



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

AGENDA REPORT

TO: Architectural Review Board

FROM: Wendy Lao, Assistant Planner

MEETING DATE: October 11, 2016

LOCATION: 895 Sinex Avenue, Pacific Grove, CA 93950 (APN 006-621-071)
Consideration of an Architectural Permit Application No. AP 16-576 to allow the removal of an existing carport of 254 square feet, and to allow a single-story addition of 416 square feet including a garage, and a two-story addition of 784 gross square feet, for a total of a two-story residence of 2,946 gross square feet.

SUBJECT:

APPLICANT: Jay and Amy Tulley

ZONING/LAND USE: R-1/Medium Density 17.4 DU/ac

CEQA: Categorical Exemption, Section 15301, Class 1

RECOMMENDATION:

Hold a public hearing to consider Architectural Permit No. 16-576 and approve, subject to recommended findings and conditions.

BACKGROUND & PROJECT DESCRIPTION:

The existing residence is a single-story, single-family residence of 1,158 square feet, with an attached carport of 254 square feet, and a detached accessory structure of 588 square feet, for a total of a single-story residence of 2,000 gross square feet. The residence is located on a 12,881 square foot lot.

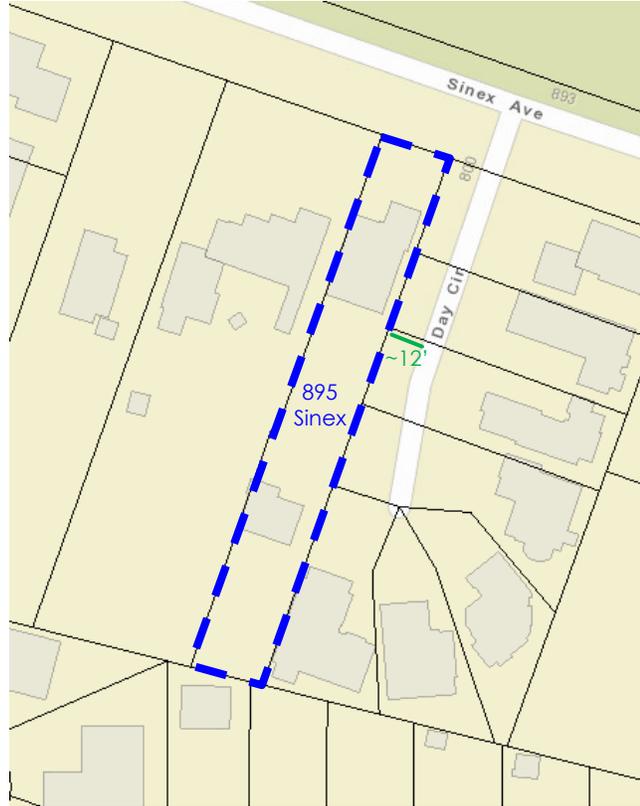
The applicant seeks to demolish the existing 254 square feet carport at the front of the property. The carport will be replaced with a single-story addition of 416 square feet including a one-car garage, and a two-story addition totaling 784 gross square feet. This will create a two-story residence totaling 2,946 gross square feet. The applicant proposes stucco siding for the first-story and cement board horizontal siding for the second-story. The first-floor addition will have a flat, landscaped “green” roof, and the second-story addition will have a sloped, standing-seam metal roof with solar tube skylights. The driveway will be pervious pavers.

The site is a deep, narrow lot of 40 to 43.18 feet wide and 317 feet deep. The site is located at the intersection of the public road, Sinex Avenue, and a private road, Day Circle. A curb along Day Circle abuts the property, and spans approximately 12 feet away from the site (*see photo on right*). As a result, staff has discussed and has allowed this property to apply its legal non-conforming side yard setback requirements of an interior lot, rather than a corner lot.

DISCUSSION:

The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks, height, and parking requirements.

R-1 Zoning Regulations: The allowable maximum site coverage is 60% and the proposed project site will have site coverage of 26.8%. The allowable maximum building coverage is 40% and the proposed project site will have a building coverage of 19.3%. The allowable maximum gross floor area is 4,200 square feet and the proposed project site will create a 2,925 gross square feet residence.



Architectural Design Guidelines

Guideline #21: The design and siting of a dwelling should take into consideration all existing trees in order to avoid unneeded cutting and trimming.

The proposed addition and design maintains all the existing trees, including the 18 inch Oak Tree at the front of the property.

Guideline #22: Protect root systems of significant trees.

The proposed addition includes pervious pavers for the driveway to allow for tree root expansion.

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

The proposed addition and design enhances the rhythm and scale of the existing neighborhood streetscape through the use of similar proportions.

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

The design complements the design, architectural style, form, mass, and composition of the building.

ENVIRONMENTAL REVIEW

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301(e)(1) Class 1 – Existing Facilities. The existing residence is 2,000 square feet, and the project proposes an addition of 946 square feet, which is an increase of less than 50%. The proposed 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. Water Credit Form
- E. Initial Historic Screening
- F. Site Plans

RESPECTFULLY SUBMITTED:

Wendy Lao

Wendy Lao
Assistant 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 # AP 16-576
 Date: 6/30/16
 Total Fees: \$3110.65
 Received by: WL

APPLICANT/OWNER:	Project Address: 895 Sinex Ave APN: 006-621-071										
	Project Description: Demolition of existing ^{254sf} carport and front ^{wall} of house. Addition of 784 square feet of living space including living room, entry foyer, laundry room, staircase, and master bedroom suite including master bathroom. Addition of 416 SF of garage. <u>(428^{sf} upstairs, 356^{sf} downstairs)</u>										
	<table border="0"> <tr> <td style="text-align: center;"><u>Applicant</u></td> <td style="text-align: center;"><u>Owner</u></td> </tr> <tr> <td>Name: Jay and Amy Tulley</td> <td>Name: Jay and Amy Tulley</td> </tr> <tr> <td>Phone: 831-917-7155</td> <td>Phone: 831-917-7155</td> </tr> <tr> <td>Email: jay.tulley@gmail.com</td> <td>Email: jay.tulley@gmail.com</td> </tr> <tr> <td>Mailing Address: 895 Sinex Ave, PG, 93950</td> <td>Mailing Address: 895 Sinex Ave, PG, 93950</td> </tr> </table>	<u>Applicant</u>	<u>Owner</u>	Name: Jay and Amy Tulley	Name: Jay and Amy Tulley	Phone: 831-917-7155	Phone: 831-917-7155	Email: jay.tulley@gmail.com	Email: jay.tulley@gmail.com	Mailing Address: 895 Sinex Ave, PG, 93950	Mailing Address: 895 Sinex Ave, PG, 93950
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Permit Request:

CRD: Counter Determination	AUP: Administrative UP	IHS: Initial Historic Screening	AVAR: Administrative VAR
<input checked="" type="checkbox"/> AP: Architectural Permit	UP-A: UP Amendment	HPP: Historic Preservation	VAR-A: VAR Amendment
AAP: Administrative AP	AUP-A: AUP Amendment	HD: Historic Determination	AVAR-A: AVAR Amendment
ADC: AP Design Change	SU: Second Unit	TPD: Tree Permit W/ Dev't	MMP: Mitigation Monitoring
SP: Sign Permit	LLA: Lot Line Adjustment	PUU: Undocumented Unit	Stormwater Permit
UP: Use Permit	LM: Lot Merger	VAR: Variance	Other:

PLANNING STAFF USE ONLY:	CEQA Determination: <input checked="" type="checkbox"/> Exempt <input type="checkbox"/> Initial Study & Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	Review Authority: <input type="checkbox"/> Staff <input type="checkbox"/> ZA <input type="checkbox"/> SPRC <input checked="" type="checkbox"/> ARB	Active Permits: <input type="checkbox"/> Active Planning Permit <input type="checkbox"/> Active Building Permit <input type="checkbox"/> Active Code Violation Permit #: <input type="checkbox"/> HRC <input type="checkbox"/> PC <input type="checkbox"/> CC <input type="checkbox"/> _____	Overlay Zones: Butterfly Zone Coastal Zone Area of Special Biological Significance (ASBS) Environmentally Sensitive Habitat Area (ESHA)
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Property Information

Lot: 16 ACRES Block: 338 Tract: _____
 ZC: E-1 GP: Med. 17.4 DU/ac Lot Size: 12,881.32 SF

Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

PAID 3,112.65 JUN 30 2016
6-30-16 CITY OF PACIFIC GROVE COMMUNITY DEV DEPT

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: _____
Owner Signature (Required): _____

Date: 30 JUN 2016
Date: 30 JUN 2016

JUN 30 2016

PROJECT DATA SHEET

Project Address: 895 Sinex Ave

Submittal Date:

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

Applicant(s): Jay and Amy Tulley

Permit Type(s) & No(s):

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1	R-1	R-1	
Building Site Area	4,000 SF	12,881	12,881	
Density (multi-family projects only)				
Building Coverage	40% ₇₅	2,000 (15.5%)	2,491 (19.3%)	
Site Coverage	60% ₇₅	2,928 (22.7%)	3,446 (26.8%)	
Gross Floor Area	4,200 SF	2,000	2,946	
Square Footage not counted towards Gross Floor Area		150	200	Eaves
Impervious Surface Area Created and/or Replaced		3,305	3,446	141 created Driveway becomes impervious
Exterior Lateral Wall Length to be demolished in feet & % of total*		141	23.5 ft / 16 %	
Exterior Lateral Wall Length to be built			119 LF	
Building Height	25	14'-6"	22'-1"	
Number of stories	2	1	2	
Front Setback	15'	42'	21'-10"	
East Side Setback (specify side)	10% (4'8")	5'-4"	4'	
West Side Setback (specify side)	10% (4'8")	5'-6"	5'-6"	
Rear Setback	10'	132'	132'	
Garage Door Setback	20'	N/A	21'-10"	
Covered Parking Spaces	1	1	1	
Uncovered Parking Spaces	1	1	1	
Parking Space Size (Interior measurement)	9' x 20'			
Number of Driveways	1			
Driveway Width(s)	9'	10	14'-1"	
Back-up Distance				
Eave Projection (Into Setback)	3' maximum	2'	1'	
Distances Between Eaves & Property Lines	3' minimum	3'-4"	3'	
Open Porch/Deck Projections		160 SF	160 SF	
Architectural Feature Projections				N/A
Number & Category of Accessory Buildings	cat 1: 1	1	1	No work done
Accessory Building Setbacks	5' rear	12', 75'	12', 75'	
Distance between Buildings	3.5'	121'	121'	
Accessory Building Heights	15'	11'	11'	
Fence Heights	4', 3', 6'	4', 3', 6'	4', 3', 6'	North, West, East

*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) 16-576

FOR A PROPERTY LOCATED AT 895 SINEX AVENUE TO ALLOW THE REMOVAL OF AN EXISTING CARPORT OF 254 SQUARE FEET, AND TO ALLOW A SINGLE-STORY ADDITION OF 416 SQUARE FEET INCLUDING A GARAGE, AND A TWO-STORY ADDITION OF 784 GROSS SQUARE FEET, FOR A TOTAL OF A TWO-STORY, SINGLE-FAMILY RESIDENCE OF 2,946 GROSS SQUARE FEET.

FACTS

1. The subject site is located at 895 Sinex Avenue, 93950 (APN 006-621-071).
2. The subject site has a designation of Medium Density to 17.4 DU/ac on the adopted City of Pacific Grove General Plan Land Use Map.
3. The subject site is located in the R-1 zoning district.
4. The subject site is 12,881 square feet (0.33 acres) and is located on a corner lot at the intersection of Sinex Avenue and Day Circle.
5. The subject site is developed with a single-story, single-family residence of 1,158 square feet, with an attached carport of 254 square feet, and a detached outbuilding of 588 square feet, totaling 2,000 gross square feet.
6. The subject property was built in 1953 and is not on the City's Historic Resources Inventory.
7. On November 13, 2013, the Historic Resources Committee completed an Initial Historic Screening and determined that the property is ineligible as a Historical Resource.
8. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15301.

