



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

AGENDA REPORT

TO: Architectural Review Board

FROM: Wendy Lao, Assistant Planner

MEETING DATE: April 12, 2016

SUBJECT: Architectural Permit Application No. AP 15-270 for the second-story addition of 12 square feet at the rear of the property, a front porch gable roof and deck, an increase in roof height by 16 inches, and to allow two additional accessory structures, pursuant to PGMC §23.70.060.

ADDRESS: 1031 Short Street, Pacific Grove, CA 93950; APN: 006-401-015

**ZONING/
LAND USE:** R-1-B-3 / Low Density 5.4 DU/ac

APPLICANT: Malick Diallo, Owner

CEQA: Categorical Exemption, CEQA Guidelines, Section 15301, Class 1.

RECOMMENDATION

Receive report, hold public hearing, and approve AP 15-270, subject to the staff-recommended conditions (See Attachment C, Draft Permit).

BACKGROUND

In 2014, Mr. Malick Diallo received code violation notices from the City of Pacific Grove’s Code Compliance Officer regarding unpermitted construction activity at his residence. Of particular concern was construction of a second-story addition, as well as potential stormwater runoff impacts from construction materials strewn over the property.

In May 2015, Mr. Diallo applied for a planning permit with the City’s Community and Economic Development Department to legalize the building and allow additional exterior changes. City staff conducted several site visits during this time. Mr. Diallo stated that the second-story addition of 12 square feet existed when he purchased the property, and due to property damage he was reconstructing the structure. The structure is located within the rear yard setback, and Director of the Community and Economic Development Department Mark Brodeur has determined that the addition is considered legal non-conforming and therefore allowed.

DISCUSSION

Addition of 12 Square Feet

The legalization of the 12 square feet addition is located on the second-story at the rear of the property. The property is zoned R-1-B-3 and therefore the rear yard setback is 20% of lot depth,

or approximately 30 feet. The structure currently encroaches into the rear yard setback boundary. However, Director Brodeur has confirmed that the structure is legal non-conforming, and therefore reconstructing the structure is allowed.

Pergola

Architectural features, including pergolas, are allowed to encroach 3 feet into any setback line, per PGMC §23.16.060(e). A pergola is proposed to encroach beyond 3 feet into the property's rear yard setback. The pergola does not currently exist and does not contain a legal non-conforming status, and therefore is not allowed.

Accessory Structure

PGMC §23.64.180 allows one (1) accessory structure larger than 70 square feet without additional permits. The property is currently developed with an accessory structure (detached garage of 147 square feet), and two unpermitted accessory structures (greenhouse of approximately 132 square feet and chicken coop/pen of approximately 124 square feet).

Currently, the chicken pen encroaches approximately 5 feet into the side yard setback boundary. The draft permit AP 15-270 includes a Condition of Approval requiring the chicken pen to be relocated so that no encroachments into setback areas will exist, as illustrated on the Site Plan.

Roof

PGMC §23.16.030 allows a maximum building height of 25 feet. The proposed front porch gable roof of 80 square feet will not exceed a height of 12 feet and 5 inches, and therefore is allowed. The proposed increase for 410 square feet of the roof at the rear of the property by a height of 16 inches will not exceed a height of 12 feet and 3 inches, and therefore is allowed. The proposed roof also appears to be consistent with the Architecture Review Guidelines No. 1 and 34.

FINDINGS

Staff recommends approval of AP 15-270, subject to the recommended conditions (See Attachment C, Draft Permit).

CONDITIONS

Staff recommends approval of AP 15-270, subject to the recommended conditions (See Attachment C, Draft Permit).

CEQA

Categorical Exemption, CEQA Guidelines, Section 15301, Class 1

OPTIONS

- A. Approve AP 15-270 subject to the staff-recommended conditions;
- B. Approve a modified AP 15-270 with alternative conditions; or
- C. Denial of AP 15-270.

ATTACHMENTS

- A. Permit Application
- B. Project Data Sheet
- C. Draft Permit

- D. CEQA Exemption Form
- E. Zoning Code Interpretation
- F. Site Plan

RESPECTFULLY SUBMITTED:

A handwritten signature in black ink, appearing to read "Wendy Lao", written in a cursive style.

Wendy Lao, Assistant Planner

PROJECT ADDRESS:
1031 SHORT STREET- PACIFIC GROVE- CA- 93950

APPLICANTS:
MR AND MRS DIALLO, OWNERS.

	Required Permitted	Existing condition	Proposed condition	Comments
ZONE DISTRICT	R-1-B-3	R-1-B-3	R-1-B-3	W.L.
BUILDING SITE AREA		10400	10400	
DENSITY (MF ONLY)	N/A			
BUILDING COVERAGE	40%	2768	2780	
PAVING COVERAGE		980	1216	
SITE COVERAGE	60%	3800/37%	4036/39%	
GROSS FLOOR AREA		3517	3529	
SF NOT COUNTED TOWARDS GFA	460	460	460	
IMPERVIOUS SURFACE AREA CREATED AND/OR REPLACED		N/A	1365F	CREATED
EXTERIOR LATERAL WALL LENGTH TO BE DEMOLISHED	N/A	N/A	7'	
EXTERIOR LATERAL WALL LENGTH TO BE BUILT	N/A	N/A	7'	
BUILDING HEIGHT	25'-0"	16'-1"	16'-1"	NO CHANGE
NUMBER OF STORIES	1	2	2	NO CHANGE
FRONT SETBACK	15'-0"	66'-0"	66'-00"	NO CHANGE
SIDE SETBACK (S)	6'-0"	7'-0"	7'-0"	NO CHANGE
SIDE SETBACK (N)	6'-0"	12'-0"	12'-0"	NO CHANGE
REAR SETBACK	30'	22'-0"	22'-0"	NO CHANGE
GARAGE DOOR SETBACK		45'-00"	45'-00"	NO CHANGE
COVERED PARKING SPACES	2	2	2	NO CHANGE
UNCOVERED PARKING SPACES	N/A	N/A	N/A	NO CHANGE
PARKING SPACE SIZE	9'X20'	9.5'X20'	9.5'X20'	NO CHANGE
NUMBER OF DRIVEWAYS	1	1	1	NO CHANGE
DRIVEWAY WIDTH		12'	12'	NO CHANGE
BACK UP DISTANCE		N/A	N/A	
EAVE PROJECTION (INTO SETBACKS)	3' MAX.	SEE DRAWINGS	SEE DRAWINGS	
DISTANCES BETWEEN EAVES AND PROPERTY LINES	3' MAX.	SEE DRAWINGS	SEE DRAWINGS	
OPEN PORCH/DECK PROJECTIONS		N/A	N/A	
ARCHITECTURAL FEATURE PROJECTIONS		N/A	N/A	
NUMBER & CATEGORY OF ACCESSORY BUILDINGS		(2)= CAT1/2	(2)=CAT1/2	NO CHANGE
ACCESSORY BUILDING SETBACK		23F/11S	23F/11S	NO CHANGE
ACCESSORY BUILDING HEIGHT		9'	9'	NO CHANGE
FENCE HEIGHTS		6'	6'	NO CHANGE

6'10" W.L.
6'10" W.L.
(20%) 30' lot depth W.L.



