



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 16-355

Date: 4/28/16

Total Fees: \$ 3109.69

Received by: W

APPLICANT/OWNER:

Project Address: 1126 PRESIDIO BLVD. APN: 007-583-021

Project Description: REMODEL (E) 780 SF HOUSE. DEMO (E) GARAGE
RE-BUILD (N) GARAGE - 292 SF
ADD 613 SF 2ND STORY ADDITION

Applicant

Name: ADAM JESELNICK ARCHITECT

Phone: 831-620-5164

Email: AJARCH@GMAIL.COM

Mailing Address: 3069 WILCA LN
CARMEL, CA 93923

Owner

Name: JOSHUA & DANIELE JORN

Phone: 831-264-3055

Email: _____

Mailing Address: _____

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: |

CEQA Determination:

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

Review Authority:

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

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: 35

Block: 8

Tract: DEL MONTE PARK

ZC: R-1

GP: Med. 17.0 DU/AC

Lot Size: 4672.5 SF

☐ Historic Resources Inventory

☐ Archaeologically Sensitive Area

Staff Use Only:

APR 28 2016

CITY OF PACIFIC GROVE
 COMMUNITY DEVELOPMENT

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: [Signature]

Date: 4-27-2016

Owner Signature (Required): [Signature]

Date: 4-28-2016

RECEIVED

PROJECT DATA SHEET APR 28 2016

Project Address: 1126 PRESIDIO BLVD Submittal Date: 4-27-2016Applicant(s): ADAM JESELNICK ARCHT Permit Type(s) & No(s): CITY OF PACIFIC GROVE COMMUNITY DEV DEPT

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1			
Building Site Area	4672.5			
Density (multi-family projects only)	—			
Building Coverage	2103 SF	1054 SF	1838 SF	
Site Coverage	2803.5	1558	2189	
Gross Floor Area	2103	1054	1685 SF	
Square Footage not counted towards Gross Floor Area	—	—	153	
Impervious Surface Area Created and/or Replaced				
Exterior Lateral Wall Length to be demolished in feet & % of total*	—	24'	24' @ 21%	
Exterior Lateral Wall Length to be built	—	—	112'	
Building Height		14'-1"	21'	
Number of stories		1	2	
Front Setback	15'	15'	15'	
<u>NORTH</u> Side Setback (specify side)	5'	5'-2"	5'	
<u>SOUTH</u> Side Setback (specify side)	5'	5'-3"	5'	
Rear Setback	10'	20'	15'	
Garage Door Setback	20'		26'	
Covered Parking Spaces		1	1	
Uncovered Parking Spaces		1	1	
Parking Space Size (Interior measurement)	9' x 20'		11' x 23'	
Number of Driveways	1		1	
Driveway Width(s)			10'	
Back-up Distance				
Eave Projection (Into Setback)	3' maximum	2'	2'	
Distances Between Eaves & Property Lines	3' minimum	✓	✓	
Open Porch/Deck Projections				
Architectural Feature Projections				
Number & Category of Accessory Buildings	0	1	0	
Accessory Building Setbacks				
Distance between Buildings				
Accessory Building Heights				
Fence Heights			6'	

*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) 16-355

FOR A PROPERTY LOCATED AT 1126 PRESIDIO BOULEVARD TO ALLOW A SECOND-STORY ADDITION OF 613 SQ. FT., AND THE REMOVAL OF A 274 SQ. FT. DETACHED GARAGE TO BE REBUILT WITH A 292 SQ. FT. ATTACHED GARAGE, AND WINDOW CHANGES AND INTERIOR REMODEL.

FACTS

1. The subject site is located at 1126 Presidio Boulevard, Pacific Grove, 93950 APN 007-583-021.
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 zoning district.
4. The project site is located in the Area of Special Biological Significance Watershed.
5. The subject site is an interior lot of 4,672 square feet.
6. The subject property was built in 1957 and is not on the City's Historic Resources Inventory.
7. An Initial Historic Screening was completed by the City of Pacific Grove, and the Historic Resources Committee determined at its April 27, 2016 meeting that the property is ineligible as a "Historical Resource" because the property does not exhibit unique architectural, site, or locational characteristics.
8. The subject site is developed with a one-story single family home of approximately 1,054 gross square feet.
9. 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 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 No. 1 and 25, and;
3. The proposed development is in conformance with the Monterey Peninsula Water Management District under the Second Bathroom Protocol;
4. 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;
5. The Staff have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

PERMIT

Architectural Permit (AP) 16-355

Per Pacific Grove Municipal Code 23.70.060:

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. **Conformance to Plans.** Development of the site shall conform to approved plans for "Jorn Remodel and Addition" dated March 21, 2016 and submitted May 27, 2016, on file with the Community and Economic Development Department and to the Building Code, with the exception of any subsequently approved changes.
- 6.
7. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.
8. **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. **Exterior Lighting:** All exterior lighting must conform to Architectural Review Guidelines No. 10, 11, and 12.
10. **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) 16-355 to allow a second-story addition of 613 sq. ft., and the removal of a 274 sq. ft. detached garage to be rebuilt with a 292 sq. ft. attached garage, and window changes and interior remodel.
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 14th of June, 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.

Joshua and Danielle Jorn

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

Initial Historic Screening Determination

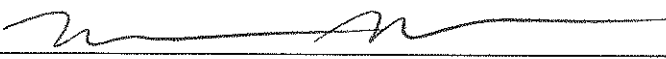
Address: 1126 Presidio Ave. APN: 007-583-021
 Owner: Joshua Jorn Applicant: Adam Jeselnick

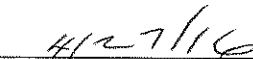
HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the 04/27/2016 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, HRC Chair

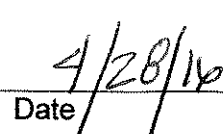

 Date

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 10 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.


 Mark Brodeur, CEDD Director


 Date

GENERAL NOTES

1. VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS AT THE SITE; CONFIRM ANY VARIATIONS OR CONFLICTING OR MISSING DIMENSIONS OR DATA PRIOR TO COMMENCING WORK. USE WRITTEN DIMENSIONS ONLY; DO NOT SCALE DRAWINGS FOR THE PURPOSE OF DETERMINING A DIMENSION DURING CONSTRUCTION.
2. CONSTRUCTION DETAILS NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE BUILT TO CONFORM TO SIMILAR CONSTRUCTION, IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR MANUFACTURER'S SPECIFICATIONS FOR THE INSTALLATION OF THEIR MATERIALS OR ITEMS.
3. ALL CONSTRUCTION (MATERIALS, WORKMANSHIP & METHODS) SHALL COMPLY WITH TITLE 24 AND THE **2013** CALIFORNIA RESIDENTIAL BUILDING CODE (CBC); CALIFORNIA PLUMBING CODE (CPC), CALIFORNIA MECHANICAL CODE (CMC), CALIFORNIA ELECTRICAL CODE (CEC), CALIFORNIA ENERGY CODE, FIRE CODE, AND CALGREEN; AND ALL LOCAL AMENDMENTS AS ADOPTED BY CITY ORDINANCE.
4. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR SAFETY ON THE JOB SITE AND MUST ADHERE TO ALL FEDERAL, STATE LOCAL AND O.S.H.A. SAFETY REGULATIONS.
5. DEMOLITION: CONFIRM ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE/SHE WISHES TO RETAIN FOR HIS/HER USE. ALL OTHER ITEMS TO BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. SEE DEMOLITION PLANS FOR ADDITIONAL INFORMATION.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BRACING AND SHORING REQUIRED DURING CONSTRUCTION UNTIL ALL CONSTRUCTION IS COMPLETE.
7. DO NOT STORE CONSTRUCTION MATERIALS, OR OPERATE CONSTRUCTION EQUIPMENT IN SUCH A MANNER THAT DESIGN LIVE LOADS OF THE STRUCTURES ARE EXCEEDED. DO NOT STORE CONSTRUCTION MATERIALS ON OVERHANGING FRAMING.