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks, height, and parking 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 No. 21, 22, 25, and 28, and;
3. The proposed development will help reduce stormwater runoff by utilizing 307 square feet of permeable pavers, and;
4. The proposed water fixtures for a bathroom are allowed under the Monterey Peninsula Water Management District's Second Bathroom Protocol.
5. 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;
6. 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, and;
7. The side yard setback requirement for an interior lot, rather than a corner lot, was applied due to the curb of a private road, Day Circle, abutting the site is located approximately 12 feet away.

PERMIT

Architectural Permit (AP) No. 16-576

Per Pacific Grove Municipal Code 23.70.060(c)(1) with the following conditions:

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. **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.
6. **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.
7. **Exterior Lighting:** All exterior lighting must conform to Architectural Review Guidelines No. 10, 11, and 12.
8. **Conditions of Approval in 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.

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) 16-576 to allow the removal of an existing carport of 254 square feet, and to allow a single-story addition of 416 square feet including a garage, and a two-story addition of 784 gross square feet, for a total of a two-story, single-family residence of 2,946 gross square feet.
- 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 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.

Jay & Amy Tulley, Property Owner

Date

**MONTEREY PENINSULA WATER MANAGEMENT DISTRICT Item 7b
RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION**

NOTE: When approved and signed by the jurisdictions, this form must be submitted with final and complete Construction Plans to:

Monterey Peninsula Water Management District Permit Office
5 Harris Court, Bldg. G ♦ Monterey, CA 93940 ♦ (831) 658-5601 ♦ www.mpwmd.net ♦ Fax (831) 644-9558
Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)

1. OWNERSHIP INFORMATION:

Name: JAY & AMY TULLEY
Daytime telephone: 831-917-7155
Mailing Address: 895 SINEX AVE
PACIFIC GROVE, CA 93950

2. AGENT/REPRESENTATIVE INFORMATION:

Name: _____
Daytime telephone: _____
Mailing Address: _____

3. PROPERTY INFORMATION:

What year was the house constructed? 1953 Existing Square-footage 1158 Proposed Square-footage 1942
Address: 895 SINEX AVE, PACIFIC GROVE, CA 93950 Assessor Parcel Number 006 - 621 - 071

Is a water meter needed? (Circle one) YES **NO** If yes, how many meters are requested? _____

Water company serving parcel: CAL-AM Account Number: 1015-210020166633

NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen.

4. PROJECT DESCRIPTION (Be thorough and detailed):

Demo of existing carport. Addition of 784 SF OF LIVING SPACE, ENTRY, LAUNDRY ROOM, BEDROOM, & BATHROOM. ADDITION OF 416 SF GARAGE

5. INSTRUCTIONS: Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per dwelling unit.

Table No. 1 Existing Property Fixture Count
(All fixtures before project)

Type of Fixture	Fixture	Value	Count
Washbasin	1	x 1.0 =	1
Two Washbasins in the Master Bathroom*		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.8 =	
Toilet, High Efficiency (HET)		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)	1	x 0.8 =	0.8
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5 =	
Zero Water Consumption Urinal*		x 0.0 =	
Masterbath (one per Dwelling): Tub & Separate Shower*	1	x 3.0 =	3
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one showerhead)		x 2.0 =	
Shower, each additional fixture (heads, body spray)		x 2.0 =	
Shower system, Rain Bars or Custom Shower (specs)		x 2.0 =	
Kitchen Sink (with optional Dishwasher)		x 2.0 =	
Kitchen Sink with High Efficiency Dishwasher	1	x 1.5 =	1.5
Dishwasher, each additional (with optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer	1	x 2.0 =	2
Clothes Washer, (HEW) 5.0 water factor or less		x 1.0 =	
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	
Other		x =	
Other		x =	
Other		x =	
Other		x =	

Table No. 2 Post Project Fixture Count
(All fixtures after project)

Type of Fixture	Fixture	Value	Count
Washbasin	1	x 1.0 =	1
Two Washbasins in the Master Bathroom	1	x 1.0 =	1
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.8 =	
Toilet, High Efficiency (HET)		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)	2	x 0.8 =	1.6
Urinal, High Efficiency (HEU) (0.5 gallon-per-flush)		x 0.5 =	
Zero Water Consumption Urinal*		x 0.0 =	
Masterbath (one per Dwelling): Tub & Separate Shower	1	x 3.0 =	3
Large Bathtub (may have Showerhead above)		x 3.0 =	
Standard Bathtub or Shower Stall (one showerhead)	1	x 2.0 =	2
Shower, each additional fixture (heads, body spray)		x 2.0 =	
Shower system, Rain Bars or Custom Shower (specs)		x 2.0 =	
Kitchen Sink (optional dishwasher)		x 2.0 =	
Kitchen Sink with High Efficiency Dishwasher	1	x 1.5 =	1.5
Dishwasher, each additional (optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer	1	x 2.0 =	2
Clothes Washer, (HEW) 5.0 water factor or less	1	x 1.0 =	1
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Instant-Access-Hot-Water System (fixture credit)		x <0.5> =	
New Connection – Refer to District Rule 24-A5			
"Exterior Residential Water Demand Calculations"			
Subtotal proposed fixtures		x =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	

• Use this fixture count if a previous Permit was issued under Ordinance 80 to utilize the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

EXISTING FIXTURE UNIT COUNT TOTAL = 83

PROPOSED FIXTURE UNIT COUNT TOTAL = 111

DEED RESTRICTION REQUIRED FOR ALL WATER PERMITS - PERMIT PROCESS MAY TAKE UP TO THREE WEEKS

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the Project's Capacity to use water.

6. I certify, under penalty of perjury, that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.

Signature of Owner/Agent _____ Date _____ Location Where Signed _____

Print Name _____ File or Plan Check Number _____

AUTHORIZATION FOR WATER PERMIT – JURISDICTION USE ONLY

_____ AF Paralta Allocation _____ AF Public Credits _____ AF Second Bathroom Protocol
 _____ AF Pre-Paralta Credits _____ WDS (Private Well) _____ Water Entitlement _____ No water needed

Notes: _____ Authorized by: _____ Date: _____

This form expires one year from date of authorization for this project by the jurisdiction.