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 #15-270

FOR A PROPERTY LOCATED AT 1031 SHORT STREET TO LEGALIZE THE SECOND-STORY ADDITION OF 12 SQUARE FEET AT THE REAR OF THE PROPERTY, TO ALLOW A FRONT PORCH GABLE ROOF OF 80 SQUARE FEET TO A HEIGHT OF 11 FEET AND 9 INCHES, TO INCREASE THE HEIGHT OF THE ROOF AT THE REAR OF 410 SQUARE FEET BY AN ADDITIONAL 16 INCHES, TO LEGALIZE AN ACCESSORY STRUCTURE (GREENHOUSE) OF 12 FEET LENGTH BY 11 FEET WIDTH BY 8 FEET HEIGHT, AND TO LEGALIZE AN ACCESSORY STRUCTURE (CHICKEN PEN WITH COOP PEN) OF 124 SQUARE FEET AT THE FRONT OF THE PROPERTY.

FACTS

1. The subject site is located at 1031 Short Street, Pacific Grove, 93950 (APN 006-401-015)
2. The subject site has a designation of Low Density 5.4 DU/ac on the adopted City of Pacific Grove General Plan Land Use Map.
3. The subject site is approximately 10,184 gross square feet.
4. The subject site is developed with a two-story, single-family residence of 3,564 gross square feet.
5. The project site is located in the R-1-B-3 zoning district.
6. This project has been determined to be CEQA Exempt under CEQA Guidelines, Section 15301, Class 1.

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1-B-3 zoning district including height and setback requirements, with the exception of a legal non-conforming rear yard setback, 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, 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) #15-270 to allow:

1. A second-story addition of 12 square feet at the rear of the property
2. A front porch gable roof of 80 square feet to a height of 11 feet and 9 inches
3. An increase of the height of the roof at the rear of 410 square feet by an additional 16 inches
4. An accessory structure (greenhouse) of 12 feet length by 11 feet width by 8 feet height
5. An accessory structure (chicken pen with coop coop) of 124 square feet at the front of the property
6. A wooden deck of 128 square feet, approximately 1 foot above grade

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. **Revised Plans.** Within 60 days of permit approval by the Architecture Review Board, revised plans shall be submitted that reflect the following:

- a. The accessory structure (chicken pen) shall be relocated so that no encroachments shall occur onto any setback areas. City staff is to conduct a site visit to verify that the condition of approval has been met.
 - b. To correct the project data sheet on Sheet T-1 so that the plans correctly state that the project is located in the R-1-B-3 zoning district.
 - c. To correct the project data sheet on Sheet T-1 so that the plans correctly state that the rear setback is 20% of lot depth (30 feet), and the side yard setback is 10% of lot width (6 feet 10 inches).
 - d. To remove the proposed pergola in the rear yard from the plans.
3. **Conformance to Plans.** Development of the site shall conform to approved plans for “Proposed Addition to Diallo Residence”, on file with the Community Development Department dated April 4, 2016, with the exception of any subsequently approved changes.
 4. **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.
 5. **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.
 6. **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.
 7. **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.
 8. **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.
 9. **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 TPD 16-020 to legalize the second-story addition of 12 square feet at the rear of the property, to allow a front porch gable roof of 80 square feet to a height of 11 feet and 9 inches, to increase the height of the roof at the rear of 410 square feet by an additional 16 inches, to legalize an

accessory structure (greenhouse) of 12 feet length by 11 feet width by 8 feet height, and to legalize an accessory structure (chicken pen with coop pen) of 124 square feet at the front of the property.

- 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 12TH DAY OF APRIL, 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.

Malick Diallo, Property 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: 858 17 Mile Drive, Pacific Grove, CA 93950

Project Description: AP 15-270

Description: To legalize the second-story addition of 12 square feet at the rear of the property, to allow a front porch gable roof of 80 square feet to a height of 11 feet and 9 inches, to increase the height of the roof at the rear of 410 square feet by an additional 16 inches, to legalize an accessory structure (greenhouse) of 12 feet length by 11 feet width by 8 feet height, and to legalize an accessory structure (chicken pen with coop pen) of 100 square feet at the front of the property.

APN: 006-401-015

ZC: R-1-B-3 GP: Low Density to 5.4 du/ac Lot Size: 10,184 sf

Applicant Name: Malick Diallo Phone #: (831) 402-7413

Mailing Address: 1031 Short Street, Pacific Grove, CA 93950

Email Address: malicksd@yahoo.com

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: Categorical Exemption - Section 15301(e)(1) Class 1

Exemption Findings:

The project includes the addition of 12 square feet, a front porch of 80 square feet, and an accessory structure of 132 square feet, and therefore qualifies for a Categorical Exemption from CEQA requirements, pursuant to Section 15301(e)(1).

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

Contact: Wendy Lao, Assistant Planner **Contact Phone:** (831) 648-3185

Signature:

Date: April 5, 2016



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

OFFICIAL INTERPRETATION OF ZONING CODE

To: Planning Commission, Architectural Review Board, Members of the Public

From: Mike Zimmer, Public Works and Community Development Departments Director

Date: January 9, 2013

Subject: Zoning Interpretation for Municipal Code Sections: 23.16.060(e) and 23.20.070(d)

Municipal Code Sections 23.16.060(e) and 23.20.070(d) both state:

“Projection of Architectural Features. Architectural features such as cornices, eaves, canopies, and windows that do not increase floor area may extend no more than three feet into any required yard but in no case closer than three feet to any property line.”

The CDD Director has found that the following shall be considered as architectural features for application in the Municipal Code:

- Awnings
- Canopies
- Chimneys
- Chimney inserts
- Columns
- Cornices
- Dormer
- Eave/roof overhang
- Fireplaces
- Gable and/or gable end of roof structure
- Any similar added feature that is joined to, and acts as a subordinate part to, a principle structure, but is not essentially a part of it.



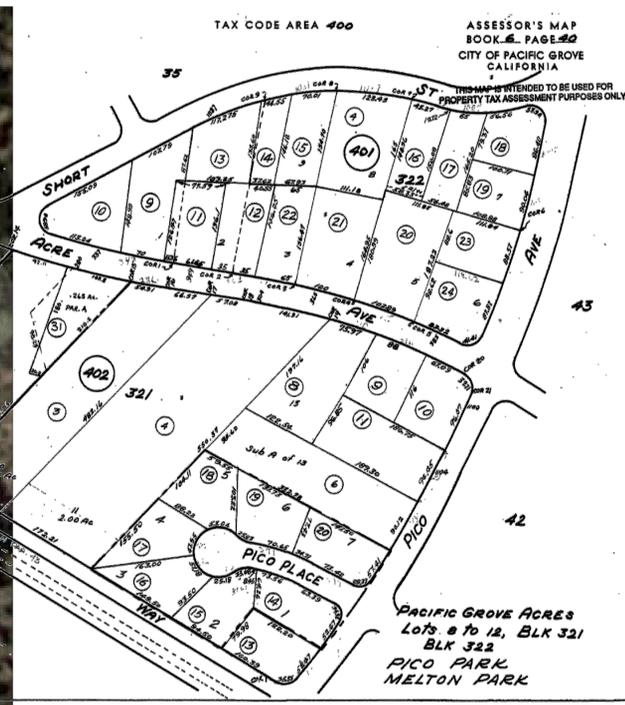
PROPOSED SINGLE FAMILY RESIDENCE REMODEL

REAR 12SF ADDITION/BATHROOM RELOCATION/ NEW DECK, PORCH ROOF & PERGOLA

PROJECT ADDRESS:

1031 SHORT STREET- PACIFIC GROVE- CA- 93950

CCD DATA:



PROJECT ADDRESS:
1031 SHORT STREET- PACIFIC GROVE- CA- 93950

APPLICANTS:
MR AND MRS DIALLO, OWNERS.