SPECIFICATIONS

SPECIFICATIONS AS NOTED ON THE ARCHITECTURAL AND ENGINEERING PLANS.

GRADING / DRAINAGE NOTES

GRADING: CUT OF UNDER 100 CUBIC YARDS PROPOSED. EXISTING DRAINAGE TO REMAIN.

PROJECT DATA

SCOPE OF WORK: REMODEL OF AN EXISTING SINGLE-FAMILY RESIDENCE AND ADDITION OF NEW MASTER BEDROOM & MASTER BATHROOM. NEW ROOF ADDITION AND ADJUSTMENT, WINDOWS, AND STONE VENEER AS NOTED. HARDSCAPE PER PLAN.	
LOT SIZE:	4672.5 SF
CONSTRUCTION TYPE:	V-B
OCCUPANCY:	R-3/U
FIRE SPRINKLERS:	YES
WATER:	CAL-AM (E)
SEWER:	MONTEREY REGIONAL WATER POLLUTION CONTROL AGENCY (E)
TREE REMOVAL:	N/A
GRADING:	< 100 CUBIC YARDS

SITE COVERAGE CALCULATIONS:			
EXISTING			
REAR PATIO + WALK WAY + STEPS	348 SF		
FRONT BRICK WALKWAY	156 SF		
(E) DRIVEWAY	383 SF		
(E) HOUSE + GARAGE	1054 SF		
TOTAL, (E) COVERAGE:	1558 SF		
* MAX. ALLOWABLE COVERAGE =	2803.5 SF	60%	
PROPOSED			
REAR WALK WAY	26 SF		
FRONT WALKWAY + PATIO + STEPS	156 SF		
(P) DRIVEWAY	383 SF		
(P) HOUSE + GARAGE	1685 SF		
TOTAL, (N) COVERAGE:	1867 SF		
MAX. ALLOWABLE COVERAGE =	2803.5 SF	60%	

FLOOR AREA CALCULATIONS:	
EXISTING	
(E) HOUSE, MAIN LEVEL	780 SF
(E) GARAGE	274 SF
TOTAL, (E) HOUSE	1054 SF
PROPOSED	
(P) HOUSE, MAIN LEVEL	881 SF
(P) HOUSE, SECOND LEVEL	512 SF
(P) GARAGE	292 SF
(P) BREEZEWAY	153 SF
*TOTAL, (P) HOUSE	1,838 SF
*NOTE: MAX. ALLOWABLE GROSS FLOOR AREA = 2103 SF 40%	

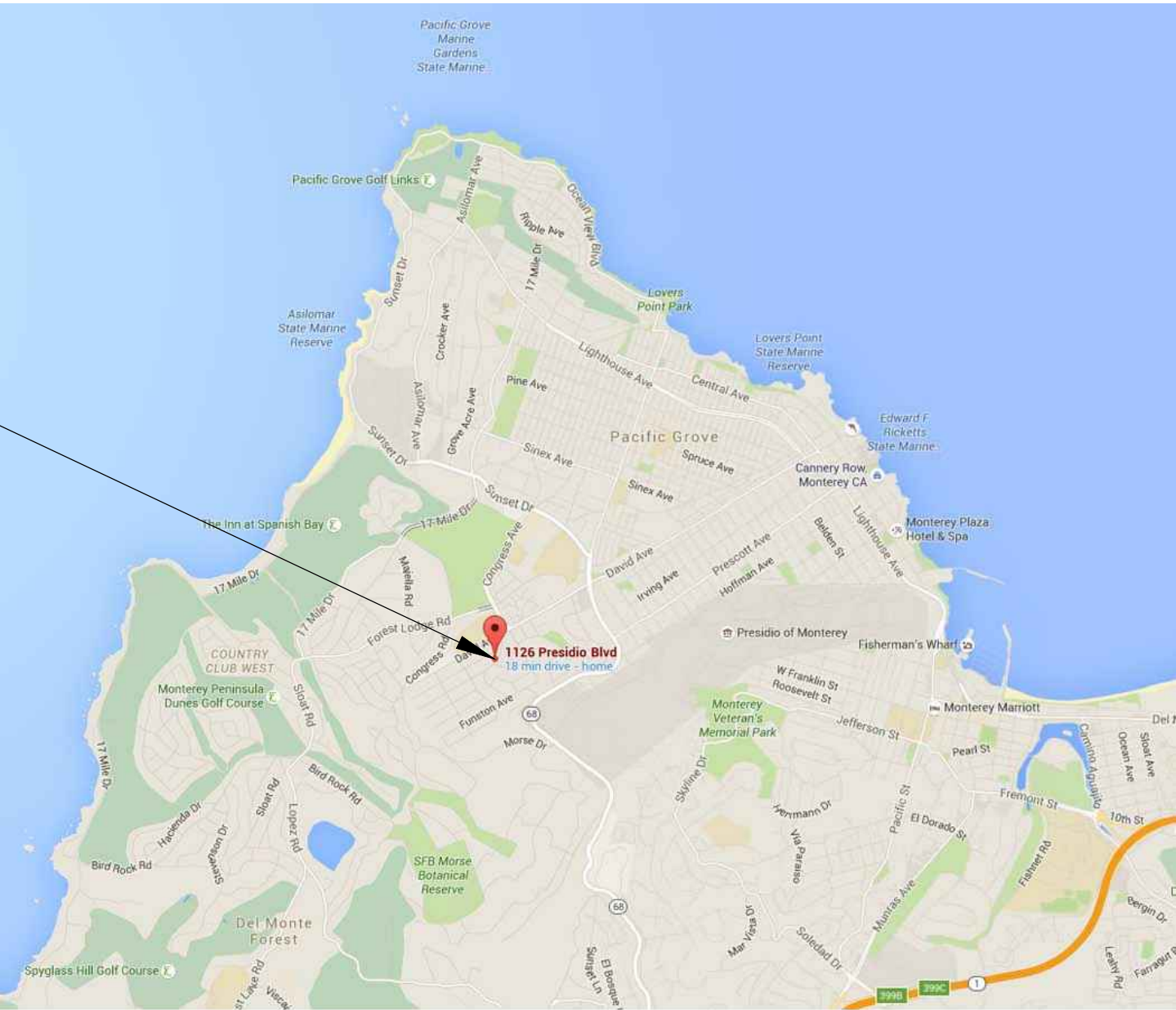
SHEET INDEX

A1	PROJECT DATA, SITE LOCATION, NOTES & SPECIFICATIONS
A2	EXISTING SITE & ROOF PLANS
A3	PROPOSED SITE & ROOF PLANS
A4	EXISTING FLOOR PLAN
A5	PROPOSED 1ST & 2ND FLOOR PLANS
A6	EXISTING & PROPOSED BUILDING ELEVATIONS
A7	EXISTING & PROPOSED BUILDING ELEVATIONS

