



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

PAID
3,526.70
10.26.15

Application # AP 15-667
Item 7a
Date: 10/26/15
Total Fees: 3,526.70
Received by: WL

Permit Application

APPLICANT/OWNER:	Project Address: <u>1124 Shell Ave.</u> APN: <u>006-023-009</u>												
	Project Description: <u>840 SF second story addition to existing single story SFD.</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: <u>Steve Dillaggio Inc.</u></td> <td>Name: <u>Jerry Chyo</u></td> </tr> <tr> <td>Phone: <u>916-995-7184</u></td> <td>Phone: <u>831-645-9456</u></td> </tr> <tr> <td>Email: <u>Tedimadge@gmail.com</u></td> <td>Email: <u>Jerry.chyo@chyocpa.com</u></td> </tr> <tr> <td>Mailing Address: <u>P.O. Box 1779</u></td> <td>Mailing Address: <u>Same 1124</u></td> </tr> <tr> <td><u>Single Springs Ca 95082</u></td> <td><u>Shell Ave, PG 93955</u></td> </tr> </table>	<u>Applicant</u>	<u>Owner</u>	Name: <u>Steve Dillaggio Inc.</u>	Name: <u>Jerry Chyo</u>	Phone: <u>916-995-7184</u>	Phone: <u>831-645-9456</u>	Email: <u>Tedimadge@gmail.com</u>	Email: <u>Jerry.chyo@chyocpa.com</u>	Mailing Address: <u>P.O. Box 1779</u>	Mailing Address: <u>Same 1124</u>	<u>Single Springs Ca 95082</u>	<u>Shell Ave, PG 93955</u>
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PLANNING STAFF USE ONLY:	Permit Request:																				
	<input 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 checked="" 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:																				
	<table border="0"> <tr> <td>CEQA Determination:</td> <td>Review Authority:</td> <td>Active Permits:</td> <td>Overlay Zones:</td> </tr> <tr> <td><input checked="" type="checkbox"/> Exempt</td> <td><input type="checkbox"/> Staff <input type="checkbox"/> HRC</td> <td><input type="checkbox"/> Active Planning Permit</td> <td><input type="checkbox"/> Butterfly Zone</td> </tr> <tr> <td><input type="checkbox"/> Initial Study & Mitigated Negative Declaration</td> <td><input type="checkbox"/> ZA <input type="checkbox"/> PC</td> <td><input type="checkbox"/> Active Building Permit</td> <td><input type="checkbox"/> Coastal Zone</td> </tr> <tr> <td><input type="checkbox"/> Environmental Impact Report</td> <td><input type="checkbox"/> SPRC <input type="checkbox"/> CC</td> <td><input type="checkbox"/> Active Code Violation</td> <td><input checked="" type="checkbox"/> Area of Special Biological Significance (ASBS)</td> </tr> <tr> <td></td> <td><input checked="" type="checkbox"/> ARB <input type="checkbox"/> _____</td> <td>Permit #: _____</td> <td><input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)</td> </tr> </table>	CEQA Determination:	Review Authority:	Active Permits:	Overlay Zones:	<input checked="" type="checkbox"/> Exempt	<input type="checkbox"/> Staff <input type="checkbox"/> HRC	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> Butterfly Zone	<input type="checkbox"/> Initial Study & Mitigated Negative Declaration	<input type="checkbox"/> ZA <input type="checkbox"/> PC	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> Coastal Zone	<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/> SPRC <input type="checkbox"/> CC	<input type="checkbox"/> Active Code Violation	<input checked="" type="checkbox"/> Area of Special Biological Significance (ASBS)		<input checked="" type="checkbox"/> ARB <input type="checkbox"/> _____	Permit #: _____	<input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)
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Property Information																					
Lot: <u>9</u> Block: <u>272</u> Tract: <u>PG Beach Area</u> ZC: <u>R-1-H</u> GP: <u>med. 17.4 du/mc</u> Lot Size: <u>6293.33 SF</u> <input type="checkbox"/> Historic Resources Inventory <input checked="" type="checkbox"/> Archaeologically Sensitive Area																					
Staff Use Only:																					

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: Steve Dillaggio

Date: 10/26/15

Owner Signature (Required): Jerry Chyo

Date: 10/26/15

PROJECT DATA SHEET

Project Address: 1124 SHELL AVE, PACIFIC GROVE

Submittal Date:

Applicant(s): GERALD CHYO

Permit Type(s) & No(s):

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1-H	R-1-H	R-1-H	
Building Site Area	4000 SQ. FT. MIN.	6293 SQ. FT.	6293 SQ. FT.	
Density (multi-family projects only)				N/A
Building Coverage	40%	21.5%	36%	
Site Coverage	60%	25%	39%	
Gross Floor Area	2959 SQ. FT. MAX.	1358 SQ. FT.	2266 SQ. FT.	
Square Footage not counted towards Gross Floor Area				N/A
Impervious Surface Area Created and/or Replaced			268 SQ. FT.	
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	_____	4 ft/2.7%	
Exterior Lateral Wall Length to be built	_____	_____	155 FT.	
Building Height	25' MAX.	11'-2"	24'-8"	
Number of stories	2	1	2	
Front Setback	15'	16'-6"	15'-4"	
_____ WEST Side Setback (specify side)	4'	11'-10"	11'-10"	
_____ EAST Side Setback (specify side)	7'	17'-6"	16'-10"	
Rear Setback	12'	14'-3"	14'-3"	
Garage Door Setback	20'-0" MIN.	20'-0"	20'-0"	FRONT OF CARPORT
Covered Parking Spaces	1	2	2	
Uncovered Parking Spaces	1	2	2	
Parking Space Size (Interior measurement)	9' x 20'	9' X 20'	9' X 20'	
Number of Driveways	1	1	1	
Driveway Width(s)	20'-0" MAX.	19'-0"	19'-0"	
Back-up Distance		20'-8"	20'-8"	
Eave Projection (Into Setback)	3' maximum			N/A
Distances Between Eaves & Property Lines	3' minimum		>=10'-0"	
Open Porch/Deck Projections			5'-4" X 5'-4"	
Architectural Feature Projections				N/A
Number & Category of Accessory Buildings				N/A
Accessory Building Setbacks				N/A
Distance between Buildings				N/A
Accessory Building Heights				N/A
Fence Heights	6' MAX.	5'-0" / 6'-0"	5'-0" / 6'-0"	

*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.

[Rev. 01/14/14]



CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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Item 7a

ARCHITECTURAL PERMIT (AP) 15-667

FOR A PROPERTY LOCATED AT 1124 SHELL AVENUE TO ALLOW A FIRST FLOOR ADDITION OF 240 SF AND A SECOND STORY ADDITION OF 668 SF INCLUDING THE ADDITION OF A 120 SF SECOND STORY DECK IN THE REAR TO AN EXISTING ONE STORY 1,358 SF FOR A TOTAL OF A 2,266 SF TWO STORY RESIDENCE.

FACTS

1. The subject site is located at 1124 Shell Avenue, Pacific Grove, 93950 APN 006-023-009
2. The subject site has a designation of Medium Density 17.4 du/ac on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1-H zoning district.
4. The subject site is 6,293 square feet.
5. The subject site is developed with a single story single family dwelling.
6. The subject site is located in an Archeological sensitive area and an Archeological report was prepared by Susan Morley in October 2015
7. The subject site is located in the area of Special Biological Significance Watershed.
8. 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-1-H 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 33, 38, 39 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) 15-667:

to allow a first floor addition of 240 sf and a second story addition of 668 sf including the addition of a 120 sf second story deck in the rear to an existing one story 1,358 sf for a total of a 2,266 sf two story residence.

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. **Street Trees.** One tree must be planted per 30 feet of frontage, with a minimum of two trees
7. **Water Efficiency Requirements.** All Monterey Peninsula Water Management District water efficiency requirements, including the installation of high efficiency toilets, shall be implemented.
8. **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.
9. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
10. **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.
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.

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) 15-667 to allow a first floor addition of 240 sf and a second story addition of 668 sf including the addition of a 120 sf second story deck in the rear to an existing one story 1,358 sf for a total of a 2,266 sf two story residence.
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.

