



City of Pacific Grove
Architectural Review Board Report

March 8, 2016

To: Chair Steres and Members of the Architectural Review Board

Submitted By: Wendy Lao, Assistant Planner

Subject: Consideration of Architectural Permit for a property "Forest Hill Manor" to construct an addition of a 184 square feet solarium in the courtyard, located at the rear of the main lobby.

Recommendation:

Final Approval

Background and Project Description:

Application: Architectural Permit (AP) #15-810

Location: 555 Gibson Ave. Pacific Grove, CA 93950 (also known as 551 Gibson Avenue)

APN: 006-546-001

Applicant: Paul E. Davis

The project consists of an addition of 184 square foot solarium in the courtyard, located at the rear of the main lobby. The solarium will be aluminum-framed and glazed, with a glazed shed-roof. The solarium will be attached to the non-historic addition of the historic main building. The solarium will be located in the courtyard which is surrounded by buildings within the Forest Hill Manor complex, and therefore is not visually significant as it is not visible from the street.

Staff Analysis:

R-4 Zoning Regulations: The proposed project is in conformance with all requirements of the R-4 zone including, but not limited to setbacks and height limits.

Historic Review: The subject property was constructed in 1926 and built additions in 2001. The property was added to the City's Historic Resources Inventory in 2007. A Focused Phase II Historic Assessment was completed by Kent L. Seavey on February 3, 2016 and determined the

proposed project to be consistent with the Secretary of the Interior's Standards for Rehabilitation of Historic Buildings.

Architectural Review Guidelines: The City of Pacific Grove does not have architecture design guidelines for commercial buildings. However, using the guidelines for residential homes, staff finds that the project proposal is consistent with numerous guidelines, including:

Guideline #1: The mass and height of a new building should blend well with neighboring structures and not overwhelm them with disproportionate size or a design that is out of character.

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

Alternatives:

The Architectural Review Board may:

- A. Recommend an alternative design or may include a condition to change minor aspects design
- B. Refer the approval back to staff or request a subcommittee made up of Architectural Review Board members for final approval
- C. Deny the application.

Environmental Review:

The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301 Class1 – Existing Facilities and Section 15331 Class 31 – Historic Resource. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

Attachments:

- Attachment A – Permit Application
- Attachment B – Draft Permit
- Attachment C – Phase II Historic Report
- Attachment D – Photographs
- Attachment E – Project Plans



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 15-810Date: 12/17/15Total Fees: \$ 338.10 3046.23Received by: WLProject Address: 551 Gibson AveAPN: 006-546-01Project Description: Add 184 SF solarium to main building lobby
into existing courtyard - aluminum/glass - white color

APPLICANT/OWNER:

Applicant

Name: Paul E. Davis
Phone: 831 373-2784 ext. 206
Email: paule@pauldavispartnership.com
Mailing Address: 286 Eldorado Street
Monterey, CA 93940

Owner

Name: California-Nevada Methodist Homes
Phone: 510 893-8989
Email: bobhubbard@cnmh.org
Mailing Address: 201 19th Street, Suite 100
Oakland, CA 94612-4117

PLANNING STAFF USE ONLY:

Permit Request:

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

CEQA Determination:

- ☒ Exempt
- ☐ Initial Study & Mitigated Negative Declaration
- ☐ Environmental Impact Report

Review Authority:

- ☒ Staff
- ☐ ZA
- ☐ SPRC
- ☐ ARB
- ☐ HRC
- ☐ PC
- ☐ CC
- ☐

Active Permits:

- ☐ Active Planning Permit
- ☐ Active Building Permit
- ☐ Active Code Violation
- Permit #:

Overlay Zones:

- ☐ Butterfly Zone
- ☐ Coastal Zone
- ☒ Area of Special Biological Significance (ASBS)
- ☐ Environmentally Sensitive Habitat Area (ESHA)

Property Information

Lot: PG Addition 5 + 1841 alley Block: 168 Tract: _____
ZC: R-4 GP: Group Quarters (GQ) Lot Size: 96,720 sf☒ Historic Resources Inventory☐ Archaeologically Sensitive Area

Staff Use Only:

NOV 17 2015

FEB - 9 2016

REVISED

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPTCITY 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: _____

Date: 12/16/15

Owner Signature (Required): _____

Date: 12/16/15



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) #15-810

FOR A PROPERTY “FOREST HILL MANOR” AT 555 GIBSON AVENUE (ALSO KNOWN AS 551 GIBSON AVENUE) TO CONSTRUCT AN ADDITION OF A 184 SQUARE FEET SOLARIUM IN THE COURTYARD, LOCATED AT THE REAR OF THE MAIN LOBBY.