PROJECT DATA

PROPERTY ADDRESS:	1126 PRESIDIO BLVD. PACIFIC GROVE, CALIFORNIA 93950
A.P.N.	007-583-021-000
ZONING:	R-1 SINGLE FAMILY RESIDENTIAL
COASTAL ZONE:	NO
HISTORIC RESOURCES INVENTORY:	NO
AREA OF SPECIAL BIOLOGICAL SIGNIFICANCE WATERSHED:	NO
BUTTERFLY HABITAT:	NO
ENVIRONMENTALLY SENSITIVE HABITAT AREA:	NO
SEPTIC:	NO
RUNOFF RETENTION REQUIRED:	YES, ZONE 1
LAND USE: LOT/BLOCK:	MEDIUM DENSITY to 17.4 DU/ac DEL MONTE PARK LOT 35 BLOCK 8
OWNER:	JOSHUA & DANIELE JORN PACIFIC GROVE, CALIFORNIA
ARCHITECT:	ADAM JESELNICK ARCHITECT 3069 LORCA LANE CARMEL, CA 93923 PHONE: (831) 620.5164 m CONTACT: ADAM JESELNICK AIA EMAIL: aejarch@gmail.com
CONTRACTOR:	TBD.

PROJECT LOCATION





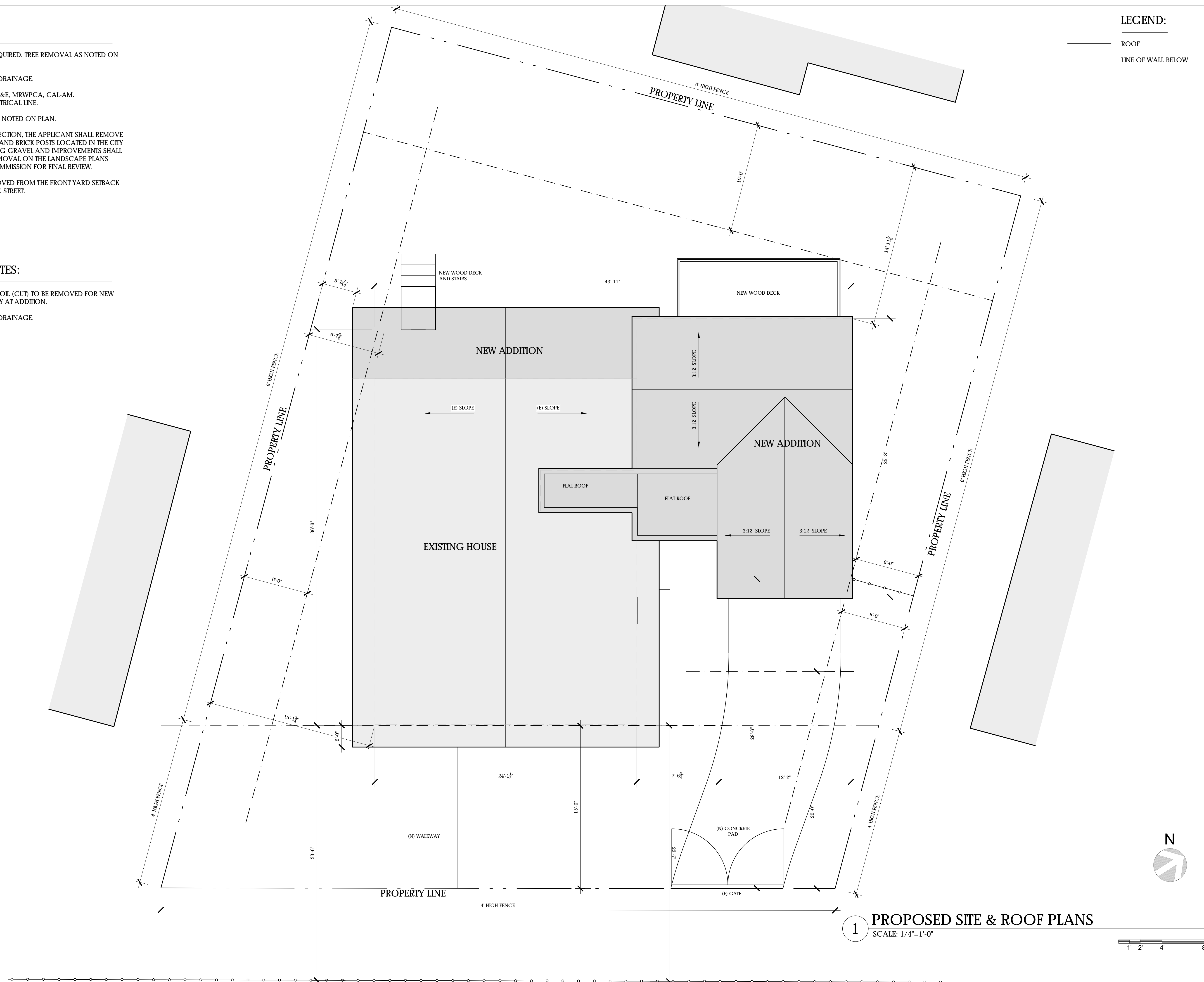
1 EXISTING SITE & ROOF PLANS
SCALE: 1/4"=1'-0"

SITE PLAN NOTES:

1. PROTECT EXISTING TREES AS REQUIRED. TREE REMOVAL AS NOTED ON THE PROPOSED SITE PLAN.
2. NO CHANGE TO EXISTING SITE DRAINAGE.
3. COORDINATE UTILITIES WITH PG&E, MRWPCA, CAL-AM. UNDERGROUND EXISTING ELECTRICAL LINE.
4. DEMOLITION LIMITED TO AREAS NOTED ON PLAN.
5. PRIOR TO FINAL BUILDING INSPECTION, THE APPLICANT SHALL REMOVE ALL EXISTING GRAVEL, FENCING, AND BRICK POTS LOCATED IN THE CITY R.O.W. AS INDICATED. THE EXISTING GRAVEL AND IMPROVEMENTS SHALL BE NOTED AS PROPOSED FOR REMOVAL ON THE LANDSCAPE PLANS SUBMITTED TO THE PLANNING COMMISSION FOR FINAL REVIEW.
6. TRASH ENCLOSURE TO BE REMOVED FROM THE FRONT YARD SETBACK AND SCREENED FROM THE PUBLIC STREET.