	Required Permitted	Existing condition	Proposed condition	Comments
ZONE DISTRICT	R-1	R-1	R-1	
BUILDING SITE AREA		10400	10400	
DENSITY (MF ONLY)	N/A			
BUILDING COVERAGE	40%	2768	2780	
PAVING COVERAGE		980	1216	
SITE COVERAGE	60%	3800/37%	4036/39%	
GROSS FLOOR AREA		3517	3529	
SF NOT COUNTED TOWARDS GFA	460	460	460	
IMPERVIOUS SURFACE AREA CREATED AND/OR REPLACED		N/A	136SF	CREATED
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EXTERIOR LATERAL WALL LENGTH TO BE BUILT	N/A	N/A	7'	
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GARAGE DOOR SETBACK		45'-00"	45'-00"	NO CHANGE
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UNCOVERED PARKING SPACES	N/A	N/A	N/A	NO CHANGE
PARKING SPACE SIZE	9'X20'	9.5'X20'	9.5'X20'	NO CHANGE
NUMBER OF DRIVEWAYS	1	1	1	NO CHANGE
DRIVEWAY WIDTH		12'	12'	NO CHANGE
BACK UP DISTANCE		N/A	N/A	
EAVE PROJECTION (INTO SETBACKS)	3' MAX.	SEE DRAWINGS	SEE DRAWINGS	
DISTANCES BETWEEN EAVES AND PROPERTY LINES	3' MAX.	SEE DRAWINGS	SEE DRAWINGS	
OPEN PORCH/DECK PROJECTIONS		N/A	N/A	
ARCHITECTURAL FEATURE PROJECTIONS		N/A	N/A	
NUMBER & CATEGORY OF ACCESSORY BUILDINGS		(2)= CAT1/2	(2)=CAT1/2	NO CHANGE
ACCESSORY BUILDING SETBACK		23F/11S	23F/11S	NO CHANGE
ACCESSORY BUILDING HEIGHT		9'	9'	NO CHANGE
FENCE HEIGHTS		6'	6'	NO CHANGE

PARCEL INFORMATION:

LEGAL DESCRIPTION:
MAP OF GROVE ACRE LOT 8 TO 12 BLK 322
County: MONTEREY, CA
APN: 006-401-015-000

Subdivision: GROVE ACRE
Map Reference: / BOOK 6-PAGE 40
Legal Lot: 18
Legal Block: 322
School District: PACIFIC GROVE
TAX RATE AREA: 004-000

PROPERTY CHARACTERISTICS:
Parking Type: GARAGE
Construction: WOOD/STUCCO
Living Area: 2328
Garage Area: 440
Year Built / Eff: 1951
Number of Stories: 1.00/2.00

PROJECT DATA:

MR & MRS DIALLO
1031 SHORT STREET
PACIFIC GROVE, CA 93950
2013 CALIFORNIA BUILDING CODE

BUILDING DATA:

LOT AREA = 10400 SQFT
EXISTING FLOOR AREA = 2328 SQ.FT.
EXISTING 2 CAR GARAGE TO REMAIN = 440 SQ.FT.
PROPOSED LIVING AREA ADDITION = 12 SQ.FT

SHEET INDEX:

T-1 TITLE SHEET
A-1 SITE / ROOF PLAN
A-2 EXISTING/ PROPOSED FLOOR & BASEMENT PLANS
A-3.1 EXISTING/ PROPOSED EAST AND WEST ELEVATION
A-3.2 EXISTING/ PROPOSED NORTH AND SOUTH ELEVATION

ATELIER BUILDING CRAFTS
DESIGN- ARTS- CONSTRUCTION
WWW.ATELIERINC.COM ~ (831) 402 7413
LICENSE # 93-483

PROJECT DESCRIPTION:
PROPOSED ADDITION TO THE DIALLO RESIDENCE
1031 SHORT STREET-PACIFIC GROVE-CA-93950

PROJECT # 12.15
12/14/2015
SHEET # NONE
T-1



BEST MANAGEMENT PRACTICES FOR STORM WATER POLLUTION PREVENTION

CONTROL: THE BEST LINE OF DEFENSE IS TO USE GOOD HOUSEKEEPING PRACTICES AND SEDIMENT/EROSION CONTROL BMPs TO PREVENT MATERIALS AND DEBRIS FROM ENTERING THE STORM DRAIN.
CONTAIN: ISOLATE YOUR WORK AREA TO PREVENT DISCHARGES FROM LEAVING THE SITE.
CAPTURE: SWEEP OR VACUUM UP ANY MATERIAL THAT COULD POSSIBLY RUN OFFSITE. DISPOSE OF WASTES PROPERLY BY CHECKING PRODUCT LABELS FOR DISPOSAL REQUIREMENTS

- SCHEDULE EXCAVATION AND GRADING ACTIVITIES FOR DRY WEATHER PERIODS.
- CONTROL THE AMOUNT OF RUNOFF CROSSING YOUR SITE (ESPECIALLY DURING EXCAVATION) BY USING BERM'S OR DRAINAGE DITCHES TO DIVERT WATER FLOW AROUND THE SITE.
- KEEP WINDBLOWN POLLUTION AWAY FROM STORM DRAINS.
- CLEAN UP LEAKS, DRIPS AND OTHER SPILLS IMMEDIATELY SO THEY DO NOT CONTAMINATE SOIL OR GROUNDWATER OR LEAVE RESIDUE ON PAVED SURFACES.
- NEVER HOSE DOWN "DIRTY" PAVEMENT OR SURFACES WHERE MATERIALS HAVE SPILLED. USE DRY CLEANUP METHODS WHENEVER POSSIBLE. IF YOU MUST USE WATER, USE JUST ENOUGH TO KEEP THE DUST DOWN.
- COVER AND MAINTAIN DUMPSTERS. CHECK FREQUENTLY FOR LEAKS. PLACE DUMPSTERS UNDER ROOFS OR COVER WITH TARP'S OR PLASTIC SHEETING SECURED AROUND THE OUTSIDE OF THE DUMPSTER. NEVER CLEAN OUT A DUMPSTER BY HOSEING IT DOWN ON THE CONSTRUCTION SITE.
- MAKE SURE PORTABLE TOILETS ARE IN GOOD WORKING ORDER. CHECK FREQUENTLY FOR LEAKS.