FACTS

1. The subject site is located at 555 Gibson Ave., Pacific Grove, 93950 (APN 006-546-001)
2. The subject site has a designation of Group Quarters (GQ) on the adopted City of Pacific Grove General Plan Land Use Map.
3. The subject site is a corner lot of approximately 96,544 square feet.
4. The project site is located in the R-4 zoning district.
5. The project site is located in the Area of Special Biological Significance Watershed.
6. The subject property was built in 1926 and is in the City of Pacific Grove’s Historic Resources Inventory.
7. A Focused Phase II Historic Assessment was completed by Kent L. Seavey on February 3, 2016.
8. This project has been determined to be CEQA Exempt under CEQA Guidelines, Section 15301, Class 1.

FINDINGS

1. The Focused Phase II Historic Assessment found the proposed project to be consistent with the Secretary of the Interior’s Standards for Rehabilitation of Historic Buildings, and;
2. The proposed development will meet the development regulations set forth in the R-4 zoning district including setbacks and height requirements, and;
3. 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 will be consistent with Architectural Review Guidelines, and;
6. 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;
7. The Staff have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determination.

PERMIT

Architectural Permit (AP) #15-810 to allow:

1. The addition of a 184 square feet solarium in the courtyard, located at the rear of the main lobby, per P.G.M.C. 23.70.060.

CONDITIONS OF APPROVAL

1. **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
2. **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.

3. **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.
4. **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.
5. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CDD 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.
6. **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.
7. **Conformance to Plans.** Development of the site shall conform to approved plans for "Forest Hill Lobby Solarium" dated 2/9/2016, on file with the Community Development Department, with the exception of any subsequently approved changes.
8. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10, 11, 12.

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 AP 15-810 to permit an addition of a 184 square feet solarium in the courtyard, located at the rear of the main lobby.
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 8TH DAY OF MARCH, 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.

Bob Hubbard, California-Nevada Methodist Homes

Date

KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831)375-8739

Item 6a

February 3, 2016

Mr. Paul E. Davis
The Paul Davis Partnership
286 Eldorado St.
Monterey, CA 93940

Dear Mr. Davis:

Introduction:

This Focused Phase II Historic Assessment has been prepared on behalf of the Forest Hill Manor as part of an application for a minor addition to a listed historic commercial building. The subject property is located at 551 Gibson Ave. (APN #006-548-001), in Pacific Grove (see photos and plans & drawings provided).

Historical Background & Description:

The subject property is an altered 1926 multi-storied, reinforced concrete hotel building, with Mediterranean Style detailing, that was converted to a retirement facility in 1954. Monterey County Assessor's records show the location of the proposed minor addition. On the rear (south) elevation of the main 1926 building block, was previously modified from an open terrace to an enclosed sun room in 2001 (PGBP# 01-0646), as part of an ongoing upgrading of the facility. All additions from that time to the present have been executed in compliance with *The Secretary of the Interior's Standards for the Treatment of Historic Properties*, under the treatment for Rehabilitation.

The property is listed as #108 in the Pacific Grove Historic Resource Survey, dated January 1, 2007. It is historic, at the local level of significance, as the largest commercial hotel constructed in Pacific Grove within the theme of Pacific Grove's Coming of Age (1903-1926), found in the 2011 Pacific Grove Historic Context Statement. Its period of significance is 1926..

Character-defining features of the property include its reinforced concrete five-story building envelope: irregular footprint; tiled shed & parapeted roof: symmetrical fenestration with steel casement windows, and well maintained gardens and grounds.