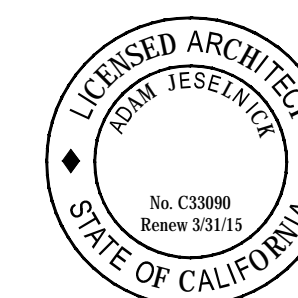
GRADING PLAN NOTES:

1. APPROX. 90 CUBIC YARDS OF SOIL (CUT) TO BE REMOVED FOR NEW CONCRETE FOUNDATIONS ONLY AT ADDITION.
2. NO CHANGE TO EXISTING SITE DRAINAGE.



LEGEND:

- _____ ROOF
 _____ LINE OF WALL BELOW



JORN REMODEL AND ADDITION
1126 PRESIDIO BLVD. * PACIFIC GROVE, CALIFORNIA

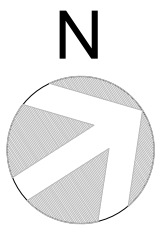
1126 PRESIDIO BLVD. * PACIFIC GROVE, CALIFORNIA

PROPOSED SITE & ROOF PLANS

3-21-2016

$$1/4'' = 1'-0''$$

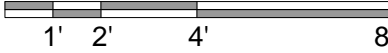
A3

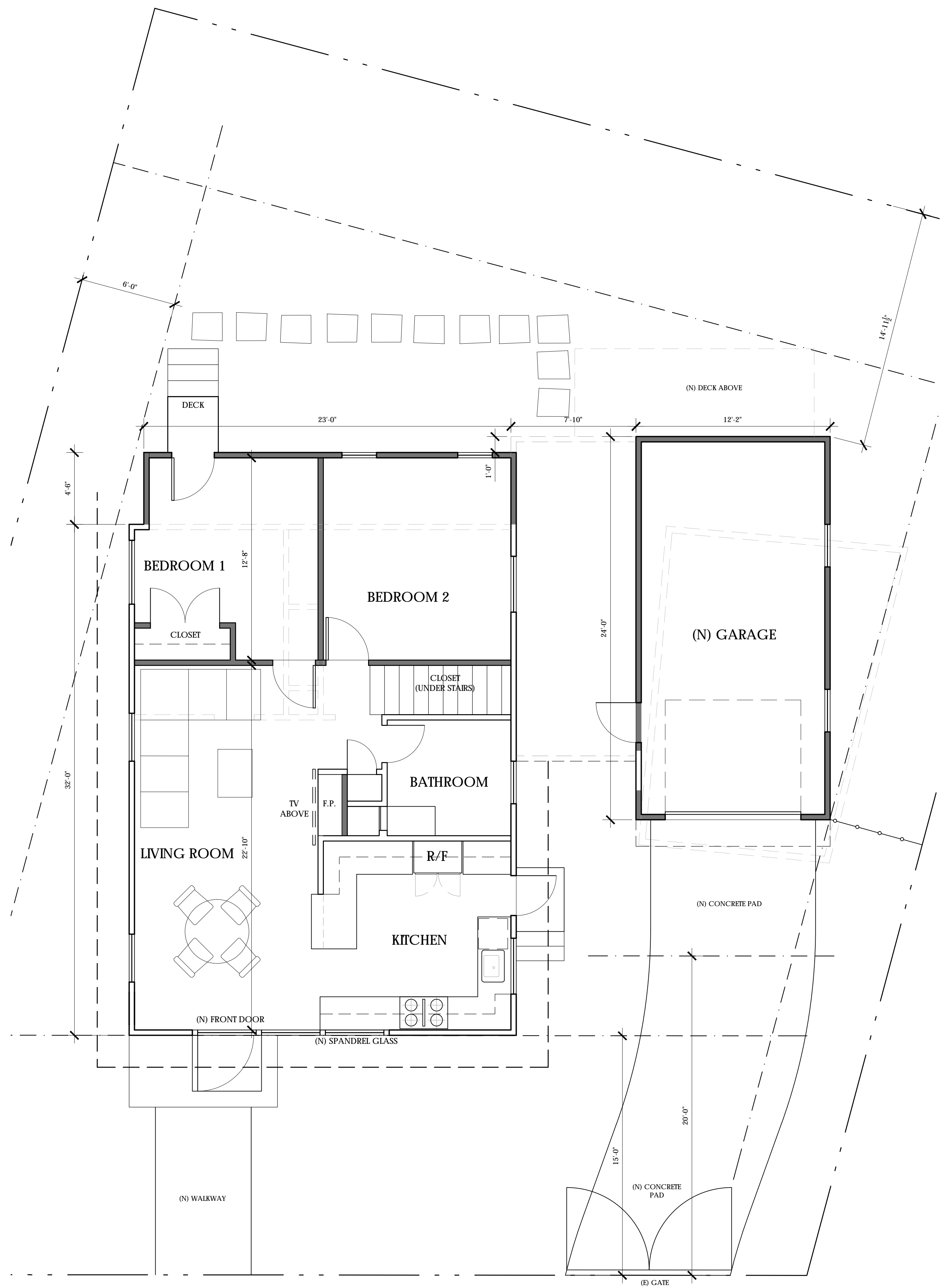


1

EXISTING FLOOR PLAN

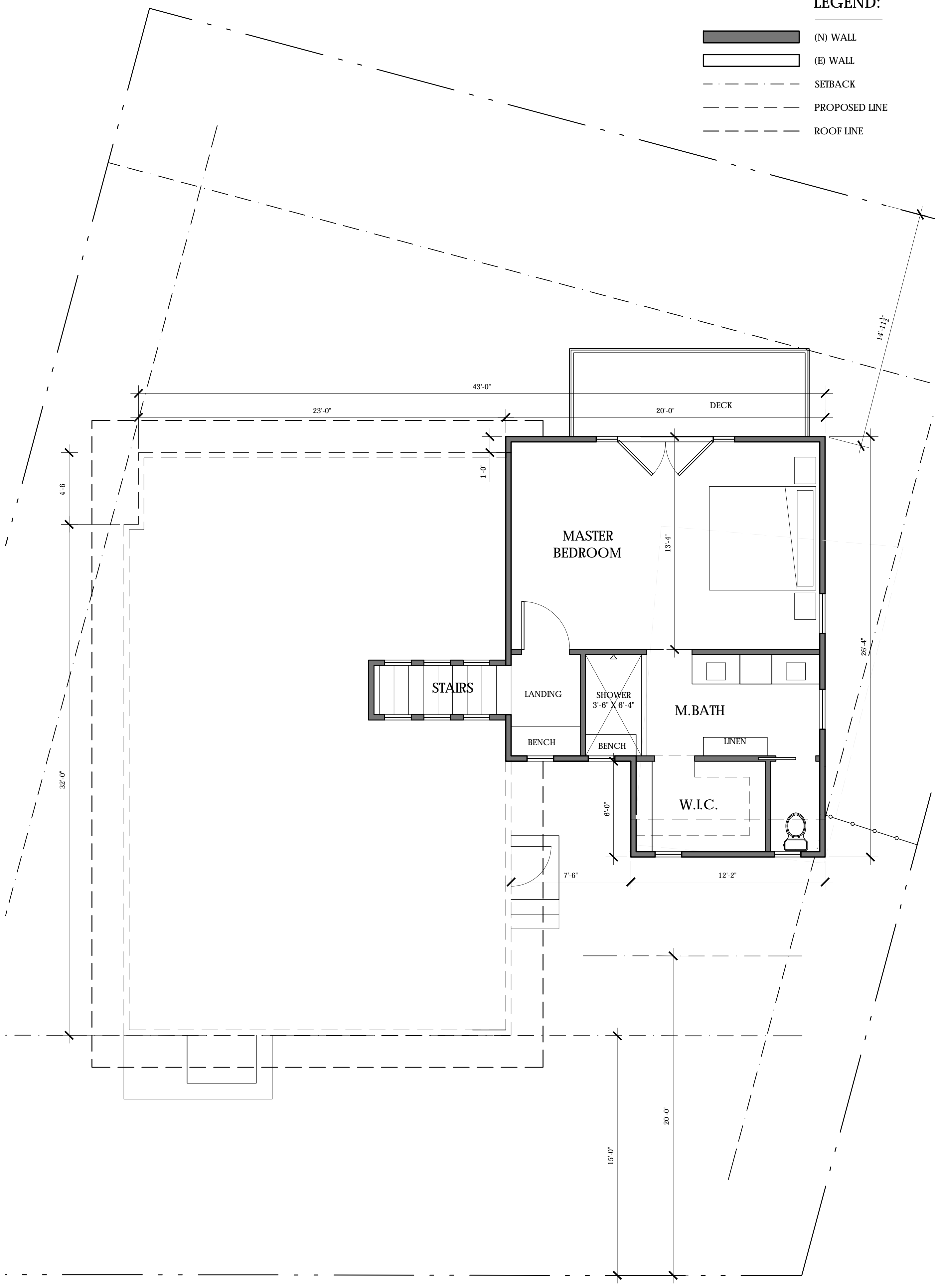