MATERIALS/WASTE/HANDLING

- PRACTICE SOURCE REDUCTION - MINIMIZE WASTE WHEN YOU ORDER MATERIALS. ORDER ONLY THE AMOUNT YOU NEED TO FINISH THE JOB. USE RECYCLABLE MATERIALS WHENEVER POSSIBLE.
- DISPOSE OF ALL WASTES PROPERLY. MANY CONSTRUCTION MATERIALS AND WASTES, INCLUDING SOLVENTS, WATER-BASED PAINTS, VEHICLE FLUIDS, BROKEN ASPHALT AND CONCRETE, WOOD AND CLEARED VEGETATION CAN BE RECYCLED.
- DESIGNATE ONE AREA OF THE SITE FOR AUTO PARKING, VEHICLE REFUELING, AND ROUTINE EQUIPMENT MAINTENANCE. THE DESIGNATED AREA SHOULD BE WELL AWAY FROM STREAMS OR STORM DRAIN INLETS, AND BERMED IF NECESSARY. MAKE MAJOR REPAIRS OFF SITE.
- KEEP MATERIALS OUT OF THE RAIN - PREVENT RUNOFF CONTAMINATION AT THE SOURCE. COVER EXPOSED PILES OF SOIL OR CONSTRUCTION MATERIALS WITH PLASTIC SHEETING OR TEMPORARY ROOFS. BEFORE IT RAINS, SWEEP AND REMOVE MATERIALS FROM SURFACES THAT DRAIN TO STORM DRAINS, CREEKS, OR CHANNELS.
- KEEP POLLUTANTS OFF EXPOSED SURFACES. PLACE TRASH CANS AND RECYCLING RECEPTACLES AROUND THE SITE TO MINIMIZE LITTER AROUND THE MONTEREY BAY. MOST STORM DRAINS FLOW DIRECTLY TO LOCAL CREEKS, STREAMS AND THE OCEAN SANCTUARY WITHOUT TREATMENT. SOME COMMON SOURCES OF THIS POLLUTION INCLUDE CEMENT AND CONCRETE WASHOUT WATER THAT FLOWS INTO THE STREET, SAW-CUT SLURRY THAT IS WASHED INTO STORM DRAINS, SPILLED OIL AND FLUIDS FROM LEAKING VEHICLES AND HEAVY EQUIPMENT, CONSTRUCTION DEBRIS, SOIL EROSION, LANDSCAPING RUNOFF CONTAINING PESTICIDES OR WEED KILLERS AND PAINT PRODUCTS THAT FLOW DOWN GUTTERS INTO STORM DRAINS.

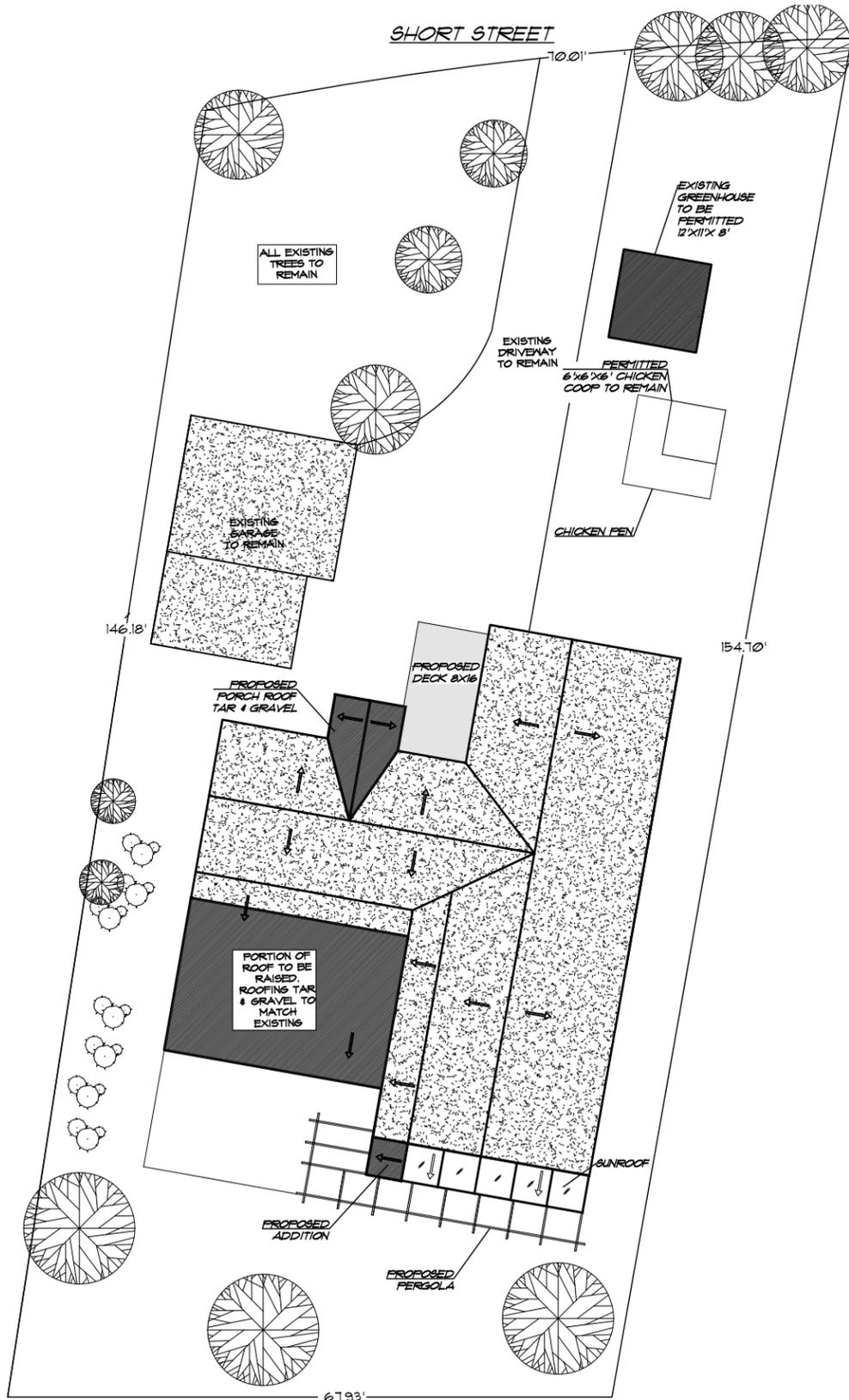
• SCHEDULE SITE STABILIZATION ACTIVITIES, SUCH AS LANDSCAPING, TO BE COMPLETED IMMEDIATELY AFTER THE LAND HAS BEEN GRADED TO ITS FINAL CONTOUR. INSPECT & MAINTAIN SILT FENCES AND STRAW WATTLES AFTER EACH RAINSTORM. MAKE SURE STORMWATER IS NOT FLOWING AROUND THESE DEVICES OR OTHER VEGETATIVE BUFFERS. COVER ALL DIRT PILES TO PROTECT FROM WIND AND RAIN. BREAK UP LONG SLOPES WITH SEDIMENT BARRIERS. INSTALL STRUCTURAL BMPs TO TRAP SEDIMENT ON DOWNSLOPE SIDES OF THE LOT.

• PROVIDE A STABILIZED VEHICLE PATH WITH CONTROLLED ACCESS TO PREVENT TRACKING OF DIRT OFFSITE. PROPERLY SIZE SITE ENTRANCE BMPs FOR ANTICIPATED VEHICLES.

• MINIMIZE AMOUNT OF VEGETATION CLEARED FROM THE SITE. PROTECT AND INSTALL VEGETATIVE BUFFERS ALONG WATERBODIES TO SLOW AND FILTER STORMWATER RUNOFF.