Jerry Chyo, Owner

Date



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Community Development Department – Planning Division

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NOTICE OF EXEMPTION FROM CEQA

Item 7a

Property Address/Location: 414 Gibson, Pacific Grove, CA 93950

Project Description: AP 160124

To allow a second story addition of 4470 sf including the addition of a 130 sf second story Description: deck over a 490 sf rebuilt 2 car garage, in the rear, to an existing one story 2,036 sf residence for a total of a 2,718 sf two story residence.

APN: 006532017000

ZC: R-1

Lot Size: 5,589 sf

Applicant Name:	James Sullivan	Phone #:	521-7178
Mailing Address:	484 B Washington St #234		
Email Address:	jsullarch@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: Class 1 Section 15301(e)
- Statutory Exemption
Type and Section Number:
- Other:

Exemption Findings:
The proposed addition does not involve expansion of the existing use.

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

Contact Phone: (831) 648-3183

Signature: Laurel O'Halloran

Date: 2-24-16



CITY OF PACIFIC GROVE

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Initial Historic Screening Determination

Address: 1124 Shell APN: 006-023-009

Owner: Jerry Chyo Applicant: Jerry Chyo

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the 10/22/14 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
Maureen Mason, HRC Chair

10/22/14
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 (DPR 523 Form) is required.

Ashley Hobson
Ashley Hobson, Contract Assistant Planner

10/23/14
Date

ADDITION OF A BATHROOM, 2 BEDROOMS AND DECK FOR
GERALD K. CHOY
1124 SHELL AVE
PACIFIC GROVE, CA 93950

1 ST FLOOR: 240 SQ. FT.
 2 ND FLOOR: 600 SQ. FT.
 TOTAL: 840 SQ. FT.

OCCUPANCY GROUP - R3
 CONSTRUCTION TYPE V-NON RATED

DRAWN BY: DALE OLIVER
 DATE: 10/22/15 REV: 1-17-16

ADDITION FOR: GERALD CHYO
 1124 SHELL AVE
 PACIFIC GROVE, CA 93950

EXISTING SITE PLAN

CONTACT PERSON:
 GERALD CHYO
 831-645-9456

ADDRESS:
 1124 SHELL AVE
 PACIFIC GROVE, CA 93950

PARCEL DESCRIPTION:
 APN: 006-023-009-000
 PACIFIC GROVE BEACH
 BLKS 259&280, LOTS 1-2-3 BLK 270,
 & LOTS 1&4 BLK 27 RE-SUB OF
 BLKS 270-271, 272&273

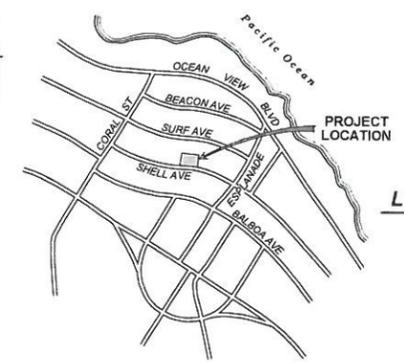
BUILDING DATA:

EXISTING:
 2 BEDROOM, 1 BATH
 HOUSE: 1008 SQ. FT.
 CARPORT: 350 SQ. FT.
 TOTAL BLDG: 1358 SQ. FT.
 DECK: 192 SQ. FT.

ADDITION:
 1ST FLOOR: 240 SQ. FT.
 2ND FLOOR: 600 SQ. FT.
 TOTAL BLDG: 908 SQ. FT.
 1ST FLR PORCH: 28 SQ. FT.
 2ND FLR DECK: 120 SQ. FT.

LOT COVERAGE:
 LOT AREA: 6293.33 SQ. FT.
 BLDG FOOTPRINT: 1790 SQ. FT.
 BLDG TOTAL: 2510 SQ. FT.
 BUILDING COVERAGE: 28.4%
 SITE COVERAGE: 39.9%

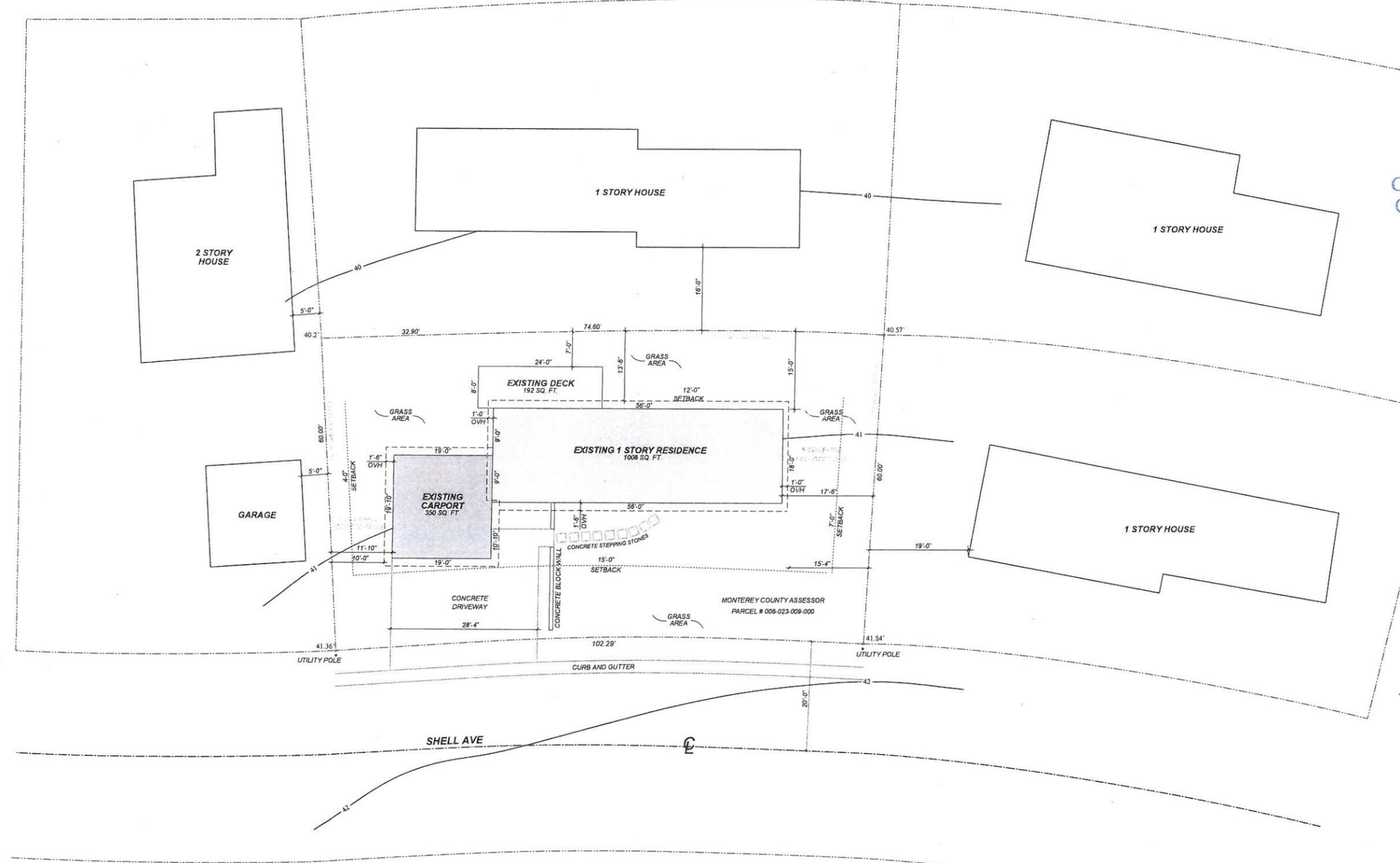
BUILDING HEIGHT AT PEAK: 24'-8"