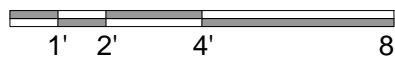
SCALE: 1/4"=1'-0"





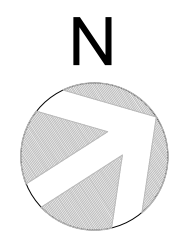
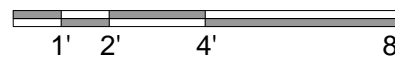
1 PROPOSED FIRST FLOOR PLAN

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



2 PROPOSED SECOND FLOOR PLAN

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



LEGEND:

- (N) WALL
- (E) WALL
- SETBACK
- PROPOSED LINE
- ROOF LINE

ADAM JESELNICK
ARCHITECT



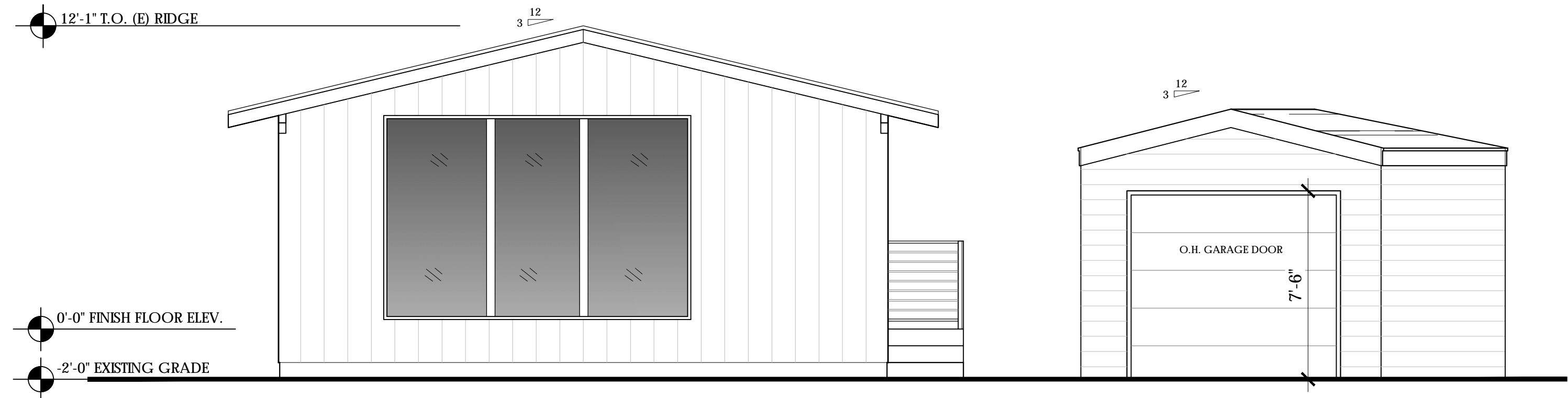
JORN REMODEL AND ADDITION
1126 PRESIDIO BLVD. * PACIFIC GROVE, CALIFORNIA

PROPOSED
1ST & 2ND
FLOOR PLANS

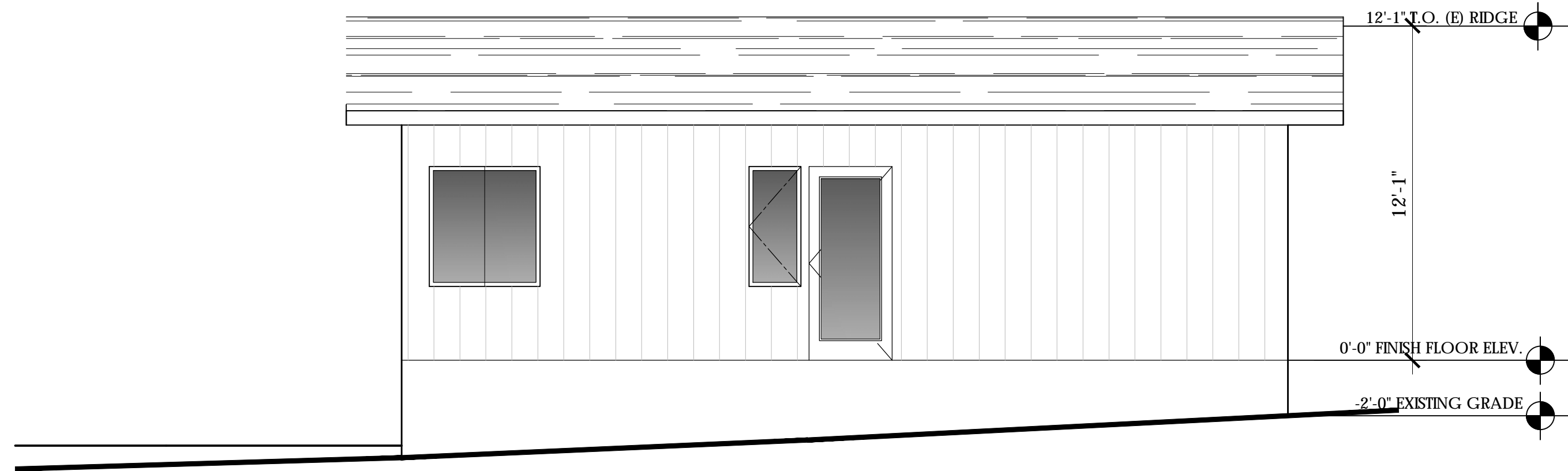
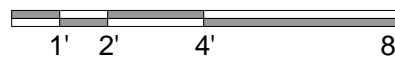
3-21-2016