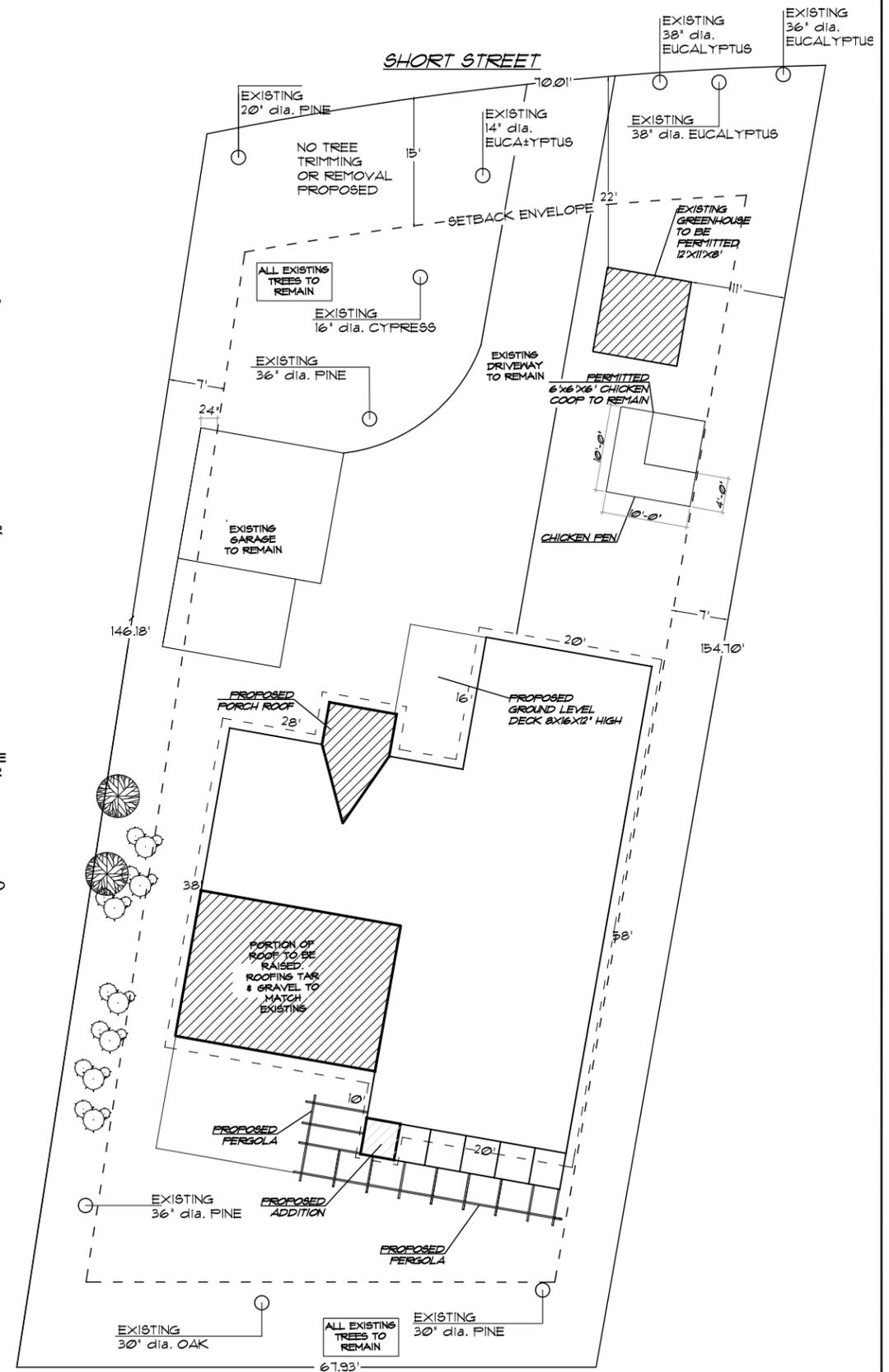
• PROPERLY DISPOSE OF ALL WASTE MATERIALS. NEVER DUMP UNUSED OR WASTE PRODUCT ON THE GROUND OR IN A STORM DRAIN. DON'T HOSE OFF SURFACES TO CLEAN. SWEEP AND PLACE WASTE IN DUMPSTER.

DIRECT ALL ROOF AND GROUND SURFACE WATER TO PLANTING AREAS



ROOF PLAN

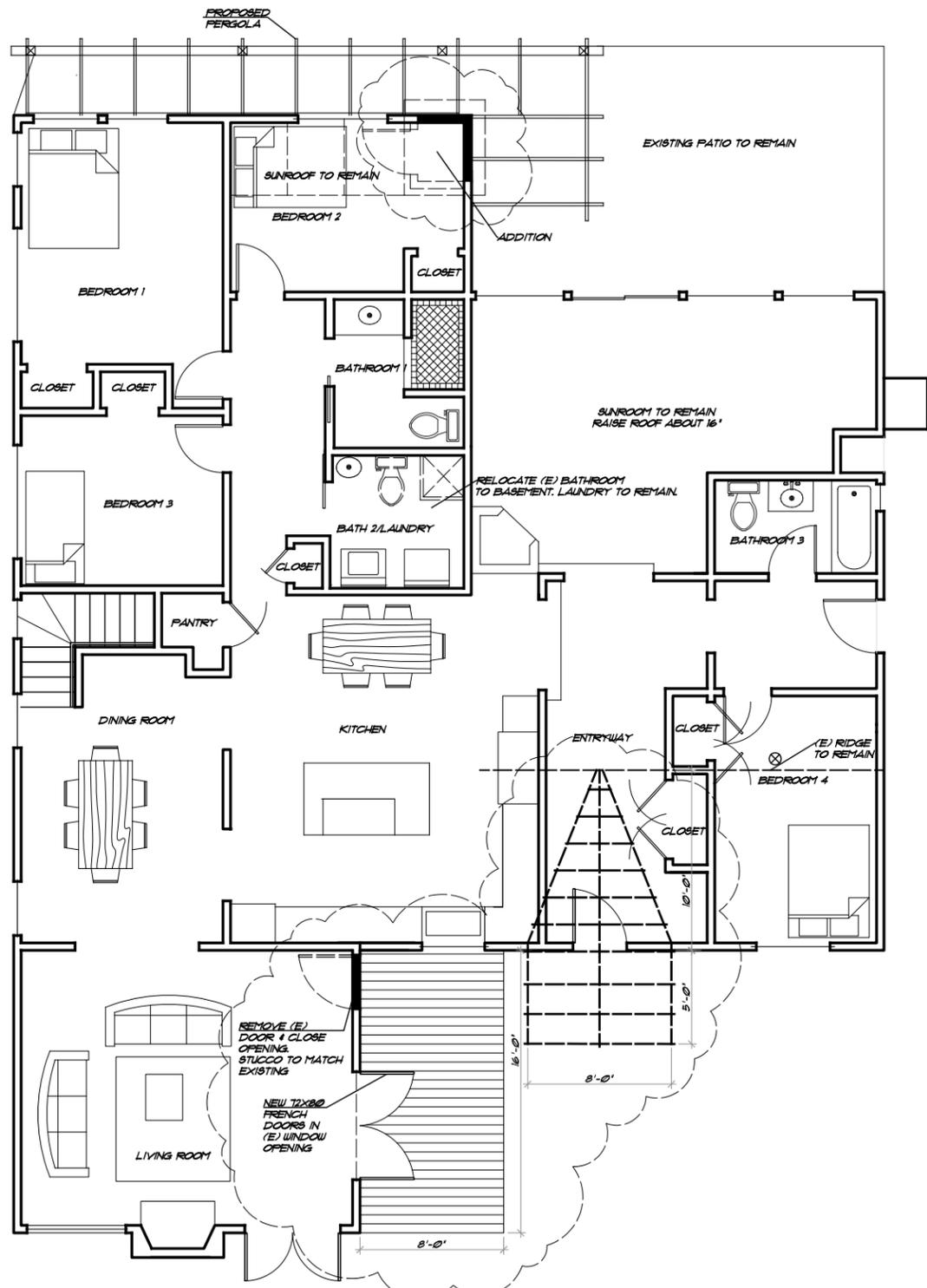
SCALE: 1/8"=1'-0"