LOCATION MAP

RECEIVED
 FEB 16 2016

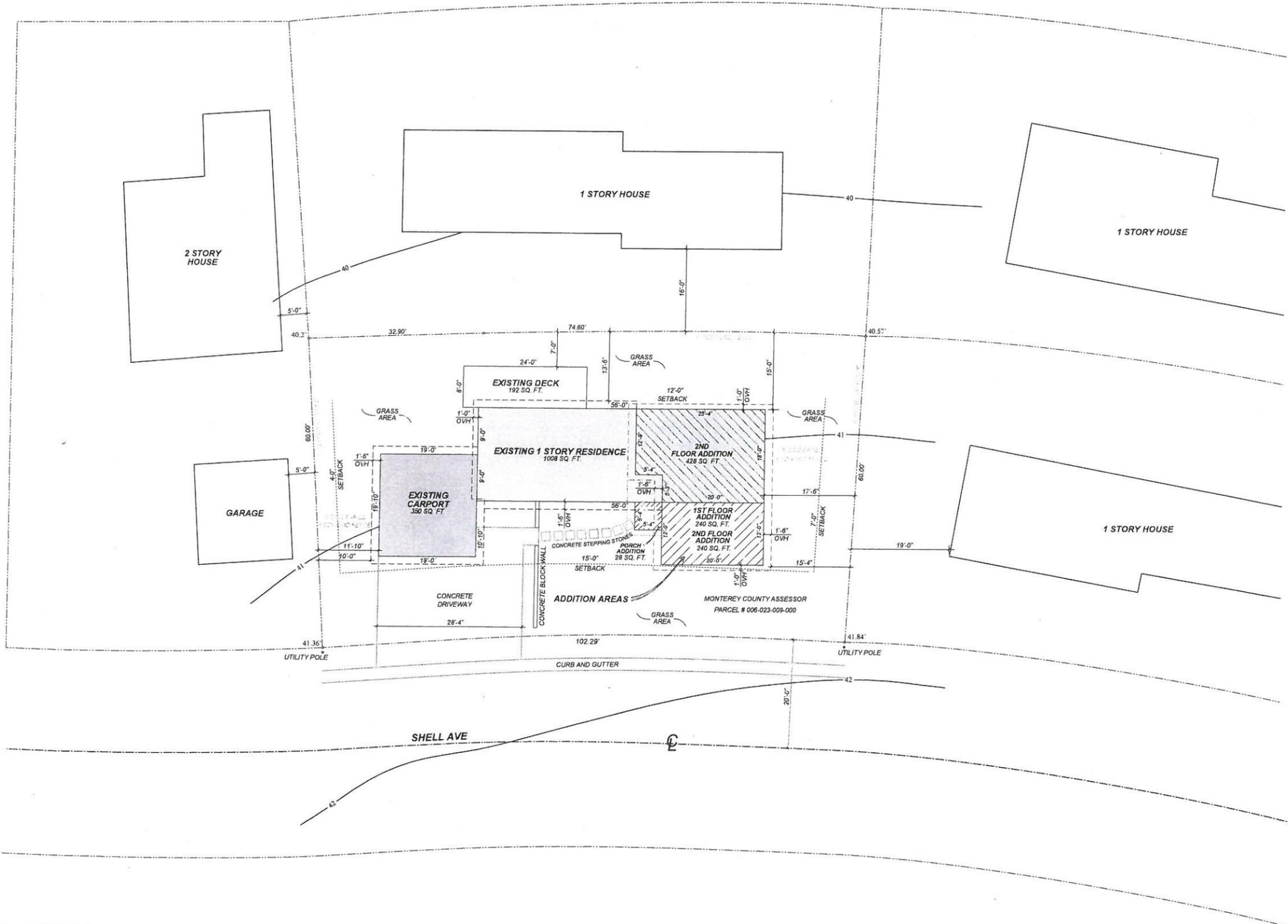
CITY OF PACIFIC GROVE
 COMMUNITY DEV DEPT



EXISTING SITE PLAN
 SCALE: 1" = 10'

SHEET INDEX	
1	EXISTING SITE PLAN
2	PROPOSED SITE PLAN
3	FOUNDATION PLAN
4	FIRST FLOOR PLAN
5	SECOND FLOOR PLAN
6	FRAMING PLAN
7	PHOTOMONTAGE

CONTACT PERSON:	BUILDING DATA:	LOT COVERAGE:
GERALD CHYO 831-645-9456	EXISTING: 2 BEDROOM, 1 BATH HOUSE: 1008 SQ. FT. CARPORT: 350 SQ. FT. TOTAL BLDG: 1358 SQ. FT. DECK: 192 SQ. FT.	LOT AREA: 6293.33 SQ. FT. BLDG FOOTPRINT: 1790 SQ. FT. BLDG TOTAL: 2510 SQ. FT. BUILDING COVERAGE: 28.4% SITE COVERAGE: 39.9%
ADDRESS: 1124 SHELL AVE PACIFIC GROVE, CA 93950	ADDITION: 1ST FLOOR: 240 SQ. FT. 2ND FLOOR: 668 SQ. FT. TOTAL BLDG: 908 SQ. FT. 1ST FLR PORCH: 28 SQ. FT. 2ND FLR DECK: 120 SQ. FT.	
PARCEL DESCRIPTION: APN: 006-023-009-000 PACIFIC GROVE BEACH BLKS 259&260, LOTS 1-2-3 BLK 270, & LOTS 1&4 BLK 27 RE-SUB OF BLKS 270-271, 272&273	BUILDING HEIGHT AT PEAK: 24'-8"	



PROJECT DATA SHEET

Project Address: 1124 SHELL AVE, PACIFIC GROVE
Applicant(s): GERALD CHYO
Submittal Date:
Permit Type(s) & No(s):

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1-H	R-1-H	R-1-H	
Building Site Area	4000 SQ. FT. MIN.	6293 SQ. FT.	6293 SQ. FT.	
Density (multi-family projects only)				N/A
Building Coverage	40%	21.5%	36%	
Site Coverage	60%	25%	39%	
Gross Floor Area	2959 SQ. FT. MAX.	1358 SQ. FT.	2266 SQ. FT.	
Square Footage not counted towards Gross Floor Area				N/A
Impervious Surface Area Created and/or Replaced			268 SQ. FT.	
Exterior Lateral Wall Length to be demolished in feet & % of total*			4 @ 2.7%	
Exterior Lateral Wall Length to be built			155 FT.	
Building Height	25' MAX.	11'-2"	24'-8"	
Number of stories	2	1	2	
Front Setback	15'	16'-6"	15'-4"	
WEST Side Setback (specify side)	4'	11'-10"	11'-10"	
EAST Side Setback (specify side)	7'	17'-6"	16'-10"	
Rear Setback	12'	14'-3"	14'-3"	
Garage Door Setback	20'-0" MIN.	20'-0"	20'-0"	FRONT OF CARPORT
Covered Parking Spaces	1	2	2	
Uncovered Parking Spaces	1	2	2	
Parking Space Size (interior measurement)	9' x 20'	9' x 20'	9' x 20'	
Number of Driveways	1	1	1	
Driveway Width(s)	20'-0" MAX.	19'-0"	19'-0"	
Back-up Distance		20'-8"	20'-8"	
Eave Projection (Into Setback) Lines	3' maximum			N/A
Distances Between Eaves & Property Lines	5' minimum		>=10'-0"	
Open Porch/Deck Projections			5'-4" X 5'-4"	
Architectural Feature Projections				N/A
Number & Category of Accessory Buildings				N/A
Accessory Building Setbacks				N/A
Distance between Buildings				N/A
Accessory Building Heights				N/A
Fence Heights	6' MAX.	5'-0" 6'-0"	5'-0" 6'-0"	

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FEB 16 2016
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

PROPOSED SITE PLAN
SCALE: 1" = 10'