White copy-MPWMD

Yellow copy-applicant

Pink copy-jurisdiction





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

Initial Historic Screening Determination

Address: 895 Sinex Ave APN: 006-621-071
 Owner: Jay Tulley Applicant: same

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the 11/13/13 HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

- Determined to be ineligible as an "Historical Resource," due to the following criteria:
 - 1. The property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps.
 - _____ (description of known alteration)
 - _____ (type of documentation)
 - 2a. The property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement;
 - or
 - 2b. The property does not exhibit unique architectural, site or locational characteristics.
 - 3. The property is not associated with important persons, events or architecture.
- Determination of ineligibility cannot be made.

HRC Comments:

Maureen Mason _____ 11/13/13 _____
 Maureen Mason, HRC Chair Date

COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

Based on the recommendation above, the CDD Director, or their designee:

- Made a determination of ineligibility, which will remain in effect for 5 years from the date of approval.
- Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment is required.

Anastazia Aziz _____ 11/13/13 _____
 Anastazia Aziz, AICP, Associate Planner Date

TULLEY RESIDENCE AND ADDITION

**895 SINEX AVE
PACIFIC GROVE, CA 93950**

PROJECT DATA

OWNER	Jay and Amy Tulley 895 Sinex Avenue Pacific Grove, CA 94502 Phone: 831-657-9571	LOT SIZE	.33 ACRES (12,881 SF)
ARCHITECT	de sola.barnes LLP P.O. Box 223386, Carmel, CA 93922 Phone: 831-624-2165 Contact: Libby Barnes e-mail: libby@desolabarnes.com	EXISTING GROSS FLOOR AREA:	
		HOUSE	1,158 SQ.FT. +/-
		CARPORT	254 SQ.FT.
		OUTBUILDING	588 SQ.FT.
		TOTAL	2,000 SQ.FT.
PROPERTY ADDRESS	895 SINEX AVE. PACIFIC GROVE, CA 93950	PROPOSED GROSS FLOOR AREA:	
APN	006-621-071	(E) HOUSE	1,158 SQ.FT. +/-
ZONING	R-1	ADDITION	784 SQ.FT.
LOT/BLOCK	BLK 338 / R633 PG743	GARAGE	416 SQ.FT.
TYPE OF CONSTRUCTION	TYPE V NON-RATED	OUTBUILDING	588 SQ.FT.
OCCUPANCY TYPE	R-3	TOTAL	2,946 SQ.FT.
		EXISTING SITE COVERAGE	2,928 SQ.FT. / 22.8%
		NEW SITE COVERAGE	3,446 SQ.FT. / 26.8%
		HEIGHT OF (N) STRUCTURE	22'-1" FEET MAX.
		WATER SOURCE	CALIFORNIA AMERICAN WATER
		SEWER SYSTEM	CITY SEWER
		TREES TO BE REMOVED	NONE
		GRADING ESTIMATES	18.5 CU YDS CUT

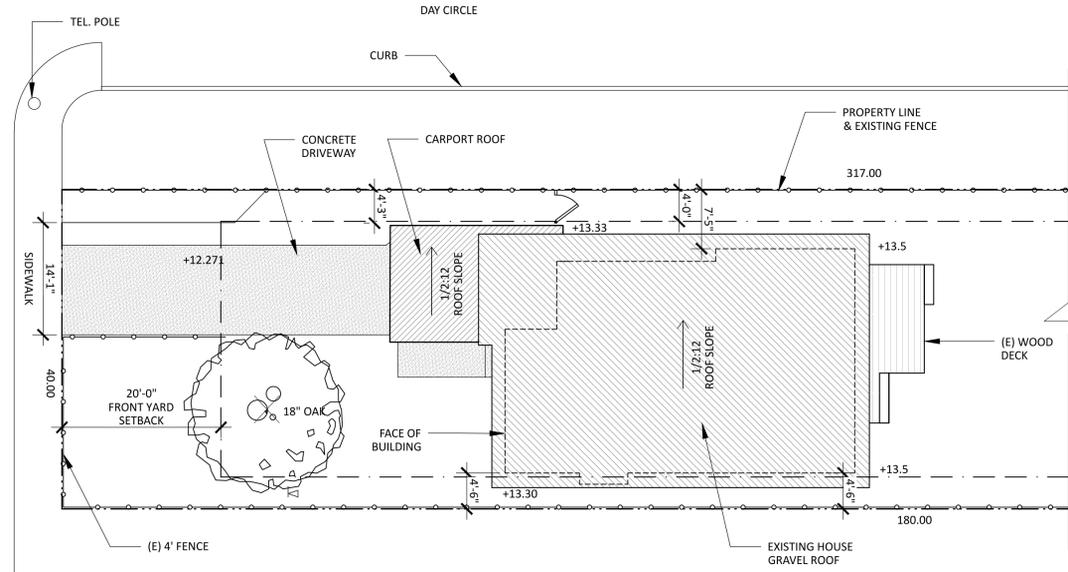
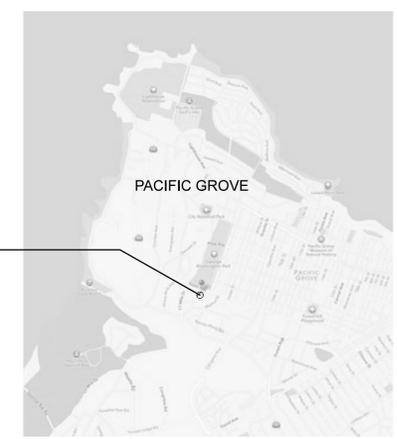
DRAWING LIST

- 1 COVER SHEET & SITE PLAN
- 2 FLOOR PLANS AND DEMO PLAN
- 3 EXISTING & PROPOSED EXTERIOR ELEVATIONS
- 4 EXISTING & PROPOSED EXTERIOR ELEVATIONS