SITE PLAN

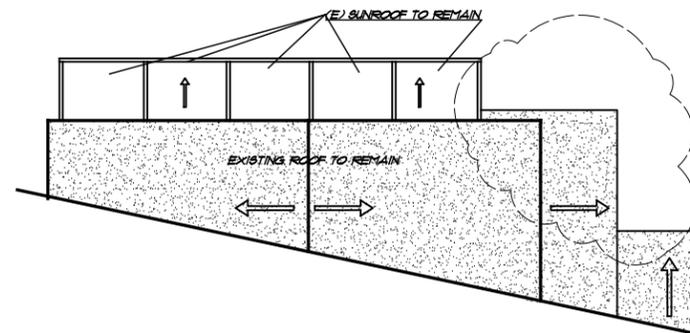
SCALE: 1/8"=1'-0"





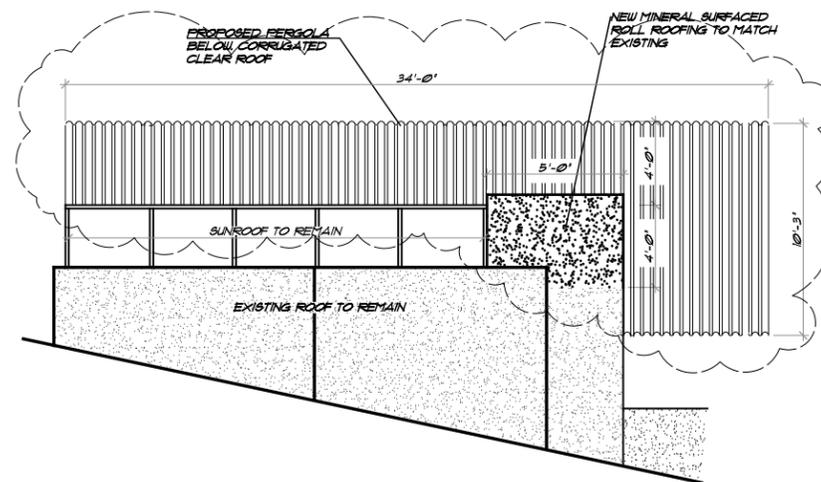
PROPOSED FLOOR PLAN

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



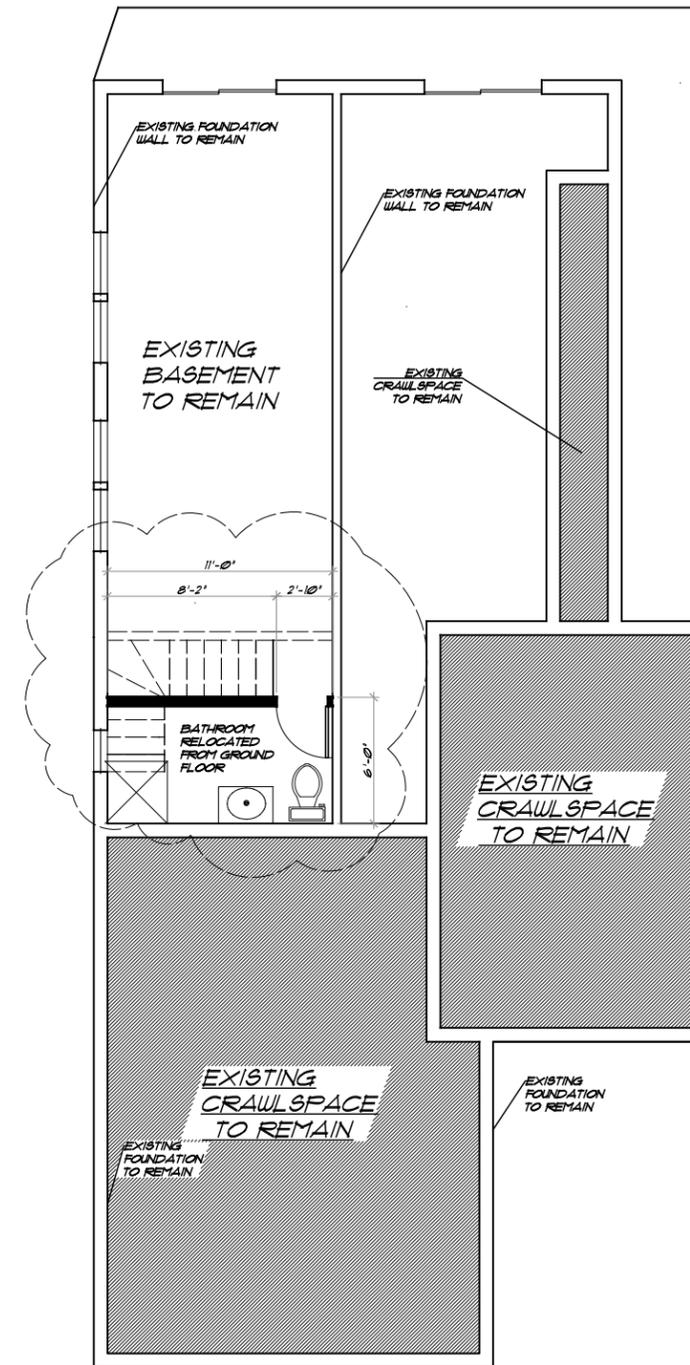
EXISTING ROOF PLAN

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



(P) ADDITION ROOF PLAN

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



(P) BASEMENT PLAN

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



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PROJECT DESCRIPTION:
PROPOSED ADDITION TO THE DIALLO RESIDENCE
1031 SHORT STREET-PACIFIC GROVE-CA-93950