RECEIVED

Item 7a

FEB 16 2016

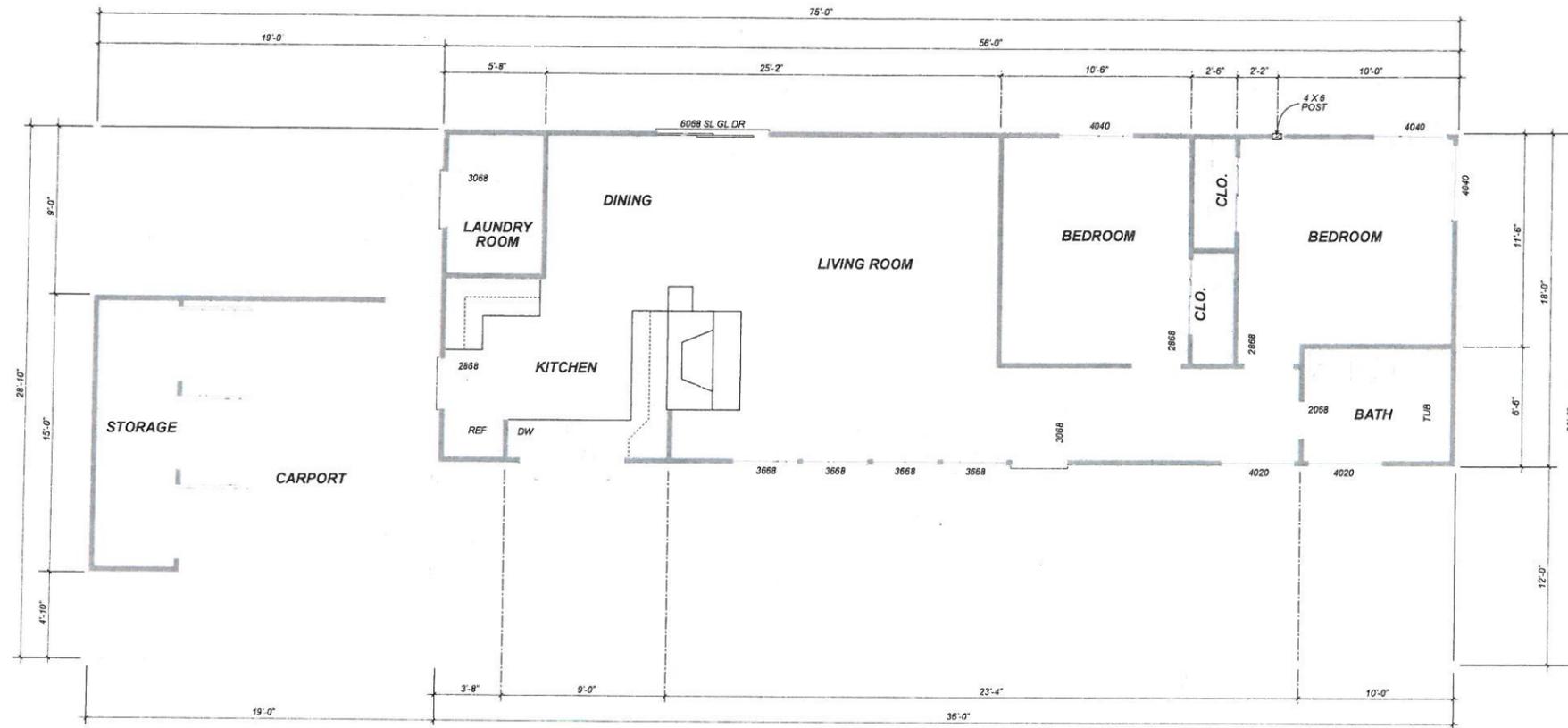
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