1/4" = 1'-0"

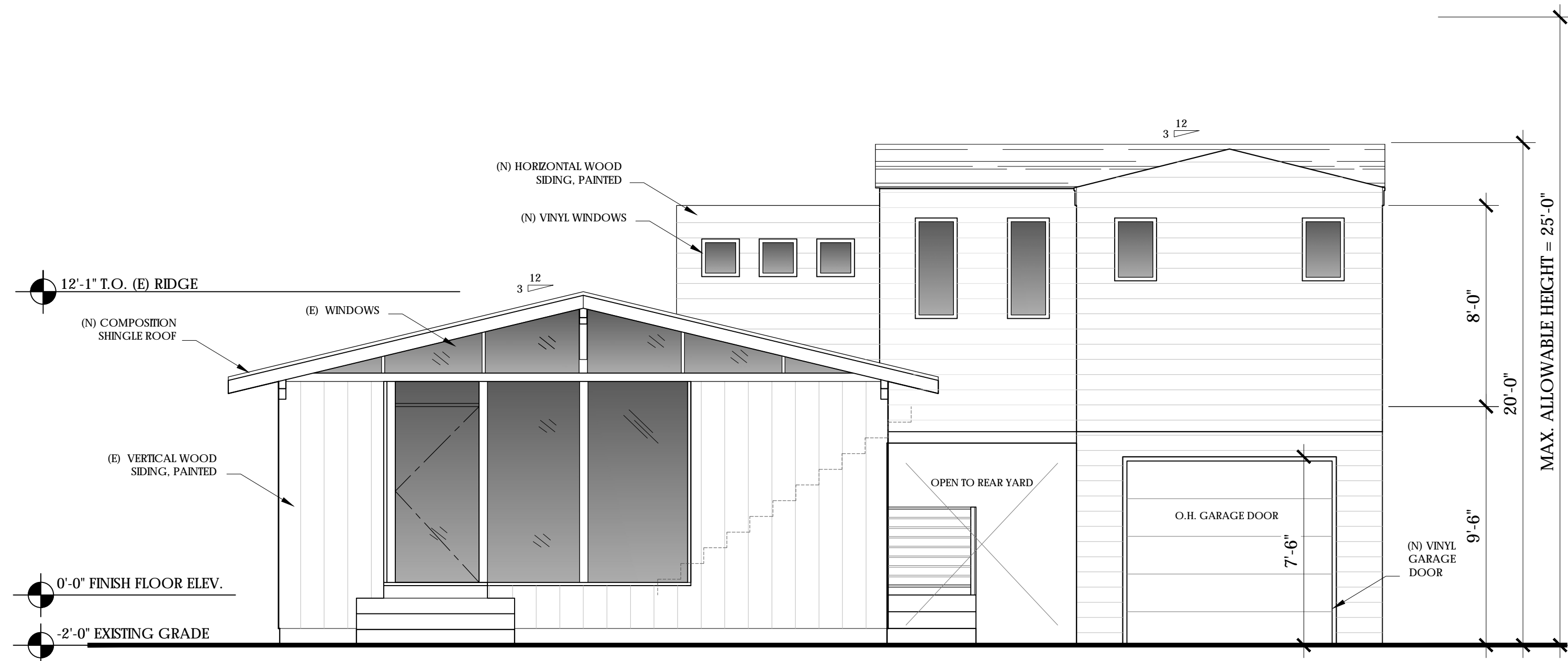
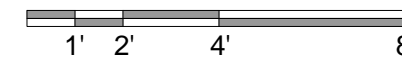
A5



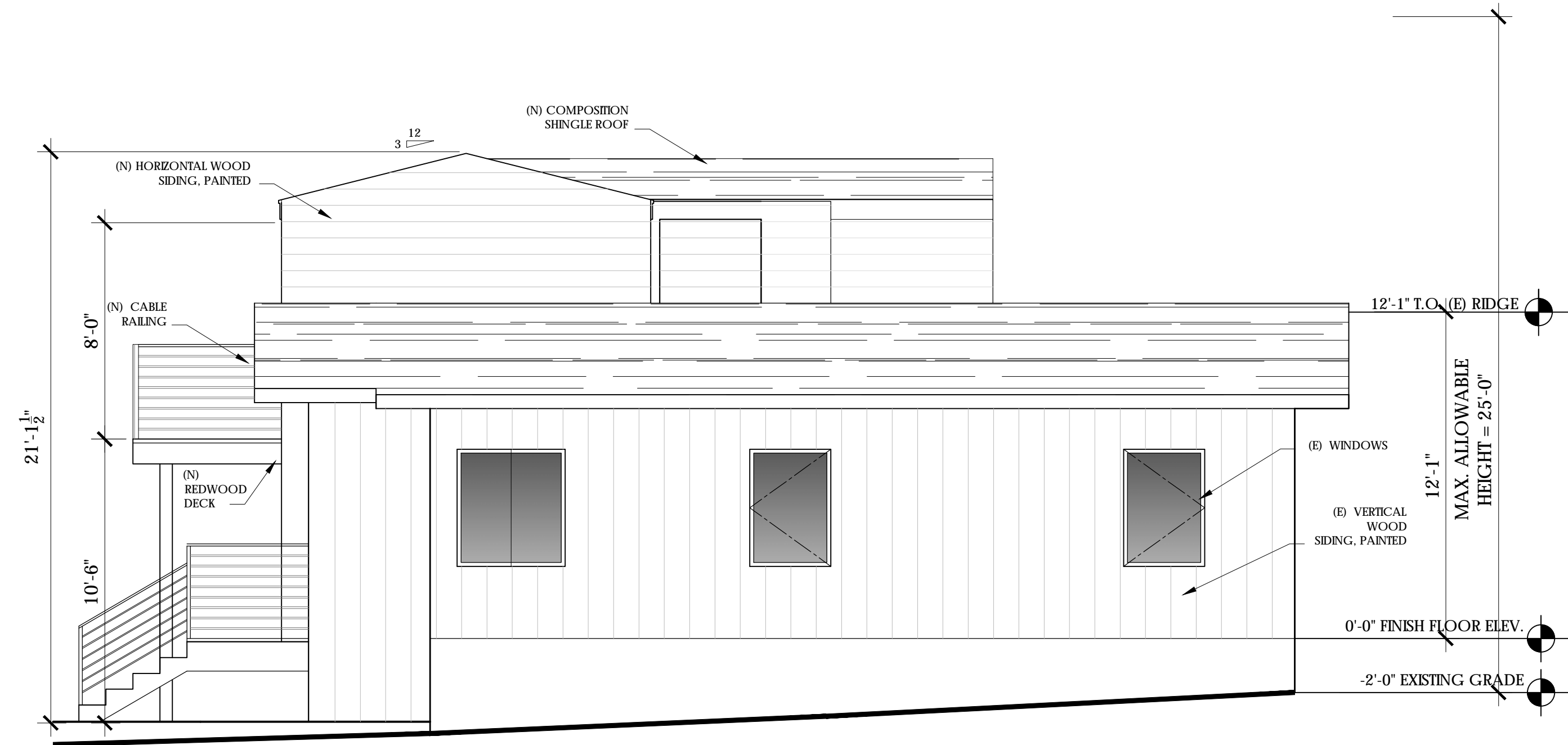
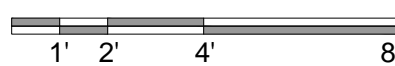
1 EXISTING SOUTH ELEVATION
SCALE: 1/4"=1'-0"