Evaluation:

The proponents propose to add a small (184 sq. ft.), aluminum-framed and glazed, solarium off the east side of the existing 2001 sun room, with a glazed shed-roof that attaches to the 2001 feature under its tile covered eaves. A low, cement plaster wall, matching the existing wall of the sun room, will help visually unify the two modern features. The rhythm of the new glazing will also match the existing sun room fenestration. The new solarium will not make contact with any part of the original building envelope, and will be easily reversible, as called for in the Secretary's Rehabilitation Standards, #9 & #10 (see copy of *The Secretary of the Interior's Standards for Rehabilitation* provided).

The *Secretary of the Interiors Standards for the Treatment of Historic Properties* Identify four primary treatment approaches to historic buildings. They are Restoration, Preservation, Reconstruction and Rehabilitation. Rehabilitation would be the recommended standard of treatment for the subject property,

Rehabilitation is defined as the act or process of making a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Secretary's Standards encourages "placing a new addition on a non-character-defining elevation." and locating alterations to historic properties in areas where previous alterations already exist.

As stated in the 1992 National Park Service Illustrated Guidelines for Rehabilitating Historic Buildings, "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."

As noted above, the Standards recommend new additions be placed on secondary elevations, and where alteration has already occurred. In this instance the proposed addition is attached to an existing 2001 addition on a secondary, altered elevation.

The proposed new work will be specifically differentiated from the earlier 2001 addition, in its structural material, However, as noted above, by design it will reflect the rhythm of the solids and voids of the earlier feature. The new work will be compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. If removed in future, the essential form and integrity of the historic residence will be unimpaired.

Impacts of the Proposed Project:

The owners have proposed the following additions for contemporary usage.

NORTH (FRONT) ELEVATION (primary)

No Change.

EAST SIDE-ELEVATION (secondary, altered)

No Change.

SOUTH (REAR) ELEVATION (secondary, altered)

add a small (184 sq. ft)., aluminum-framed and glazed, solarium off the east side of the existing 2001 sun room, with a glazed shed-roof that attaches to the 2001 feature under its tile covered eaves. A low, cement plaster wall, matching the existing wall of the sun room, will help visually unify the two modern features, as will the rhythm of the new glazing, which will also match the existing sun room fenestration.

WEST SIDE-ELEVATION (secondary, altered).

No Change.

The subject property is listed in the local historic resource survey. The proposed work is a good example of the Secretary of the Interior's edict encouraging the placing of new additions on non-character-defining elevations and locating alterations to historic properties in areas where previous alterations already exist. The new solarium will be compatible with the size, scale, proportions and massing of the historic residence, to protect its integrity and environment. If the additions are removed in future, the essential form and integrity of the historic property and its environment will be unimpaired.

Conclusion:

The proposed work on the subject property will be executed consistent with the Secretary's Standards for Rehabilitation, with no loss of historic material so that the remaining character-defining features of the resource will not be obscured, damaged or destroyed. The proposed alterations are reversible. As proposed the new work will not cause a significant change to the listed historic building and will not create a significant adverse effect on the environment.

Mitigation:

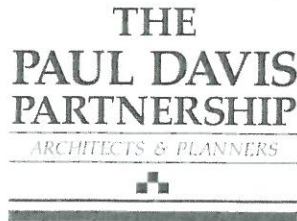
No mitigation is needed for this project.

Respectfully Submitted,

Kurt S. Seaven

SECRETARY OF THE INTERIOR'S STANDARDS FOR REHABILITATION

- 1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.**
- 2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.**
- 3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.**
- 4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.**
- 5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.**
- 6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.**
- 7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.**
- 8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.**
- 9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.**
- 10. New additions and adjacent or related new construction will be undertaken in a such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.**



LETTER OF TRANSMITTAL

DATE: February 9, 2016

TO: **Wendy Lao**
City of Pacific Grove

VIA: **Deliver**

FROM: **Paul E. Davis, AIA**
Architect

RE: 551 Gibson Ave – Solarium

Please find attached historian letter, photos and drawing for the Lobby Solarium for the ARB meeting on March 1, 2016.

We have added notes and details to the plan.

To conserve paper with this small project, I am keeping the plans and elevations on one sheet.

Project is not visible from the street.

A photo of a similar enclosure is attached so you can see the detail of the solarium. The difference is we do not have a door out to the patio and only sliding windows on the two ends.

I will be available to answer any questions.

Thank you for your help.