SHEET 3 OF 7

DRAWN BY: DALE OLIVER
DATE: 10/22/15 REV: 1-17-16

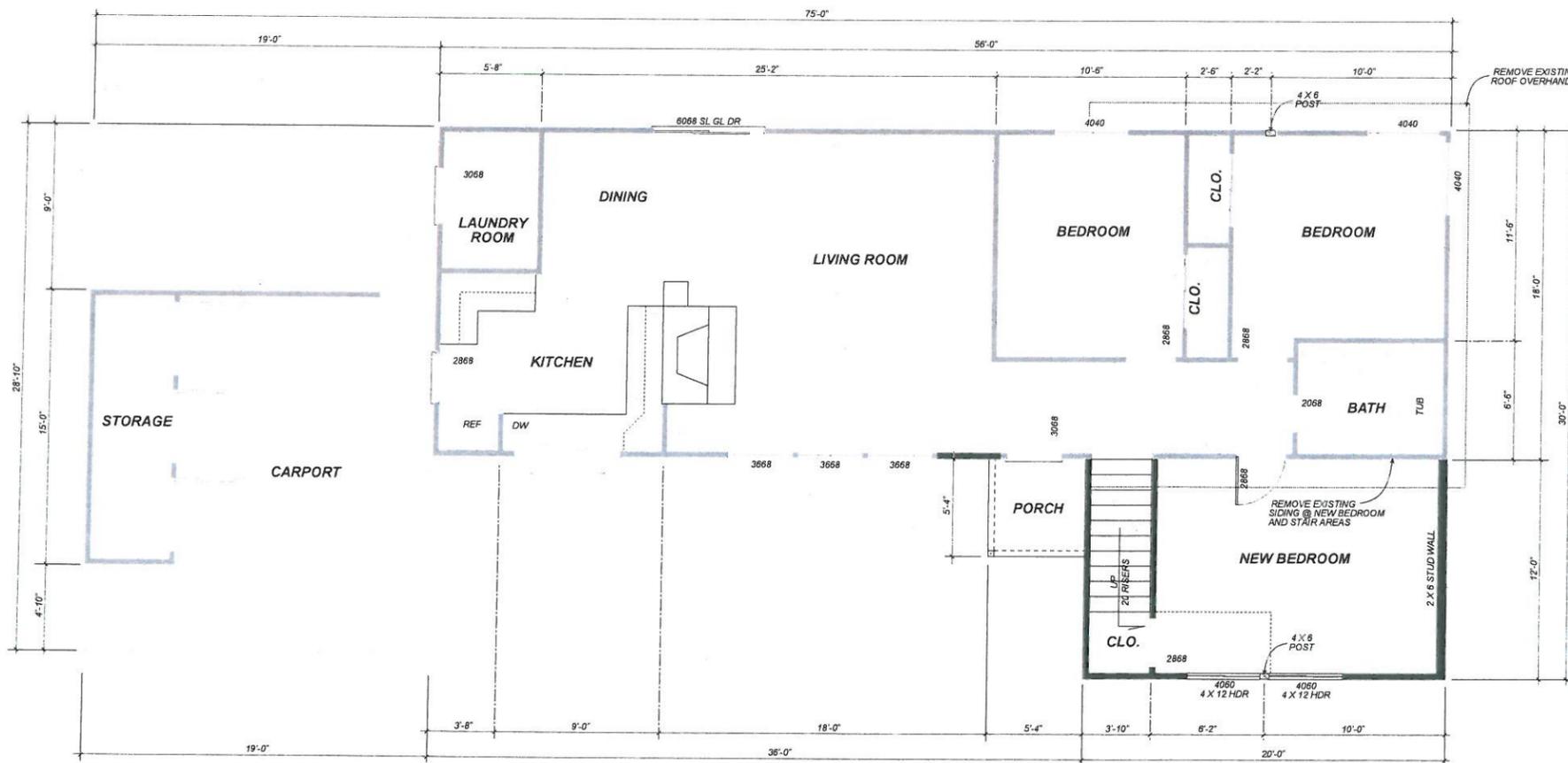
EXISTING 1ST FLOOR PLAN

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



PROPOSED 1ST FIRST FLOOR PLAN

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



LEGEND
 [Grey Box] EXISTING STRUCTURE
 [Black Box] NEW STRUCTURE

ADDITION FOR: GERALD CHYO
1124 SHELL AVE
PACIFIC GROVE, CA 93950

FIRST FLOOR PLAN

RECEIVED

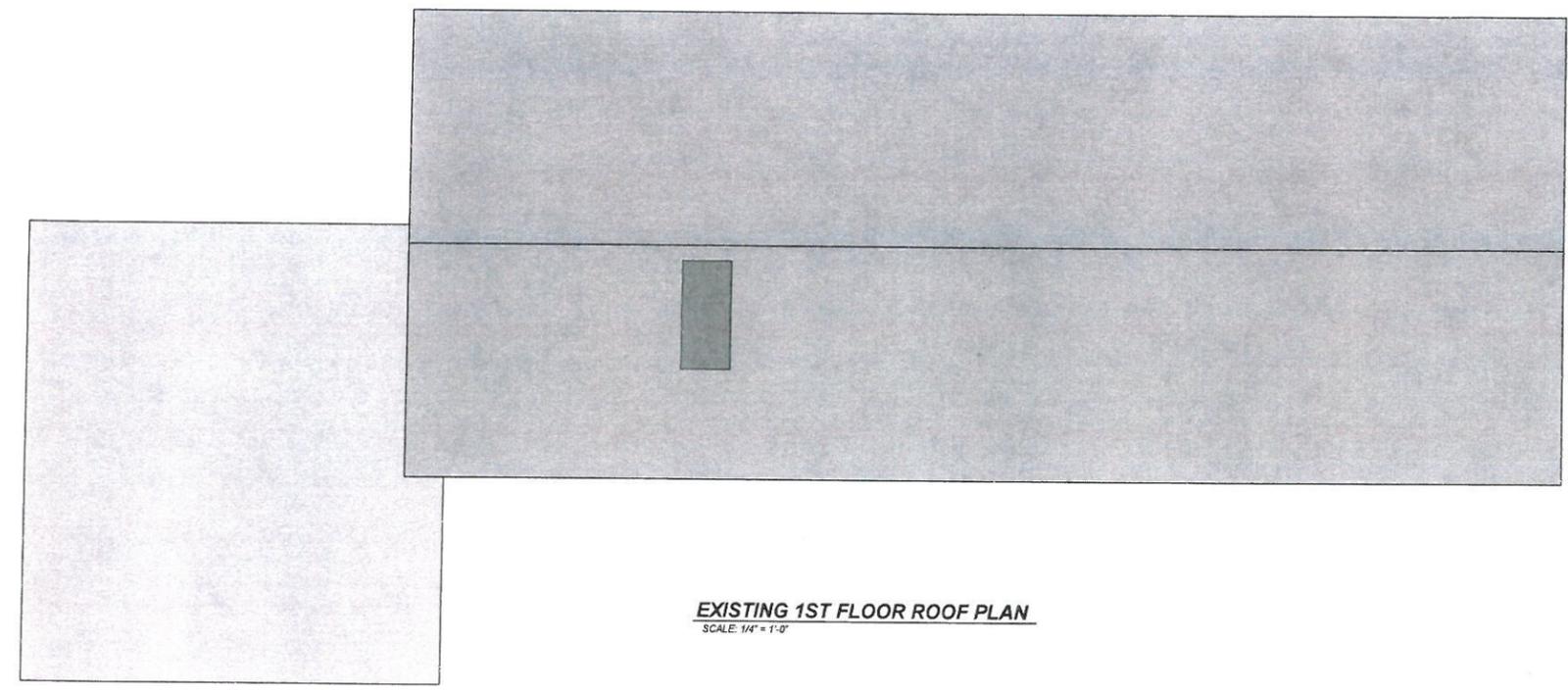
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COMMUNITY DEV DEPT

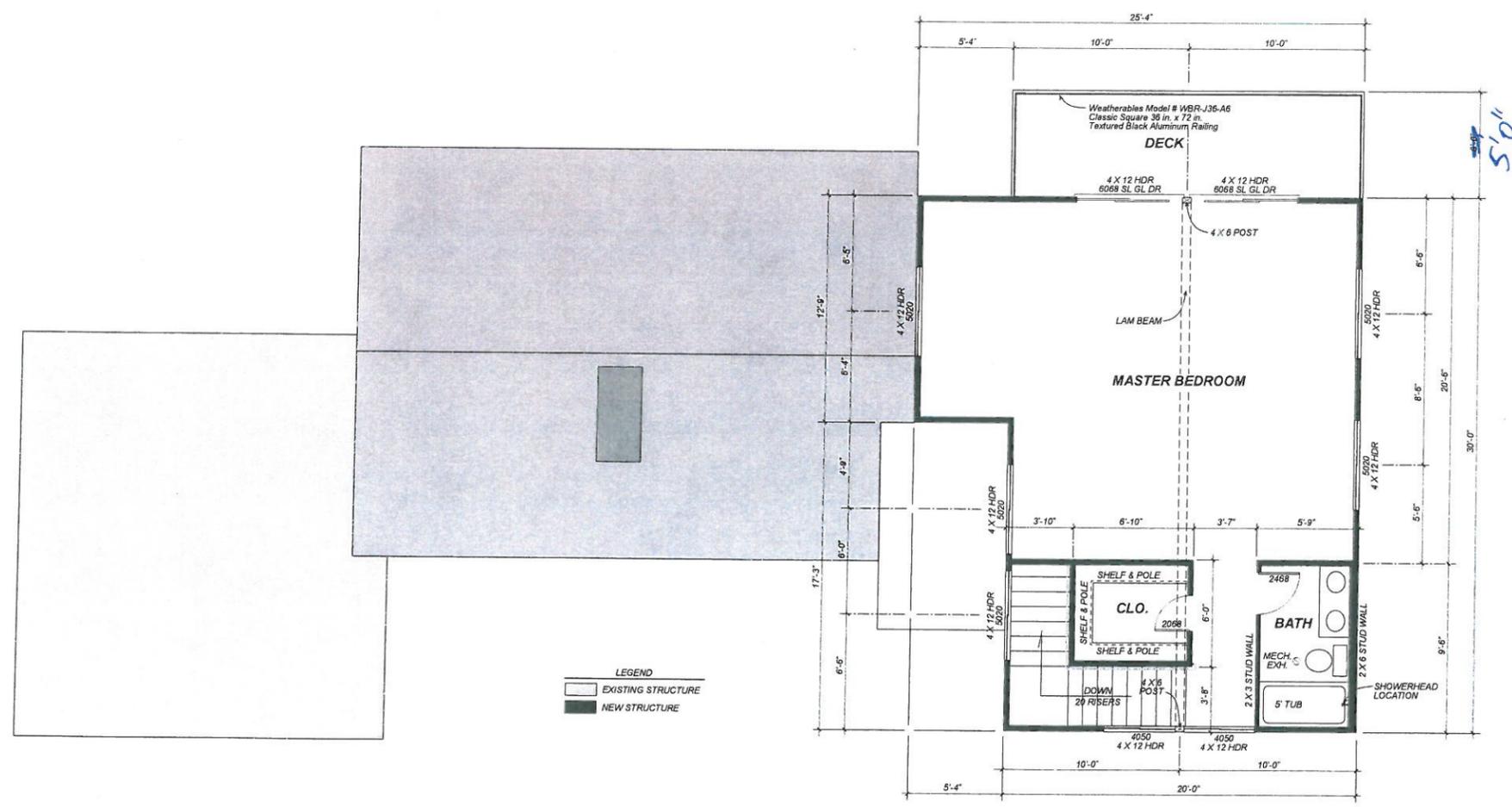
DRAWN BY: DALE OLIVER
DATE: 10/22/15 REV: 117-16

ADDITION FOR: GERALD CHYO
1124 SHELL AVE
PACIFIC GROVE, CA 93950

SECOND FLOOR PLAN

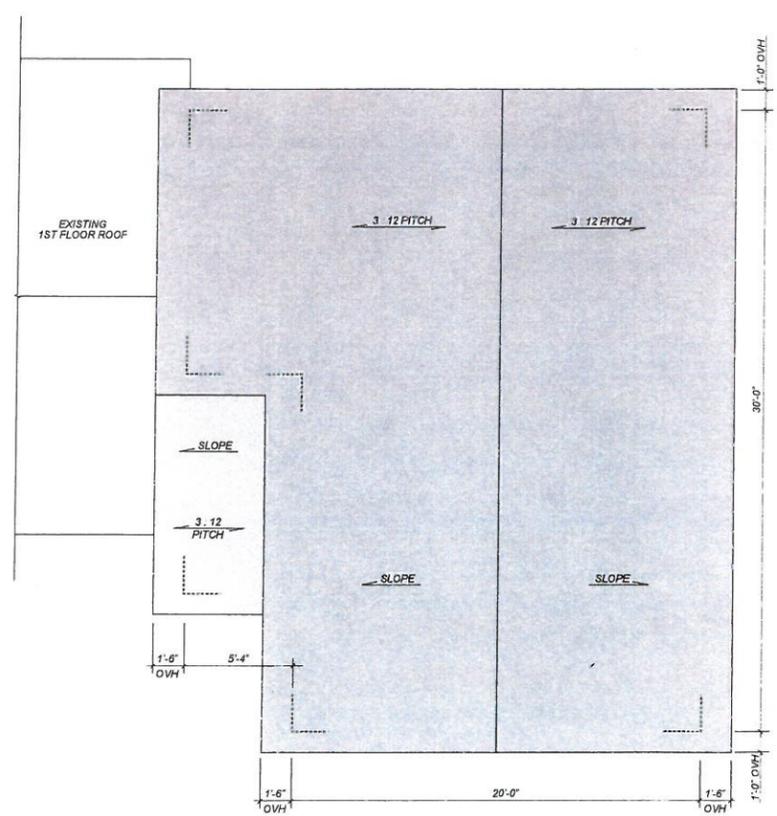


EXISTING 1ST FLOOR ROOF PLAN
SCALE: 1/4" = 1'-0"