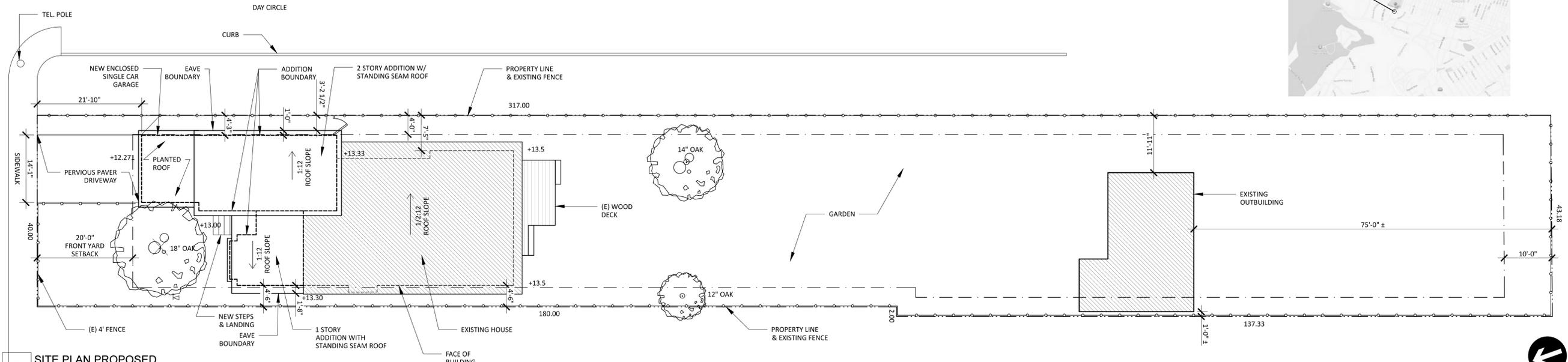
SCOPE OF WORK

1. REMOVE EXISTING CARPORT AND FRONT OF HOUSE AS NOTED ON DEMOLITION PLAN SHEET 2
2. ADD A 1 STORY ADDITION FOR ENTRY AND LIVING ROOM EXTENSION AT NORTH SIDE OF HOUSE
3. ADD 2 STORY ADDITION TO INCLUDE ENCLOSED 1 CAR GARAGE AND MASTER BEDROOM SUITE
4. REMOVE CONC. DRIVEWAY AND REPLACE WITH PERVIOUS PAVERS
5. ADD NEW CONC. PAVERS AND LANDING AT ENTRY

VICINITY MAP



1 SITE PLAN EXISTING
3/32"=1'-0"



2 SITE PLAN PROPOSED
3/32"=1'-0"



LEGEND

PROPERTY LINE	---	EXISTING STRUCTURES	
SETBACK LINE	- - -	PROPOSED STRUCTURE	
EAVE EDGE	====	NEW FLATSCAPE	
BLDG. FOOTPRINT	----		

NOTES

1. CONTOURS NOT SHOWN, SITE RELATIVELY FLAT
2. SITE PLAN SHOWS ROOF PLAN
3. SETBACK DIMENSIONS TAKEN FROM PROPERTY LINE, U.O.N.