RECEIVED

FEB - 9 2016

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT



RECEIVED

FEB - 9 2016

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

IMG_0454.jpg



IMG_0455.jpg

Item 6a



Example

FOREST HILL
LOBBY SOLARIUM

FOREST HILL
551 GIBSON AVENUE
PACIFIC GROVE, CA.

APN: 006-546-01

THE
PAUL DAVIS
PARTNERSHIP
ARCHITECTS & PLANNERS

The Paul Davis Partnership, LLP
286 Eldorado Street
Monterey, CA 93940
(831) 373-2784 FAX (831) 373-7459
EMAIL: info@pauldavispartnership.com

SHEET NOTES

- GLASS WALLS & ROOF
- FIRE SPRINKLER RISER CONNECT TO EXISTING BASEMENT
- REMOVE EXISTING WALL & WINDOWS
- COFFEE / TEA / DRINKS SNACK COUNTER
- SERVICE SINK PROVIDE WATER & WASTE CONNECT TO PLUMBING IN BASEMENT
- FLOOR GRAIN
- EXISTING DOOR
- EXISTING CD'S
- EXISTING RAMP
- SERVICE COUNTER
- WALKERS
- NEW 5'-0" WALL
- PROVIDE ELECTRICAL & DATA
- HOSTESS PODIUM
- EXISTING WINDOW
- RELOCATE SLOT DRAIN AROUND BUILDING
- TO SEWER IN BASEMENT
- ELECTRIC BASE BOARD HEAT

SCOPE OF WORK

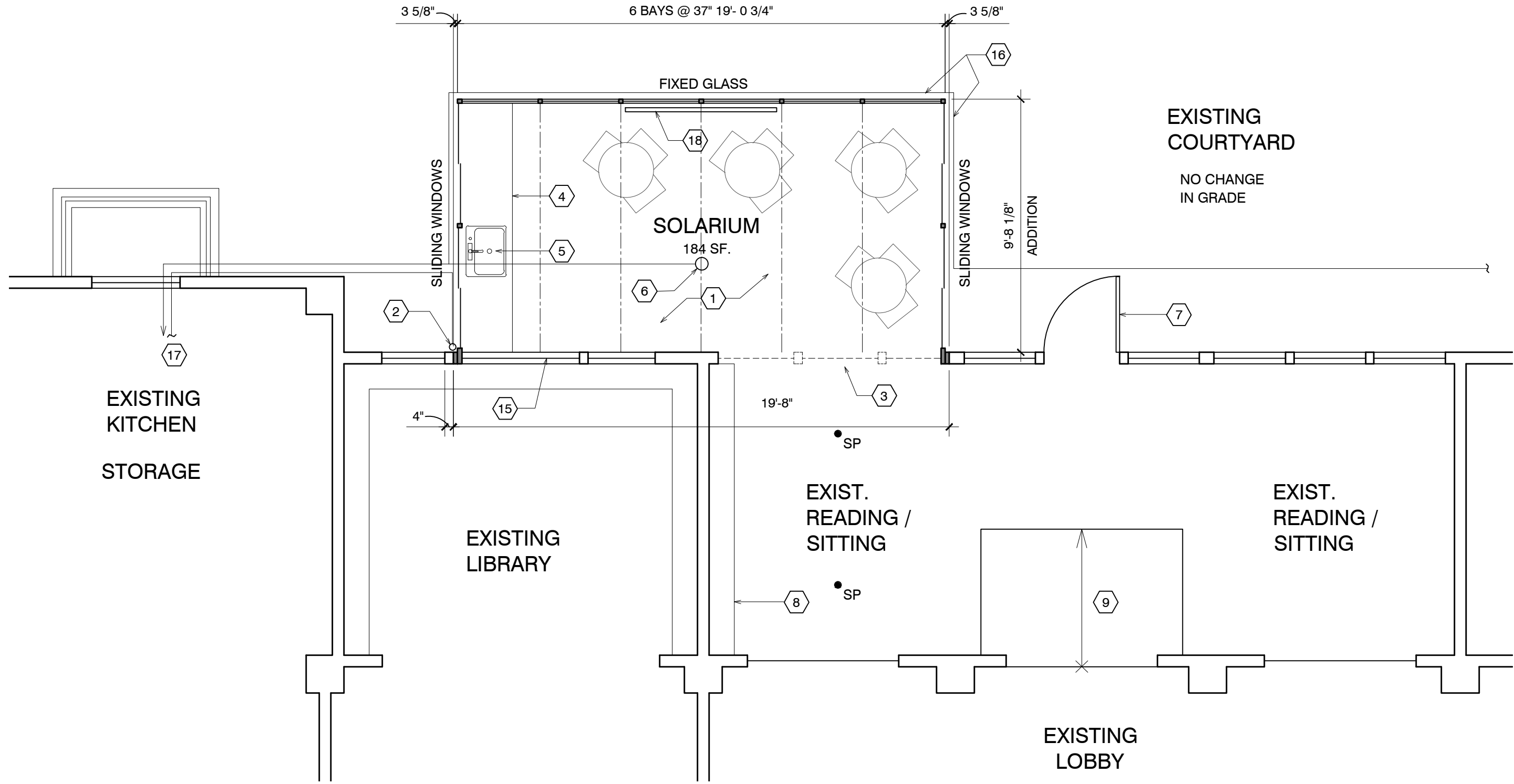
- SAW CUT & REMOVE SECTION OF EXISTING PATIO
- INSTALL NEW MASONRY PERMANENT WALL & FOOTING
- INSTALL MANUFACTURER ALUMINUM/GLASS SOLARIUM
- ADD LIGHTING, POWER & FIRE SPRINKLERS