PROPOSED 2ND FLOOR PLAN
SCALE: 1/4" = 1'-0"

LEGEND
 [White Box] EXISTING STRUCTURE
 [Grey Box] NEW STRUCTURE



PROPOSED 2ND FLOOR ROOF PLAN
SCALE: 1/4" = 1'-0"

RECEIVED

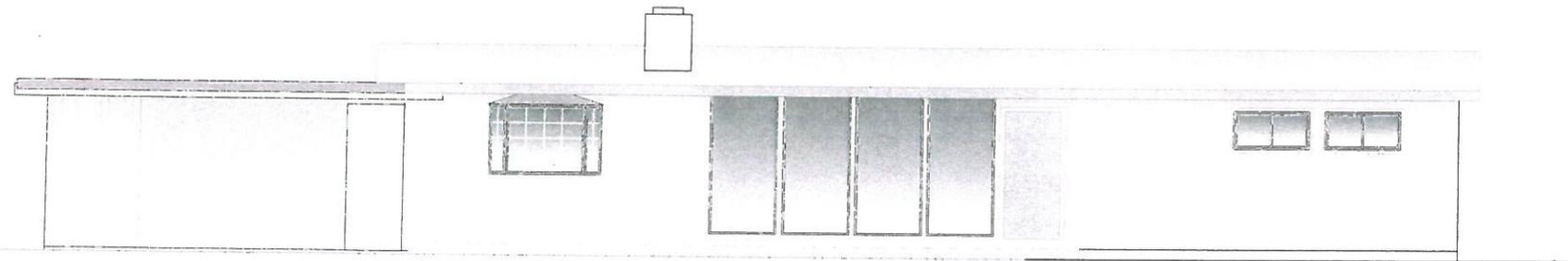
Item 7a

FEB 16 2016

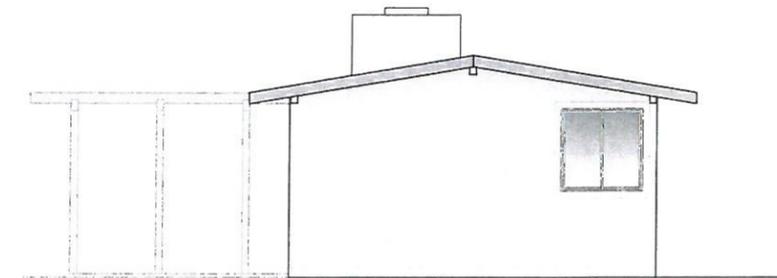
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

SHEET 5 OF 7

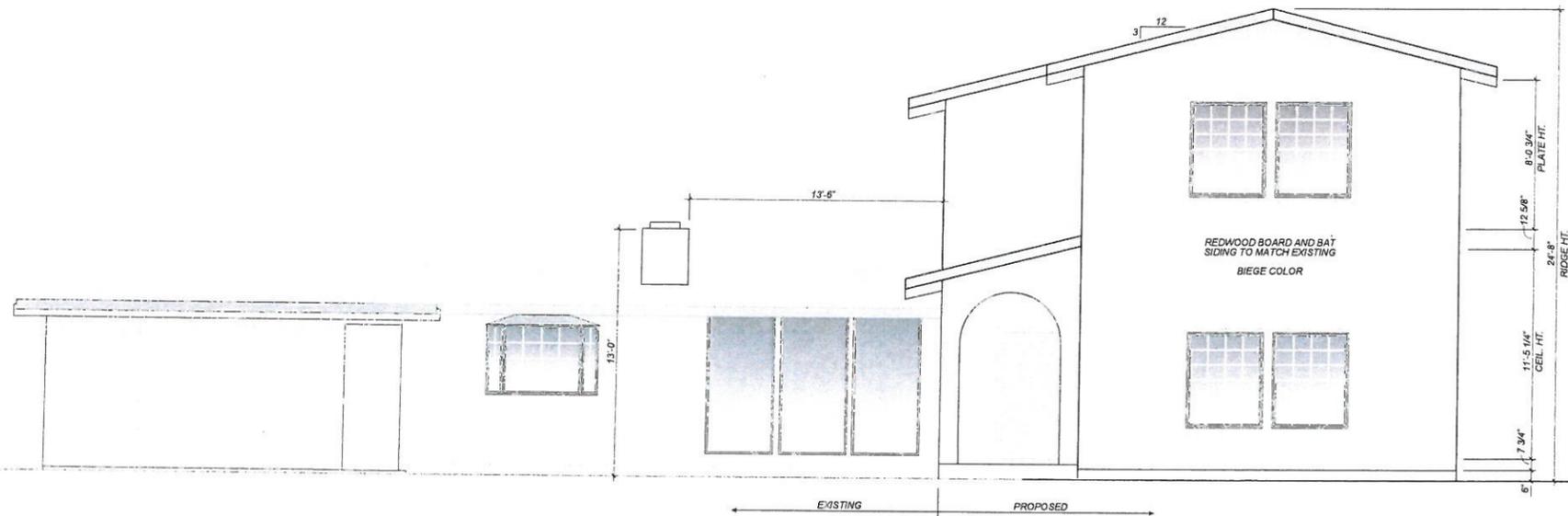
DRAWN BY: DALE OLIVER
DATE: 10/22/15 REV: 1/17/16



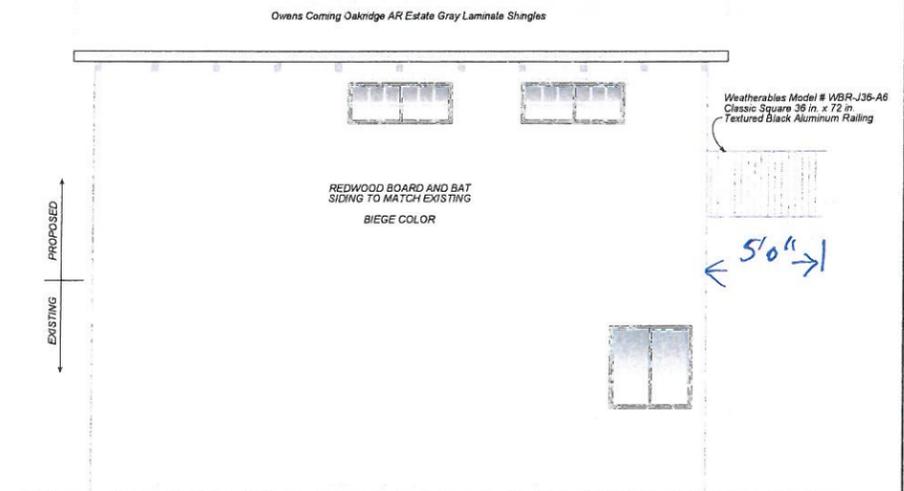
EXISTING FRONT ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



EXISTING RIGHT SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



PROPOSED FRONT ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"



PROPOSED RIGHT SIDE ELEVATION (EAST)
SCALE: 1/4" = 1'-0"

ADDITION FOR: GERALD CHYO
1124 SHELL AVE
PACIFIC GROVE, CA 93950

ELEVATIONS

RECEIVED

Item 7a

FEB 16 2016

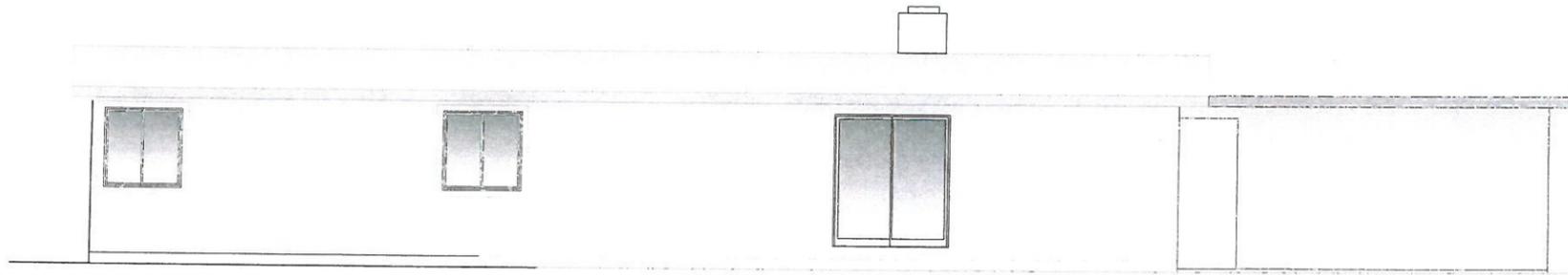
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