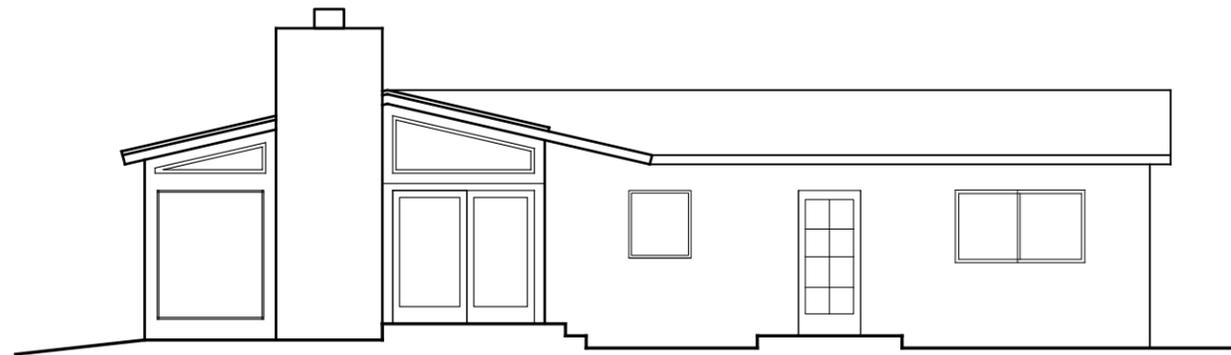
PROJECT#
• 12.15

12/14/2015

1/4"=1'-0"

SHEET#

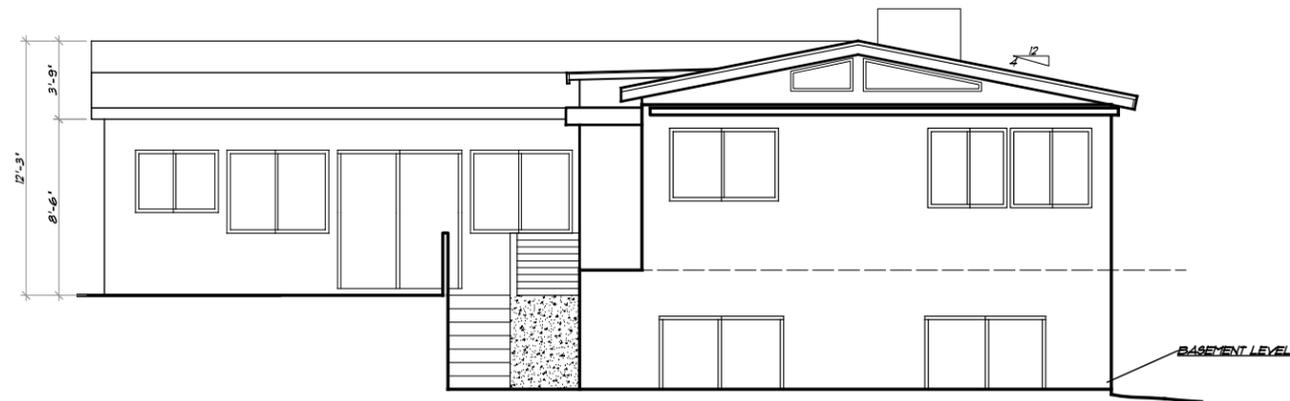
A-2.0



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

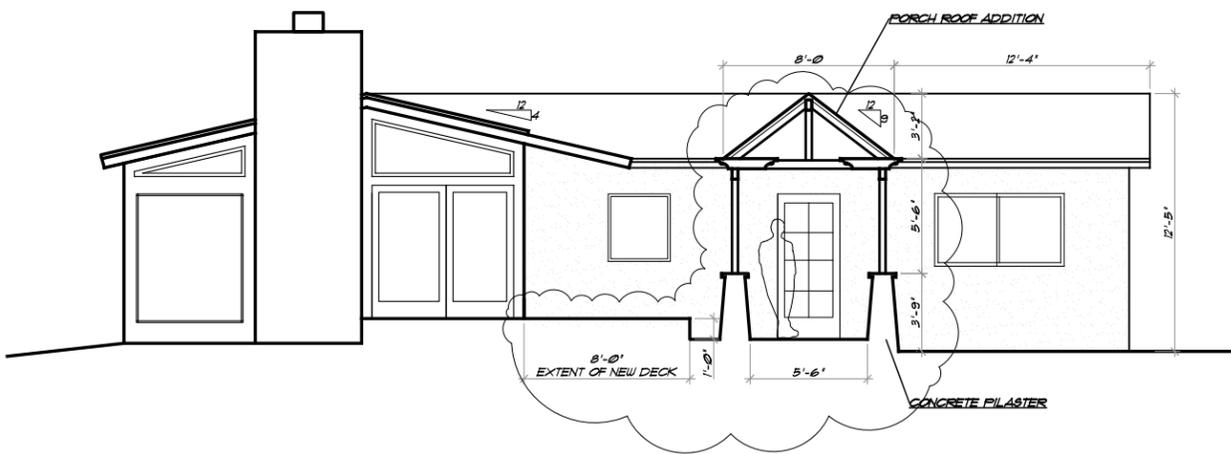
EXISTING FRONT ELEVATION (EAST)

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



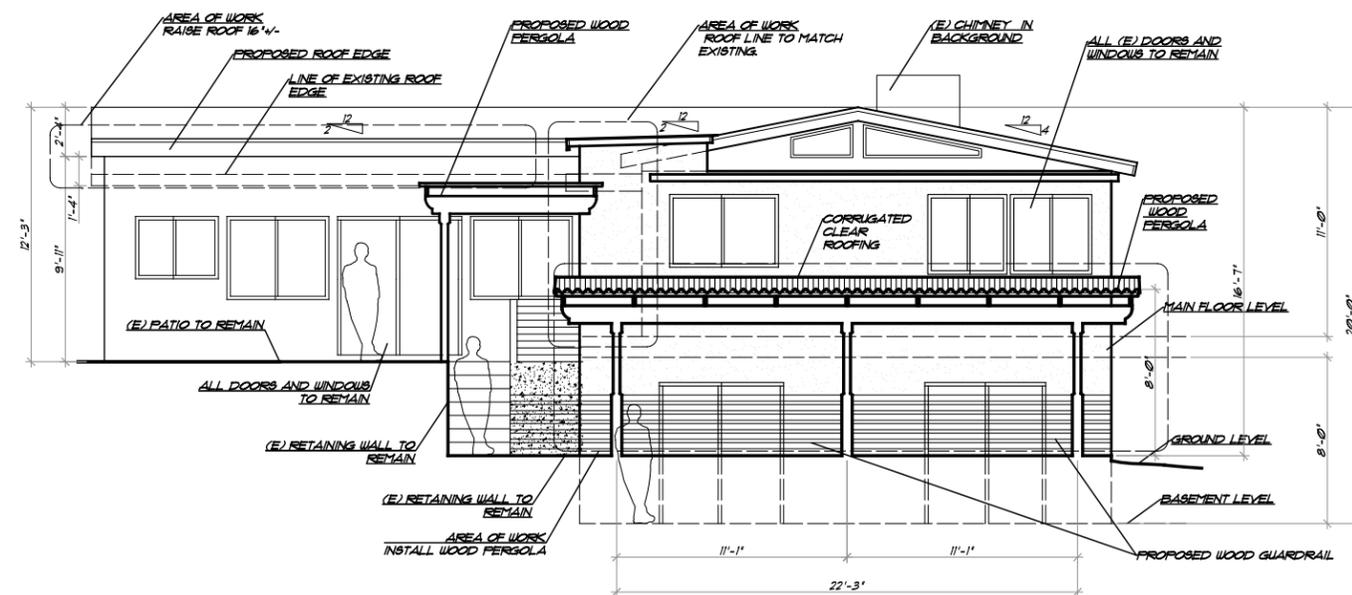
EXISTING REAR ELEVATION (WEST)