Drawn By: ML
Drawing Date: 01/08/13
Project Number: 1556

Revisions: 12/16/15

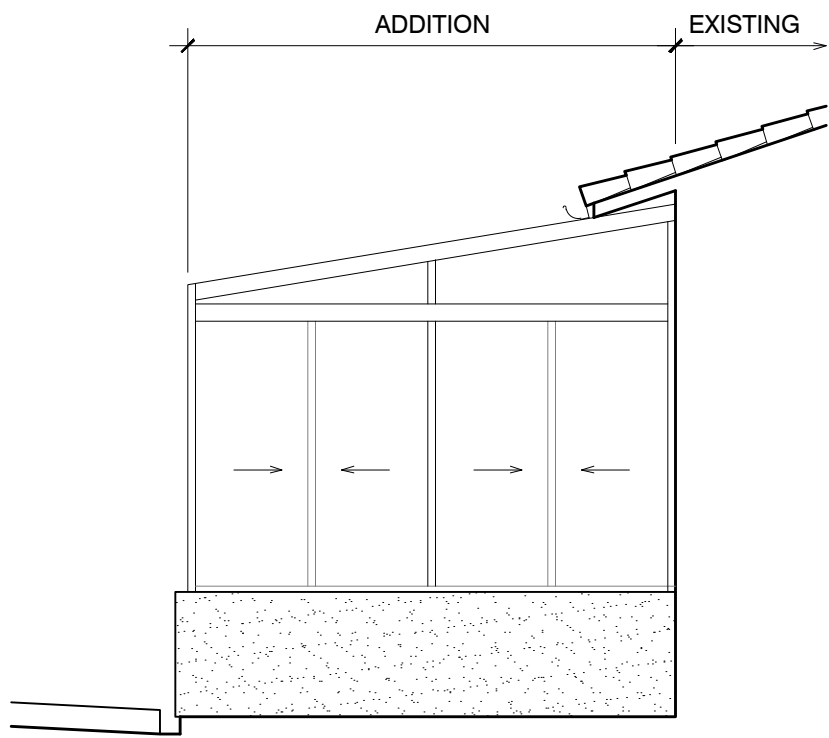
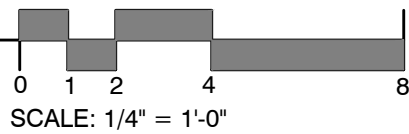
Sheet Title:
FLOOR PLAN

Sheet Number:



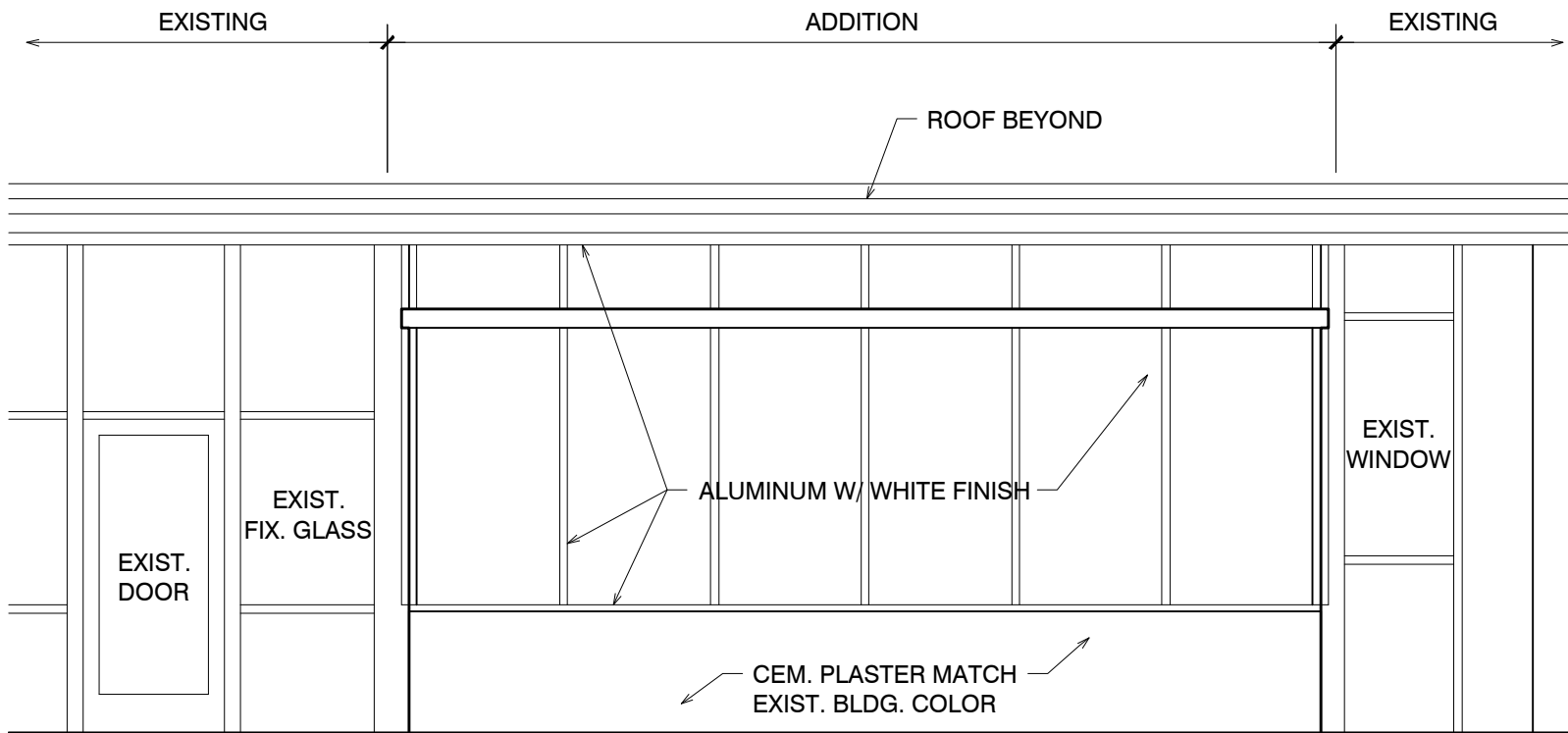
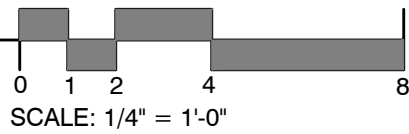
FLOOR PLAN LOBBY SOLARIUM

SCALE: 1/4" = 1'-0"