SHEET 6 OF 7

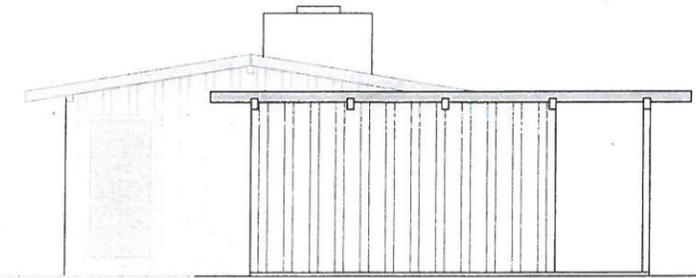
DRAWN BY: DALE OLIVER
DATE: 10/22/15 REV. 1-17-16

ADDITION FOR: GERALD CHYO
1124 SHELL AVE
PACIFIC GROVE, CA 93950

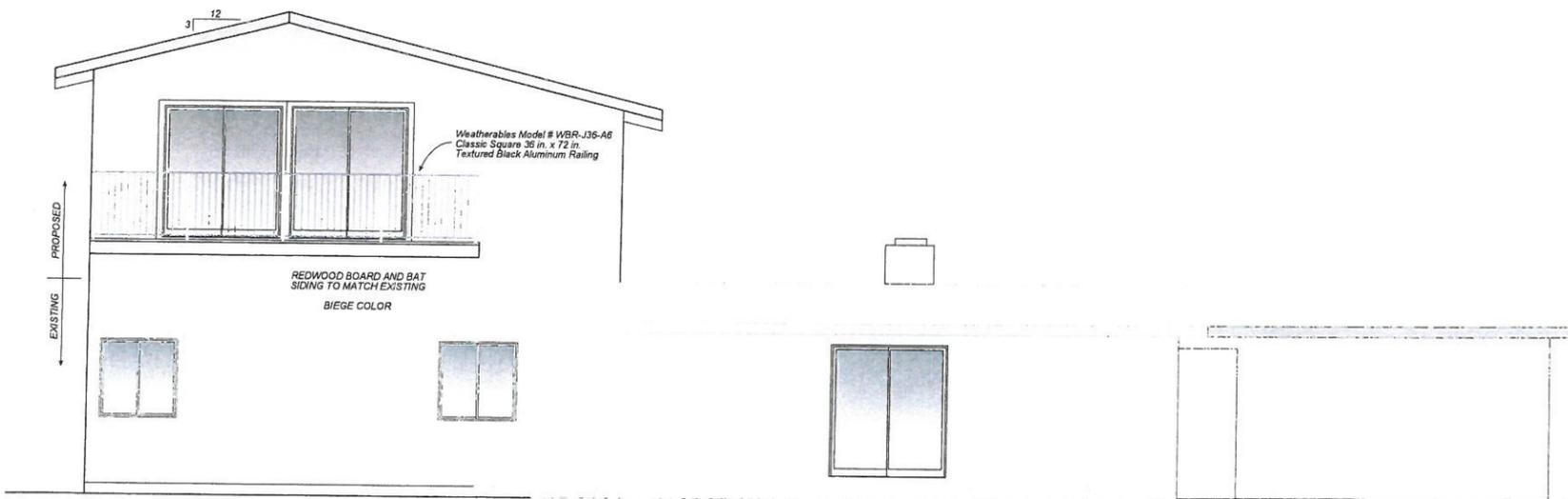
ELEVATIONS



EXISTING REAR ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



EXISTING LEFT SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"



PROPOSED REAR ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"



PROPOSED LEFT SIDE ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

RECEIVED

Item 7a

FEB 16 2016

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

SHEET 7 OF 7

DRAWN BY: DALE OLIVER
DATE: 10/22/15 REV. 1-17-16

ADDITION FOR: GERALD CHYO
1124 SHELL AVE
PACIFIC GROVE, CA 93950

PHOTOMONTAGE



EXISTING FRONT VIEW



RESIDENCE @ RIGHT SIDE



PROPOSED FRONT VIEW



RESIDENCE @ LEFT SIDE

Item 7a

Progress Lighting | Model # P5659-71 | Internet # 100207076 | Store SKU # 150113

Cranbrook Collection 1-Light Gilded Iron Wall Lantern

Open Expanded View

\$69.97 /each

RECEIVED

OCT 26 2015

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT**PRODUCT OVERVIEW** Model # P5659-71 | Internet # 100207076 | Store SKU # 150113 | Store SO SKU # 716716

Impressive and stately, the Cranbrook Collection is finely crafted from durable die-cast aluminum for years of reliable service. Stylish details include a beautiful art glass design in a classic fleur d'lis pattern fashioned from beveled clear glass and seeded glass panels. A rich hand painted finish provides an artistic touch that will add a touch of distinctiveness to your home.

California residents: see [Proposition 65 information](#)

- Gilded iron finish
- Water seeded/clear bevel glass
- 8-1/2 in. W x 15-13/16 in. H
- Uses (1) 75-Watt medium base bulb (not included)
- Uses one 75-Watt medium-base incandescent bulb (sold separately)
- Home Depot Protection Plan:

**Protect your investment!**

Add a Protection Plan to your purchase.

[Learn more >](#)**SPECIFICATIONS****DIMENSIONS**

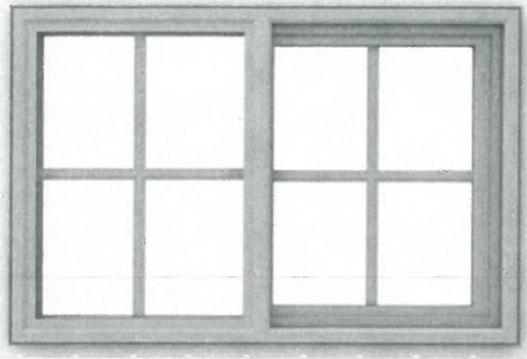
Product Depth (in.)	9.56	Product Height (in.)	15.8125 in
Product Length (in.)	9.5625 in	Product Width (in.)	8.5 in

DETAILS

Item 7a

JELD-WEN | Model # THDJW140400350 | Internet # 205817944

35.5 in. x 23.5 in. V-4500 Series Right-Hand Sliding Vinyl Window with Grids - Tan



no grids
2

\$358.91 /each

RECEIVED

OCT 26 2015

CITY OF PACIFIC GROVE
 COMMUNITY DEV DEPT

Open Expanded View

PRODUCT OVERVIEW Model # THDJW140400350 | Internet # 205817944

Open a new world of design possibilities with the JELD-WEN V-4500 Sliding Vinyl Window. These side-by-side windows offer a classic look and are a popular choice for many homeowners. The single sliding operation is engineered to be smooth and easy and is available with a left or right opening sash for ventilation. Maintenance couldn't be simpler with this well-made, long-lasting window. And when you install a Sliding window with energy efficient glass, it simply adds to the savings and comfort that's already built in.