TULLEY RESIDENCE

895 SINEX AVE.
PACIFIC GROVE, CALIFORNIA
93950

proj. no: 1402
drawn by: ESB
ch'd by: DDS

submittals	date
PLANNING SUBMITTAL	08-15-15

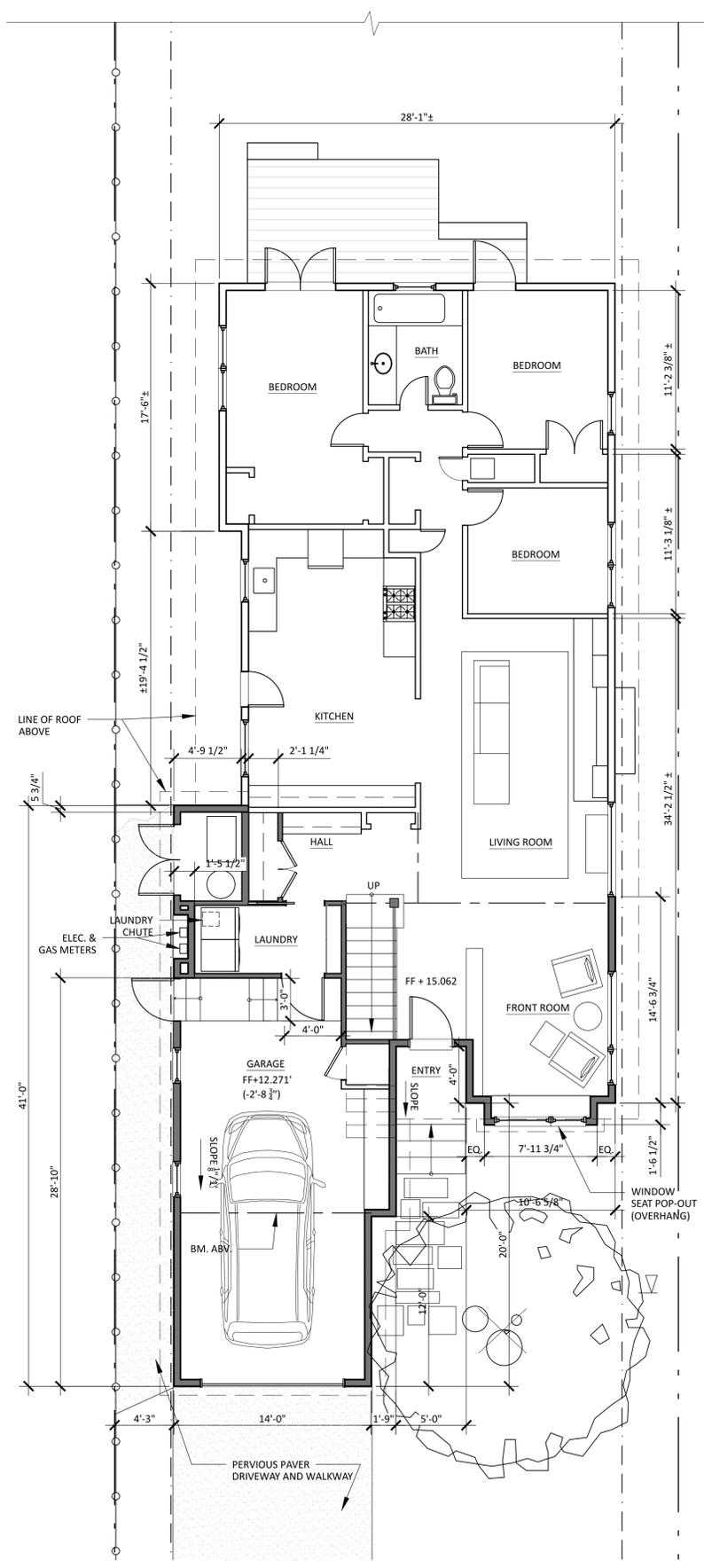
sheet title
COVER SHEET & SITE PLAN

scale: AS NOTED
sheet number

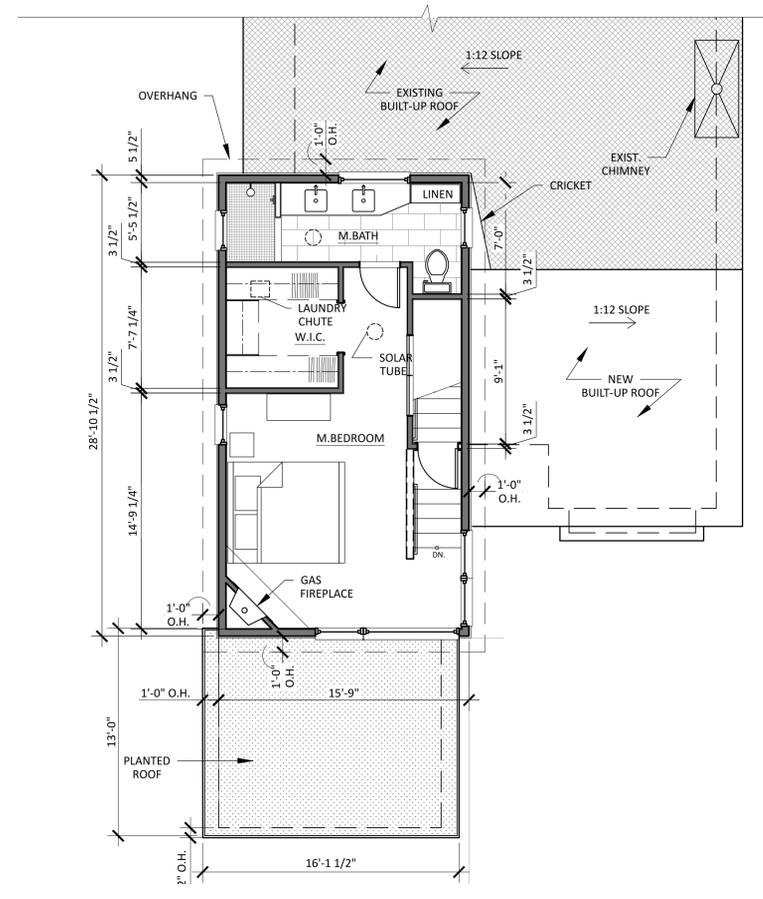
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date printed: 08-18-16

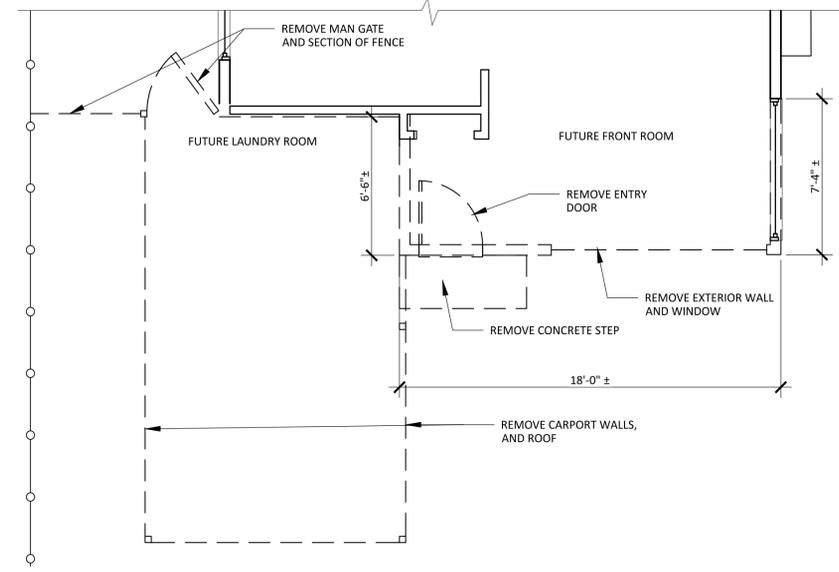
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3 FIRST FLOOR PLAN
3/16"=1'-0"



2 SECOND FLOOR PLAN
3/16"=1'-0"



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



LEGEND

- NEW WOOD FRAMING CONSTRUCTION
- EXISTING WALLS
- CEILING OR ROOF ARTICULATION, TYP.

FIRE SPRINKLER CALCULATION

TOTAL EXISTING WALLS (INT. & EXTR.) - 422'-4" LINEAR FT. (50%=211'-2")
 TOTAL DEMO - 24'-6" LINEAR FT.
 TOTAL NEW - 107'-0" LINEAR FT.
 TOTAL DEMO/NEW=131'-6" L.F.

NOTES

1. DIMS TAKEN FROM FACE-OF-STUD, U.O.N.

TULLEY RESIDENCE

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PACIFIC GROVE, CALIFORNIA
93950

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submittals	date
PLANNING SUBMITTAL	08-15-16