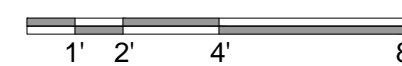
3 EXISTING WEST ELEVATION
SCALE: 1/4"=1'-0"

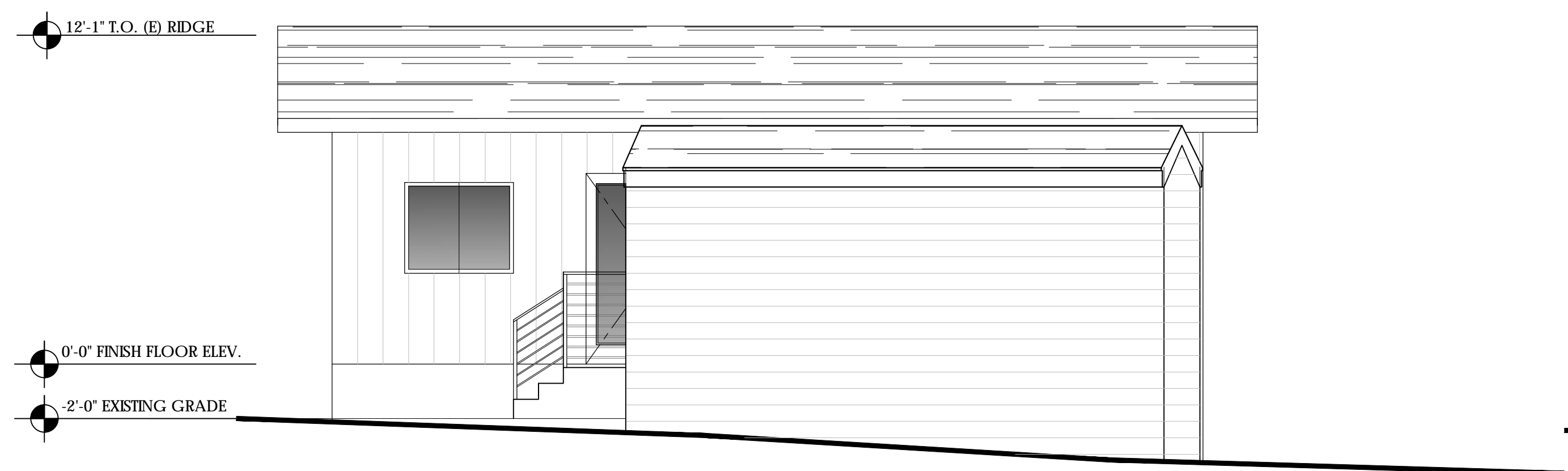


2 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"

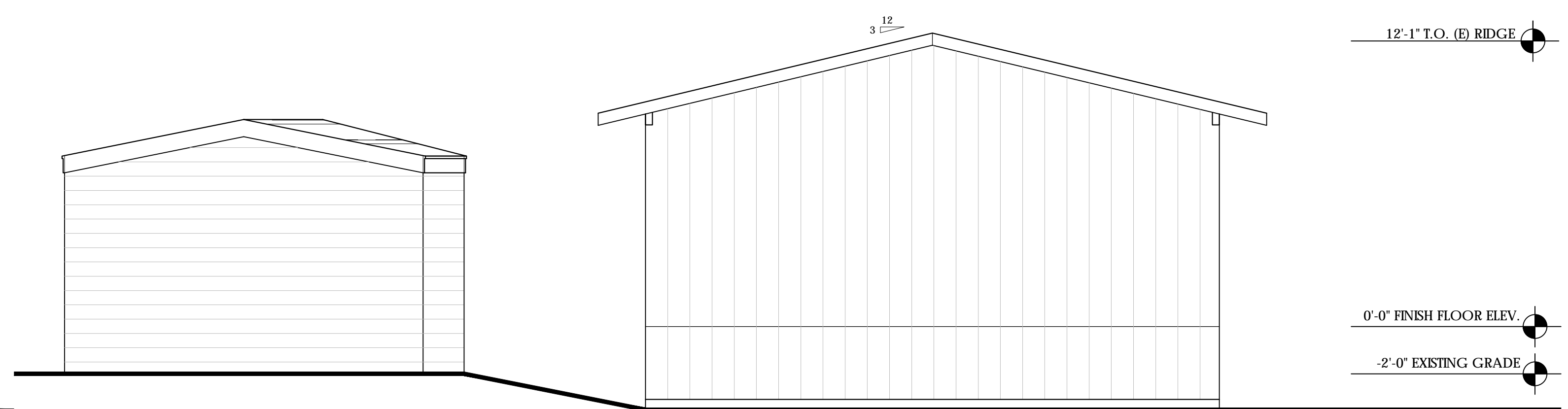
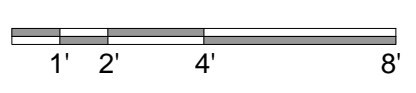


4 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"