- Energy Star qualified products reduce heating and cooling costs
- Industry-leading, limited lifetime warranty
- Accidental glass breakage coverage
- Multi-chamber designed fusion-welded frame for reliable structural performance
- Low-maintenance, durable vinyl for long-term use
- Ergonomic mag-lock hardware easily unlocks and opens the window in 1 simple motion
- Ideal for new construction or replacement window projects
- High-performance charcoal fiberglass mesh screen keeps insects out while allowing more natural light inside compared to lower-quality window screens
- Pre-painted windows have colored exteriors and white interiors; desert sand is available with white or desert sand interiors
- Windows with grids match the exterior window color chosen and have white interiors; desert sand offers matching interior and exterior color grids or white interior color grids

SPECIFICATIONS

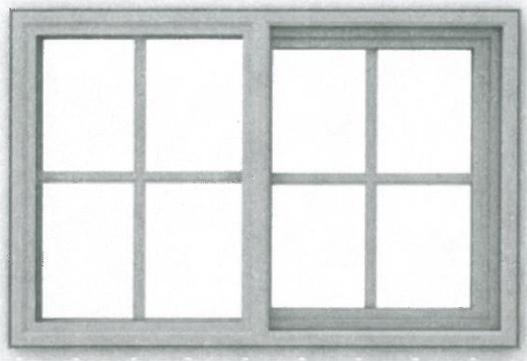
DIMENSIONS

Grid Width (in.)	7/8	Jamb Depth (in.)	3.25
Product Depth (in.)	3.25	Product Height (in.)	23.5
Product Width (in.)	35.5	Rough Opening Height	24

Item 7a

JELD-WEN | Model # THDJW140400350 | Internet # 205817944

35.5 in. x 23.5 in. V-4500 Series Right-Hand Sliding Vinyl Window with Grids - Tan



\$358.91 /each

RECEIVED

OCT 26 2015

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

Open Expanded View

PRODUCT OVERVIEW Model # THDJW140400350 | Internet # 205817944

Open a new world of design possibilities with the JELD-WEN V-4500 Sliding Vinyl Window. These side-by-side windows offer a classic look and are a popular choice for many homeowners. The single sliding operation is engineered to be smooth and easy and is available with a left or right opening sash for ventilation. Maintenance couldn't be simpler with this well-made, long-lasting window. And when you install a Sliding window with energy efficient glass, it simply adds to the savings and comfort that's already built in.

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SPECIFICATIONS

DIMENSIONS

Grid Width (in.)	7/8	Jamb Depth (in.)	3.25
Product Depth (in.)	3.25	Product Height (in.)	23.5
Product Width (in.)	35.5	Rough Opening Height	24

Item 7a

Weatherables | Model # WBR-J36-A6 | Internet # 206126321

Classic Square 36 in. x 72 in. Textured Black Aluminum Railing Kit

\$159.00 /each



- Premium quality vinyl (up to 50% stronger than the competition)
- Lifetime installation support
- Backed by Weatherables Superior Service Guarantee

Open Expanded View

RECEIVED

OCT 26 2015

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

PRODUCT OVERVIEW Model # WBR-J36-A6 Internet # 206126321

The Classic aluminum straight railing with square pickets is 36 in. high x 6 ft. wide. The Classic has a molded top rail (1.337 in. x 2.25 in.) and square bottom rail (1.305 in. x 1.352 in.) with 0.75 in. square pickets. The Classic aluminum railing combines the weatherability, strength and low maintenance of aluminum while meeting nationwide (IRC/IBC) building codes.

- Boxed kit includes top and bottom rail, 4 brackets and fasteners and a toe kick
- Easy to install
- Railing is intended for use with a 3 in. x 3 in. post kit (available to purchase separately- LBAL-POSTKIT-3 x 44) or may be installed between your existing posts
- Rails are 70.5 in. long, typically installed with posts 72 in. on center (depending on the size of post), sections may be cut down
- Textured black color
- No special tools or skills are required, making this the perfect product for both a do-it-yourself homeowner and a professional contractor

SPECIFICATIONS

DIMENSIONS

Picket spacing (in.)	3.625	Product Depth (in.)	2.5
Product Height (in.)	36	Product Width (in.)	72

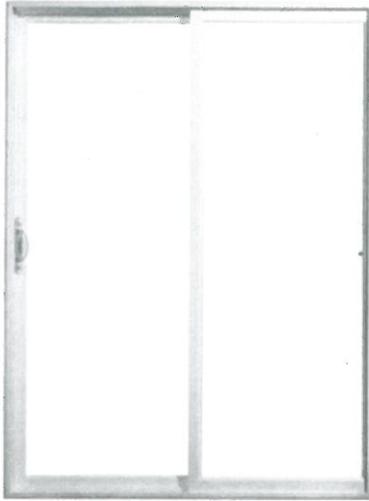
DETAILS

Cap/top included	No	Color Family	Black
Fillet included	No	Interior/Exterior	Interior/Exterior
Material	Aluminum	Number of framing/post rails for panels	1
Number of picket/baluster rails for panels	15	Returnable	90-Day

Item 7a

JELD-WEN | Model # 8b6768 | Internet # 203661522 | Store SKU # 833973

72 in. x 80 in. V-2500 Series Sliding Vinyl Patio Door



Open Expanded View

\$428.00 /each

RECEIVED
 OCT 26 2015
 CITY OF PACIFIC GROVE
 COMMUNITY DEV DEPT

PRODUCT OVERVIEW Model # 8b6768 | Internet # 203661522 | Store SKU # 833973

The basics done better, JELD-WEN V-2500 Series Vinyl patio doors are made to be durable, energy efficient and attractive for many years to come. Sliding patio doors offer maximum views and save space where swinging doors are not feasible. Heavy-duty tandem rollers provide smooth, effortless and long-lasting operation.

California residents: see [Proposition 65 information](#)

- Energy star qualified products reduce heating and cooling costs
- Glass is tempered (heat treated) making it stronger and more resistant to breakage. If it does break, the pieces will be small and dull, rather than razor sharp shards that can cause serious injury
- Choose your handing while viewing door from outside of the home
- Low-maintenance, durable vinyl for long-term use
- Matching white handle set

SPECIFICATIONS

DIMENSIONS

Assembled Depth (in.)	4.75 in	Assembled Height (in.)	82.0 in
Assembled Width (in.)	74.0 in	Door Size (WxH) in.	72 x 80
Door Thickness (in.)	1.75 in		

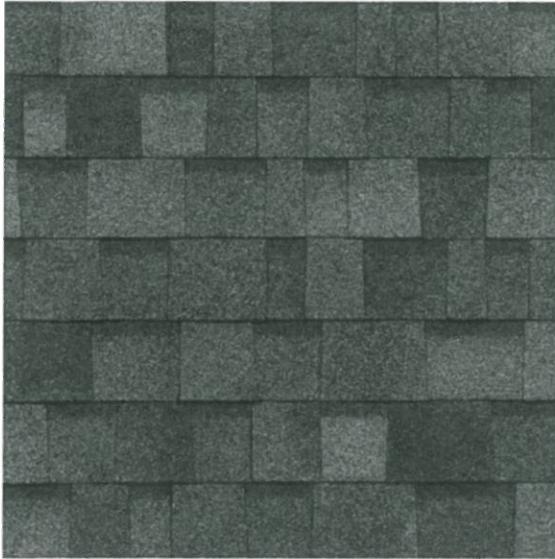
DETAILS

Color Family	White	Color/Finish	White
Commercial	No	Door Configuration	Double Door
Door Handing	Left-Hand/Slide	Door Material	Vinyl

Item 7a

Owens Corning | Model # HK20 | Internet # 205655917 | Store SKU # 1001187819

Oakridge AR Estate Gray Laminate Shingles (32.8 sq. ft. per Bundle)



Open Expanded View

\$28.50 /case

Bulk Price Discount Available

- Provides long-lasting performance
- Available in a wide range of colors
- Unique blends include a collection of Artisan colors

RECEIVED

OCT 26 2015

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

PRODUCT OVERVIEW | Model # HK20 | Internet # 205655917 | Store SKU # 1001187819

Oakridge laminated shingles have a warm, inviting look in popular colors for a step up from traditional 3-tab shingles. Oakridge shingles are designed to provide long-lasting performance and striking beauty. In addition to a wide range of inviting, popular colors, they also offer the following features and benefits.

- Limited lifetime warranty (For as long as you own your home)
- 110 MPH wind resistance limited warranty
- Great looks and protection that will last for many years
- Serve as the first layer of defense against the forces of nature, they also help define the character of your home

SPECIFICATIONS

DIMENSIONS

Product Depth (in.)	39.375	Product Height (in.)	3.125
Product Width (in.)	13.25		

DETAILS

Attic ventilation required	Yes	Color Family	Gray
Color/Finish	Gray	Commercial / Residential	Residential
Fire Rating	Class A	Impact Resistant	No
Material	Asphalt	Number of bundles per 100 sq. ft.	3
Number of pieces per bundle	20	Roofing Product Type	Standard Shingle
Shingle Style	Architectural	Underlayment Required	Yes