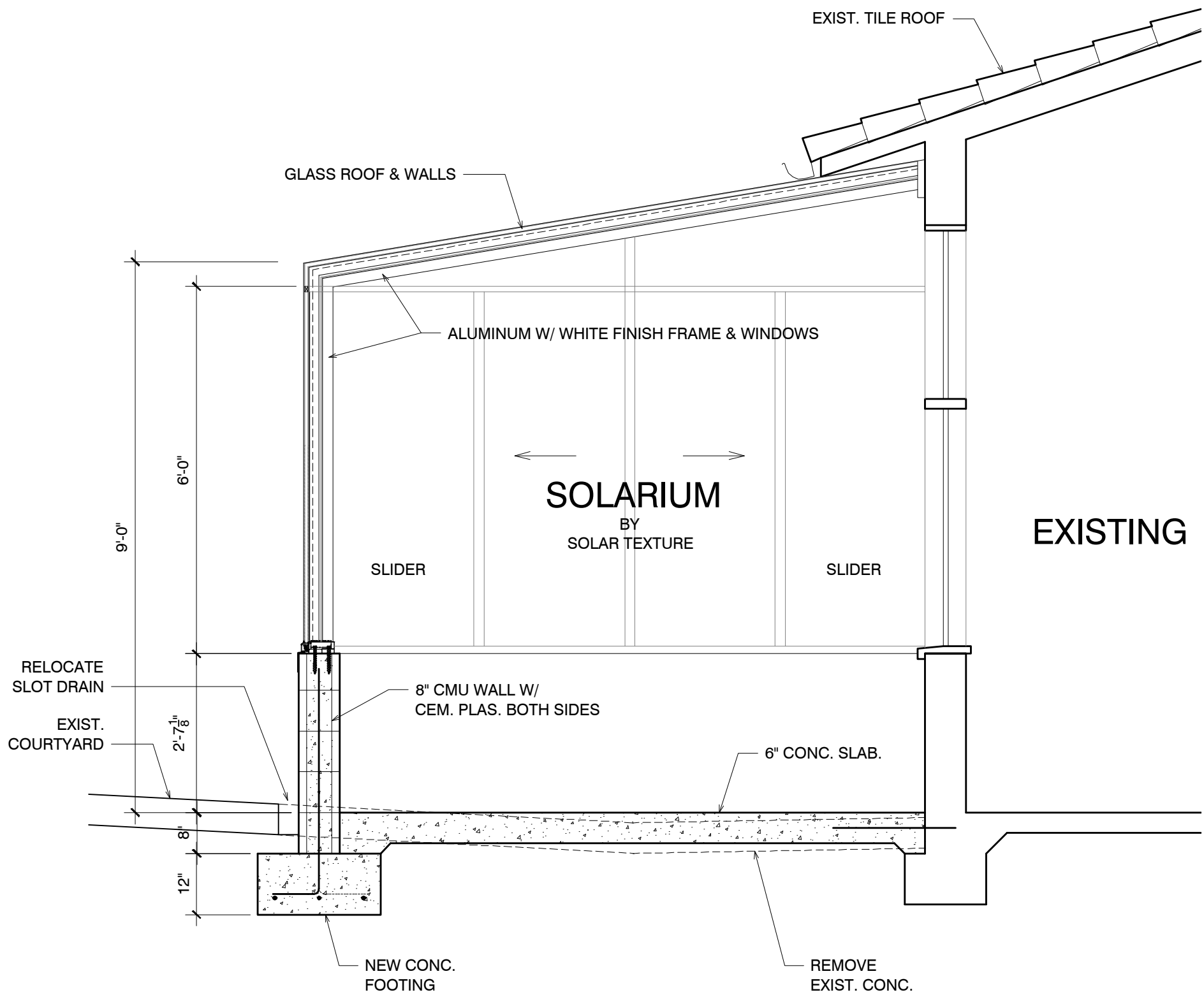
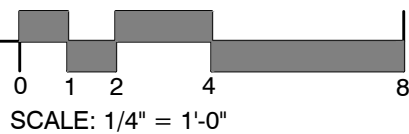
WEST ELEVATION

SCALE: 1/4" = 1'-0"



