1, Class F*
- ASTM D3462**
- Dade County approved*
- Florida Building Code approved
- Texas Department of Insurance*
- ICC Report Approved*
- ENERGY STAR® rated (certain colors only)
- Cool Color Series is rated by the Cool Roof Rating Council (CRRC)
- Approximately 64 Pieces/Square (Metric)
- Approximately 78 Pieces/Square (English)
- Approximately 4 Bundles/Square
- Approximately 256 Nails/Square (Metric)
- Approximately 312 Nails/Square (English)
- 5 5/8" exposure (Metric)
- 5" exposure (English)



Timberline® Prestique®30 High Definition Shingles

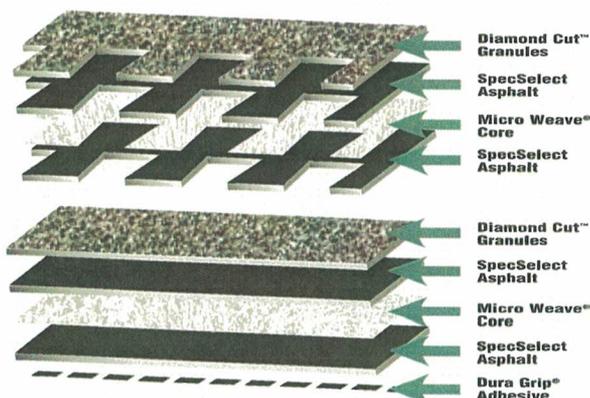


13 1/4" x 39 7/8" Metric, 12" x 36 7/8" English

- Fiberglass asphalt shingle
- Standard weight design
- 30 year ltd. transferable warranty
- Smart Choice® protection for the first 5 years
- 110 mph ltd. wind warranty†
- Listed Class A Fire – UL 790
- Passes UL 997, modified to 110 mph (excluding Baltimore)
- Passes ASTM D7158, Class H
- StainGuard® Algae Discoloration ltd. warranty (available in all areas except Western Region)
- CSA A123.5-98
- ASTM D3018 Type 1
- ASTM D3161 Type 1, Class F (select plants)
- ASTM D3462**
- Dade County approved*
- Florida Building Code approved
- Texas Department of Insurance*
- ICC Report Approved*
- ENERGY STAR® rated (white only)
- Approximately 64 Pieces/Sq. (Metric)
- Approximately 78 Pieces/Sq. (English)
- Approximately 3 Bundles/Square
- Approximately 256 Nails/Sq. (Metric)
- Approximately 312 Nails/Sq. (English)
- 5 5/8" exposure (Metric)
- 5" exposure (English)



The many layers of a Timberline® Prestique® Shingle



Diamond Cut™ Granules... Multi-faceted design and light-reflective construction add dimension and depth to the shingle

UV Blocker (Granules)... Protects against damaging sunlight which improves the durability and extends the life of the shingle

Color Lock™ Ceramic Firing (Granules)... Maintains the true color of the shingle longer

Dura Grip® Adhesive... Locks the shingles in place on the roof, gripping tight in even strong gale force winds

SpecSelect Grading System (Asphalt)... Use of finest quality asphalt improves weathering in harsh conditions

Micro Weave® Core... Offers a superior strength foundation that resists cracking and splitting

FiberTech® Components (Core)... Incorporates fibers that are non-combustible, providing a UL Class A fire rating