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



PROPOSED FRONT ELEVATION (EAST)

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



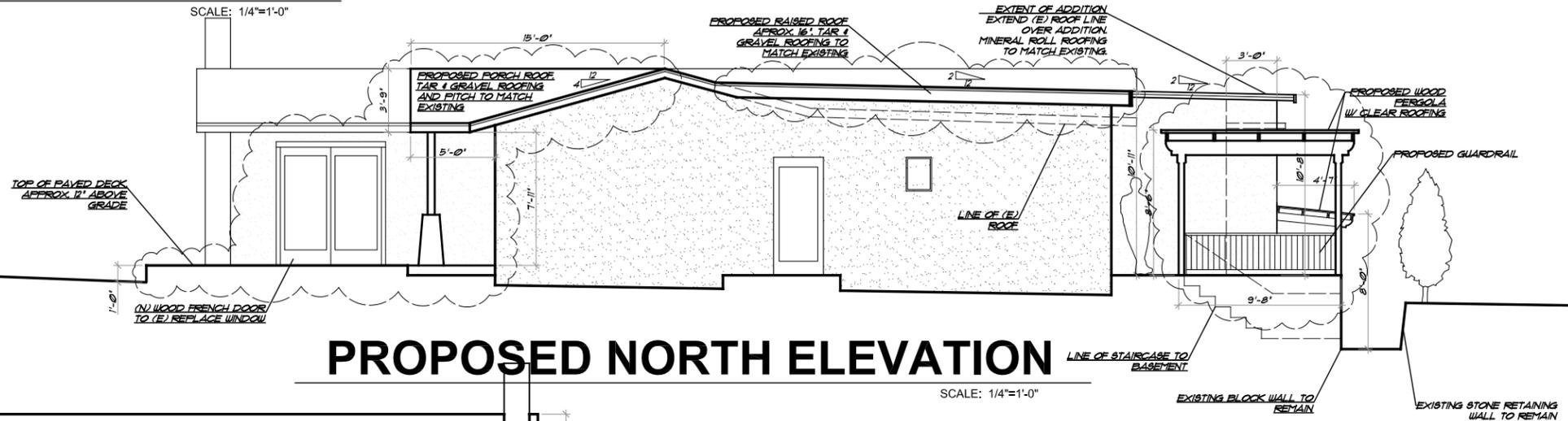
PROPOSED REAR ELEVATION (WEST)

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



EXISTING NORTH ELEVATION

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

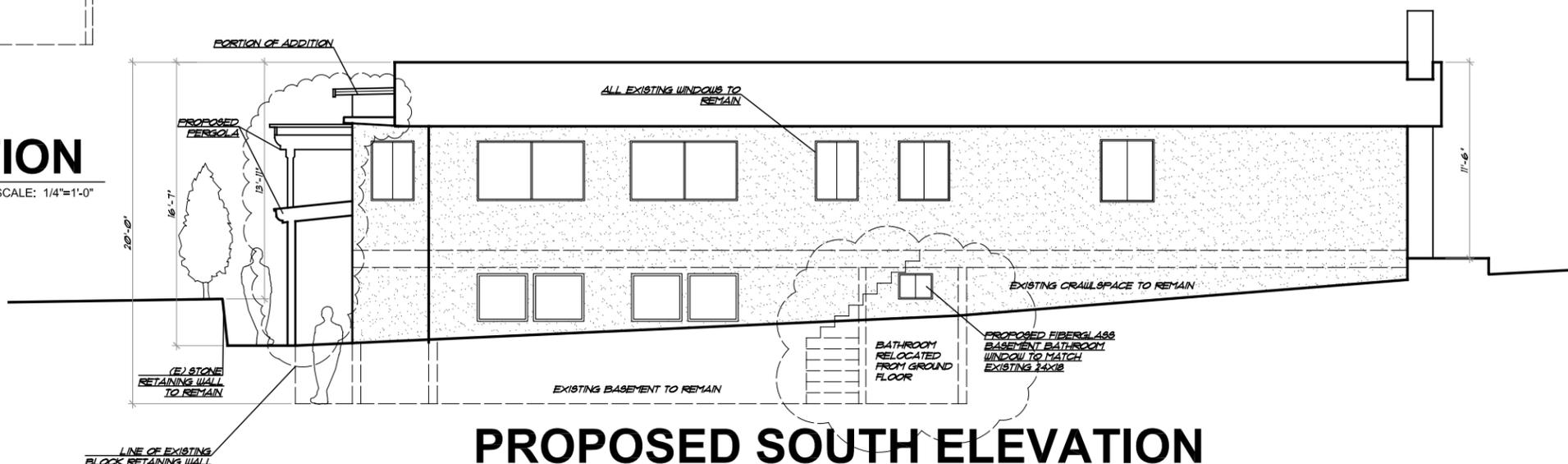
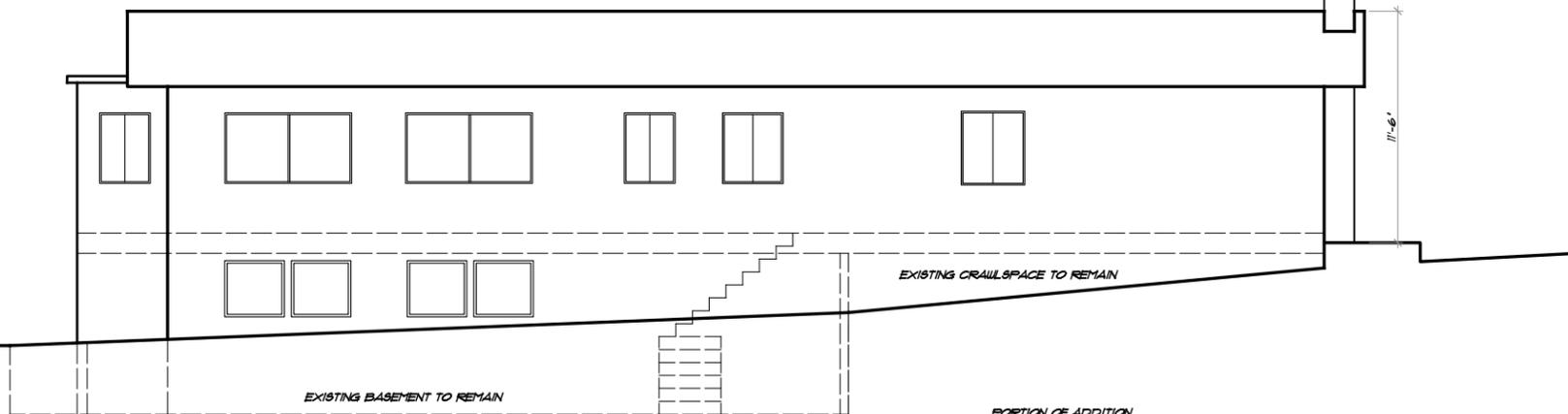


PROPOSED NORTH ELEVATION

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

EXISTING SOUTH ELEVATION

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



PROPOSED SOUTH ELEVATION

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

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PROJECT DESCRIPTION:
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1031 SHORT STREET-PACIFIC GROVE-CA-93950

PROJECT# * 12.15
DATE: 12/14/2015
SCALE: 1/4"=1'-0"
SHEET#

A-3.2