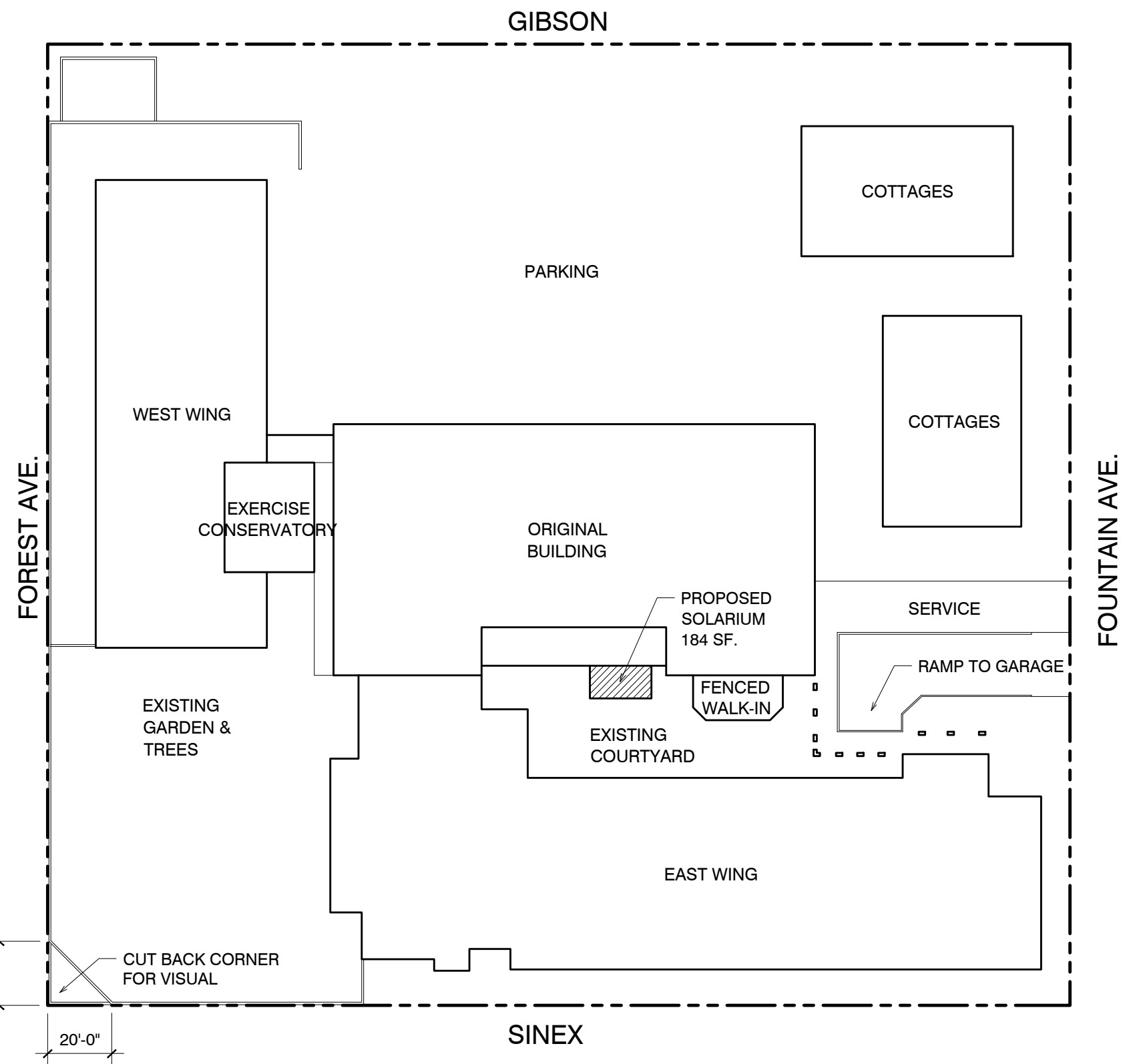
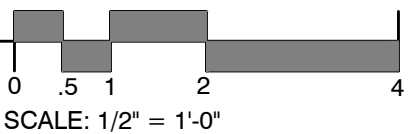
NORTH ELEVATION

SCALE: 1/4" = 1'-0"



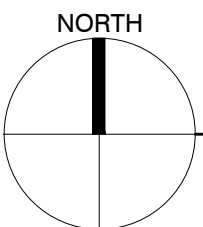
SECTION

SCALE: 1/2" = 1'-0"



SITE PLAN

SCALE = 1:40



PROPERTY AREA: 95,720 SF.
EXISTING BUILDING COV.: 37,326 SF.
SOLARIUM: 184 SF.
37,510 SF. = 39% < 50% ALLOWED