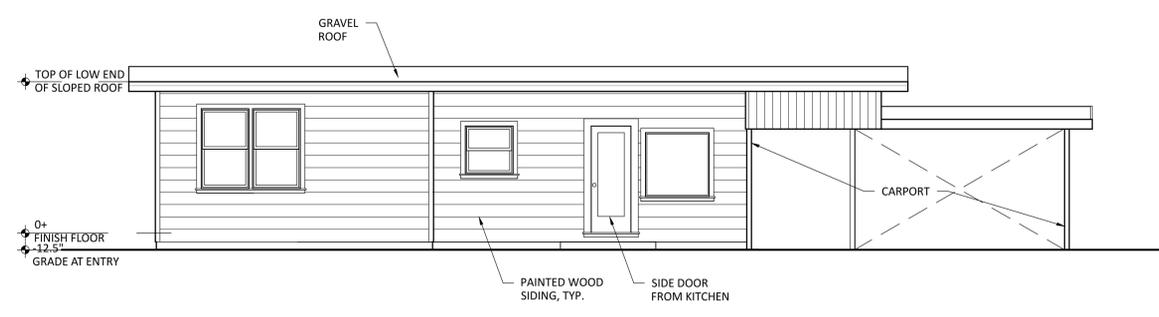
FLOOR PLANS

scale: 1/4"=1'-0"
sheet number

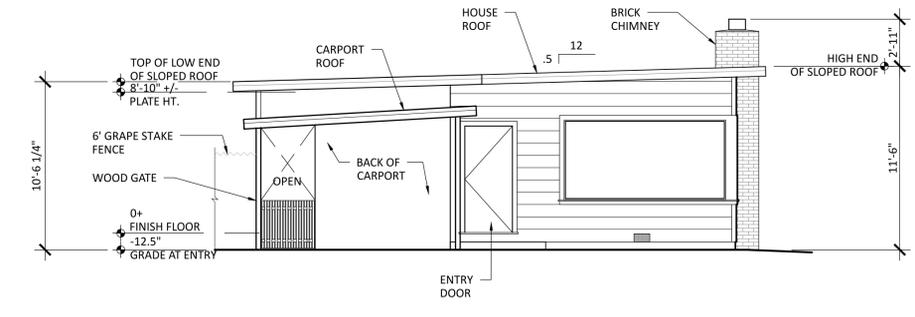
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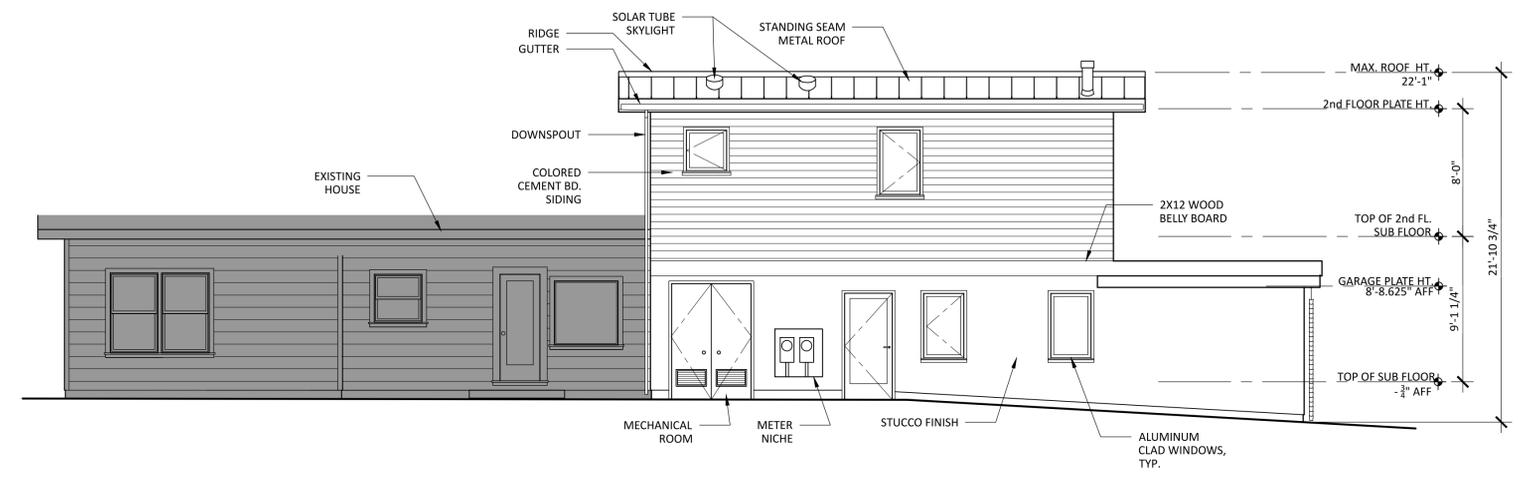
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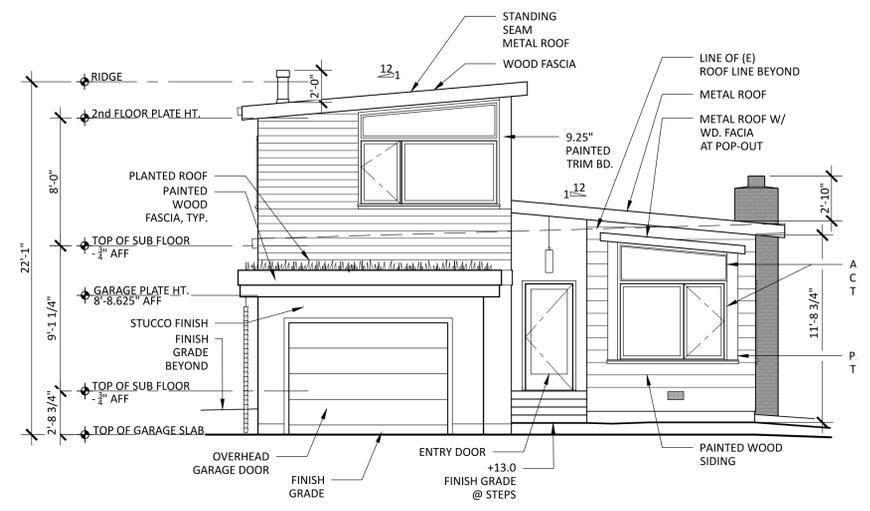
4 EXISTING EXTERIOR ELEVATION EAST
3/16"=1'-0"