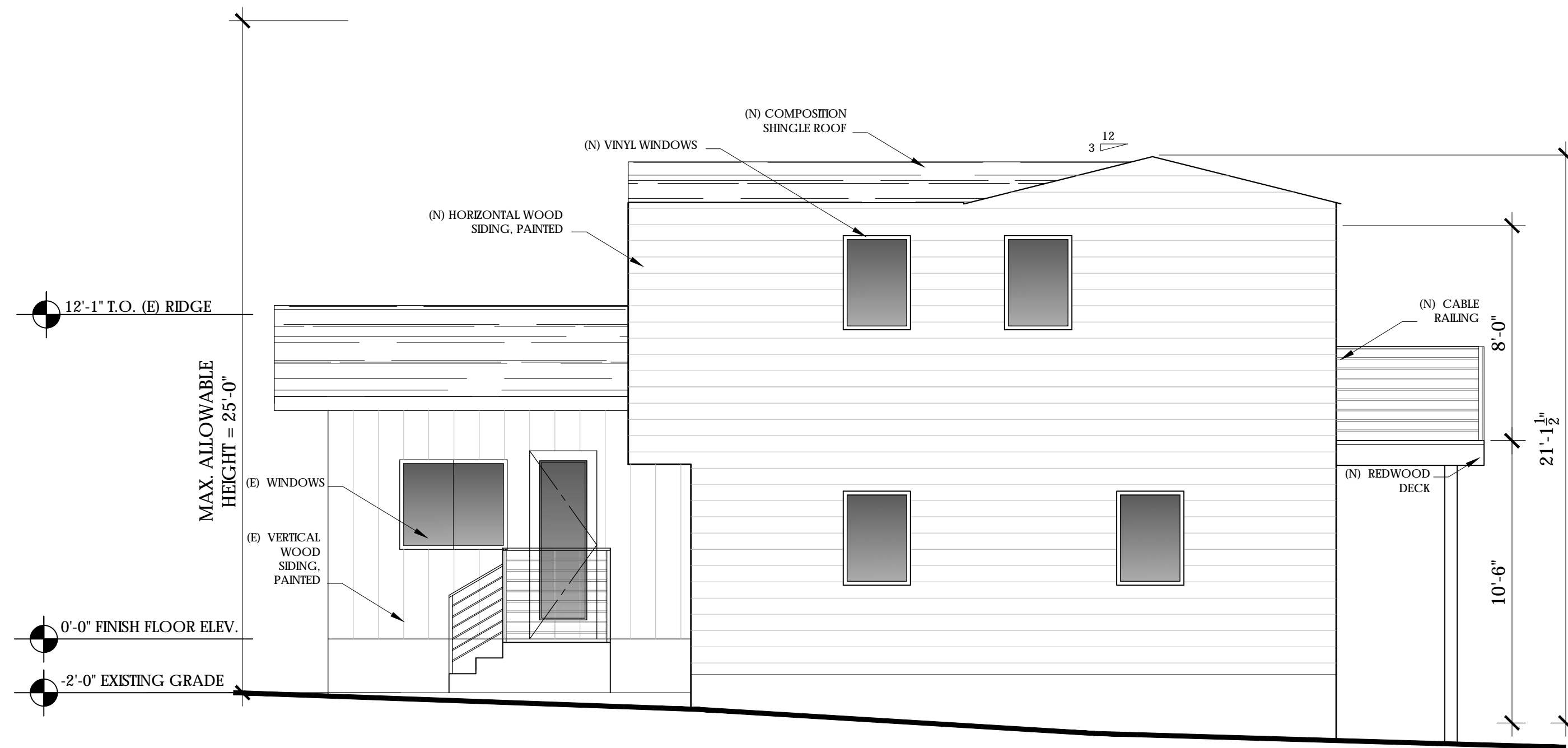
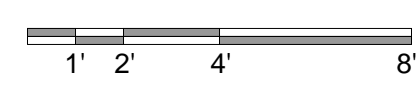




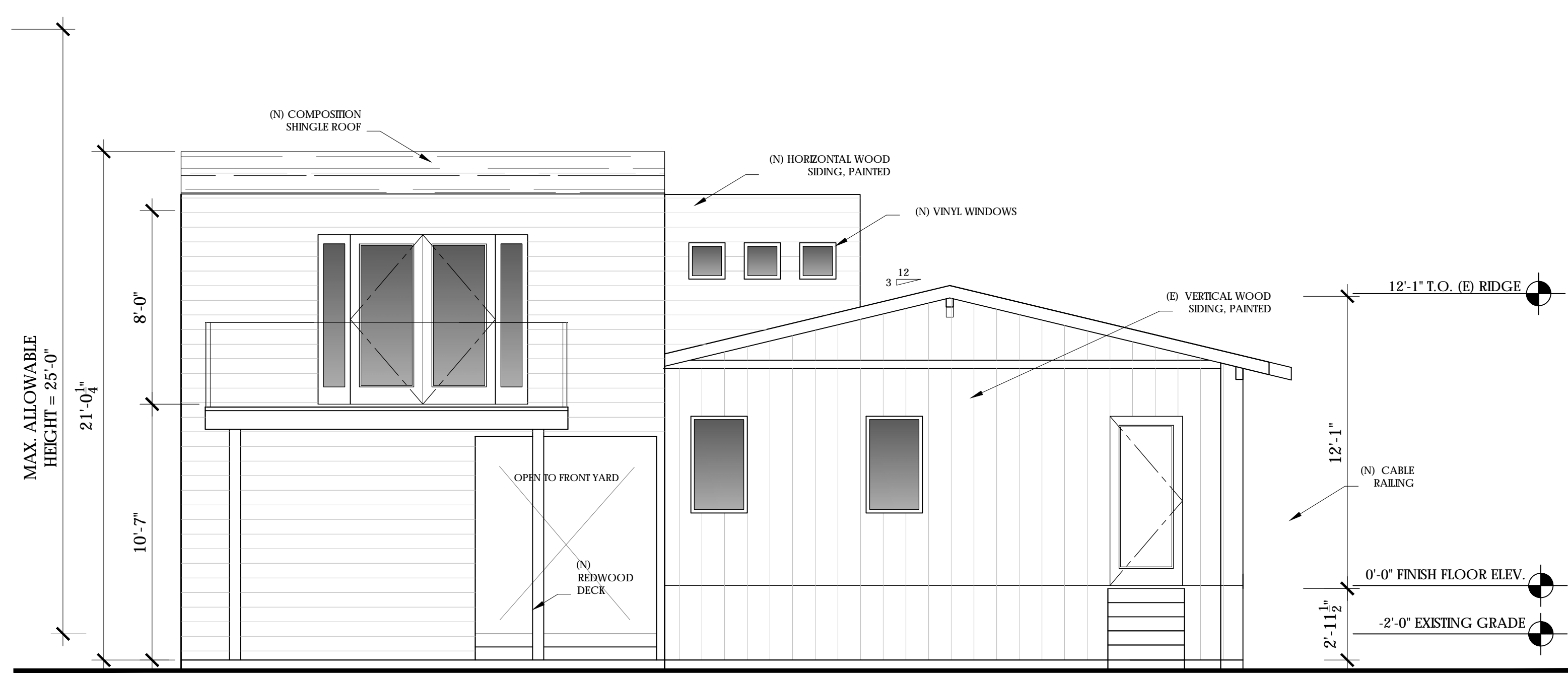
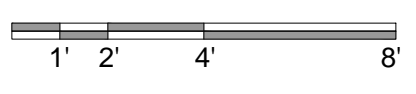
1 EXISTING EAST ELEVATION
SCALE: 1/4"=1'-0"



3 EXISTING NORTH ELEVATION
SCALE: 1/4"=1'-0"



2 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"



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