2 EXISTING EXTERIOR ELEVATION NORTH
3/16"=1'-0"



3 PROPOSED EXTERIOR ELEVATION EAST
3/16"=1'-0"



1 PROPOSED EXTERIOR ELEVATION NORTH
3/16"=1'-0"

TULLEY RESIDENCE

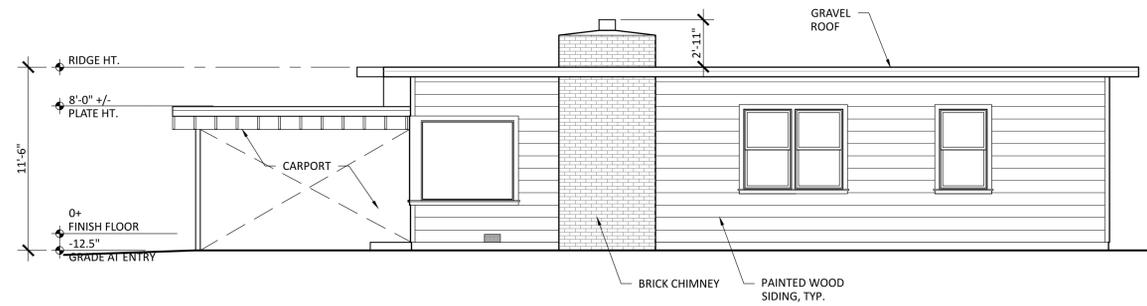
895 SINEX AVE.
PACIFIC GROVE, CALIFORNIA
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proj. no: 1402
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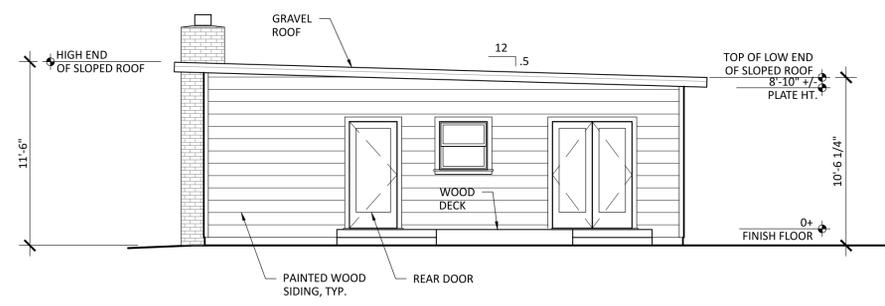
submittals	date
PLANNING SUBMITTAL	08-15-16

sheet title
EXISTING & PROPOSED EXTERIOR ELEVATIONS

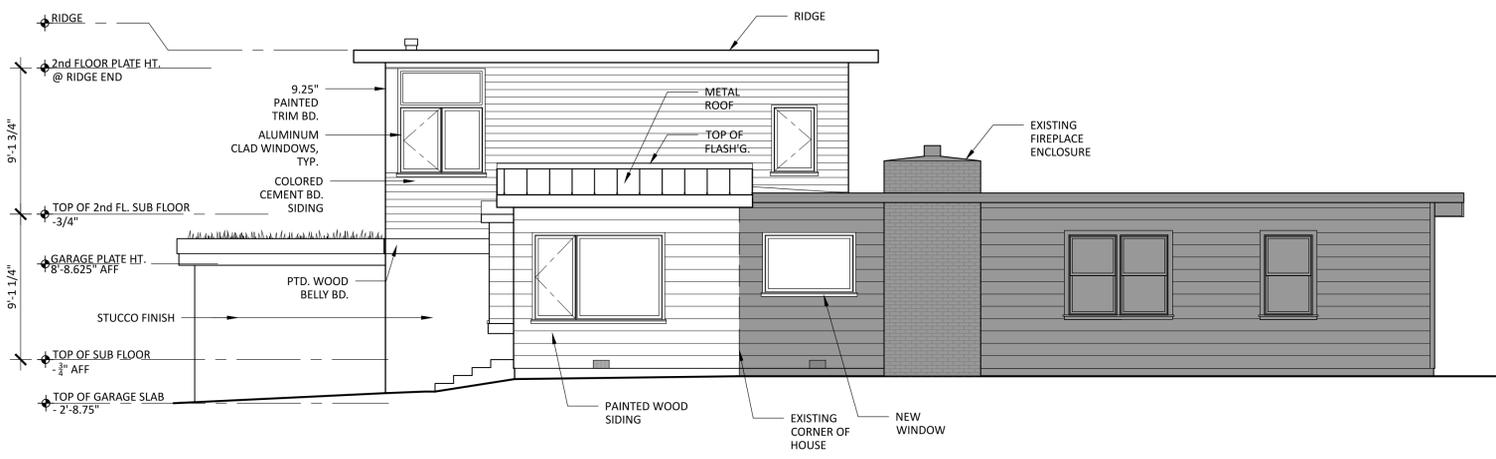
scale: 3/16"=1'-0"
sheet number



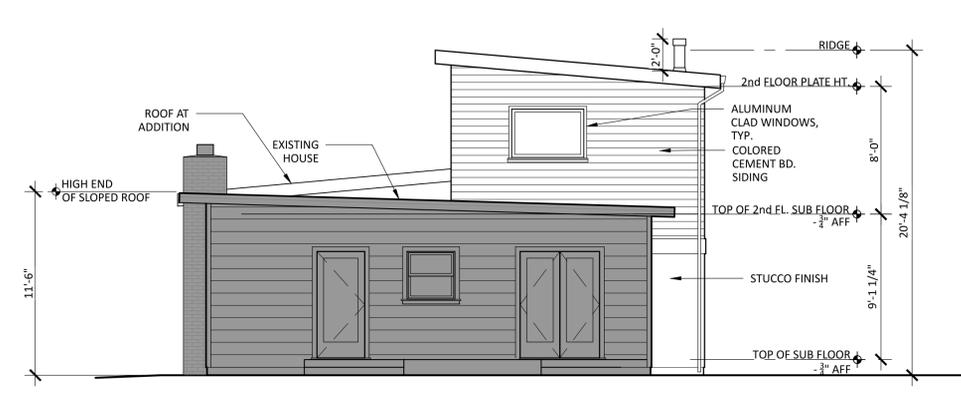
4 EXISTING EXTERIOR ELEVATION WEST
3/16"=1'-0"



2 EXISTING EXTERIOR ELEVATION SOUTH
3/16"=1'-0"



3 PROPOSED EXTERIOR ELEVATION WEST
3/16"=1'-0"



1 PROPOSED EXTERIOR ELEVATION SOUTH
3/16"=1'-0"

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EXISTING & PROPOSED EXTERIOR ELEVATIONS

scale: 3/16"=1'-0"
sheet number