



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

Permit & Request Application

8.a

Project Permit(s) & Fees

Permit: <u>AP</u>	Fee: <u>\$1,931</u>	Multiple Permit Discount: <u>n/a</u>	App. #: <u>14-303</u>
			Date: <u>5/29/14</u>
			Received By: <u>Loan</u>
			Total Fee: <u>\$1,931</u>

Project/Property Information

Project Address: 165 Sloat Ave. APN: 006-235-012-000
 Lot: _____ Block: _____ Tract: _____
 ZC: R-4 GP: 29.0Du/Ac Lot Size: 4,607 SF

Project Description: Reconstruct entry porch (Enlarge by 44 square feet) & Remove and Replace Exterior Finishes
Change lower level Stucco to Horizontal Siding
& Upper level Siding to Shingles

Applicant Name: Derek Johnson Phone #: 831-757-5554
 Mailing Address: P.O. Box 2503 Salinas CA 93902
 Email Address: derek@centralcoastengineers.com

Owner Name: Michael & Samie Gerson Phone #: (510) 286-2908
 Mailing Address: 300 Frank Ogawa Plaza #500, Oakland, Ca
 Email Address: gerfarm@yahoo.com

\$ PAID
1,931.00
6/2/14

Permit(s)/Request(s)

<input type="checkbox"/> CRD: Counter Determination	<input type="checkbox"/> UP: Use Permit	<input type="checkbox"/> IHS: Initial Historic Screening	<input type="checkbox"/> VAR: Variance
<input checked="" type="checkbox"/> AP: Architectural Permit	<input type="checkbox"/> AUP: Administrative UP	<input type="checkbox"/> HPP: Historic Preservation Permit	<input type="checkbox"/> AVAR: Administrative VAR
<input type="checkbox"/> AAP: Administrative AP	<input type="checkbox"/> UP-A: UP Amendment	<input type="checkbox"/> HDP: Historic Demolition Permit	<input type="checkbox"/> VAR-A: VAR Amendment
<input type="checkbox"/> ADC: AP Design Change	<input type="checkbox"/> AUP-A: AUP Amendment	<input type="checkbox"/> HRP: Historic Relocation Permit	<input type="checkbox"/> AVAR-A: AVAR Amendment
<input type="checkbox"/> SP: Sign Permit	<input type="checkbox"/> C-1 Interp. of Permitted Uses	<input type="checkbox"/> HD: Historic Determination	<input type="checkbox"/> IS & ND/MND: Initial Study
<input type="checkbox"/> ASP: Administrative SP	<input type="checkbox"/> SU: Second Unit	<input type="checkbox"/> TPD: Tree Permit w/ Dev't	<input type="checkbox"/> EIR: Env. Impact Report
<input type="checkbox"/> TTM: Tentative Tract Map	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> PPU: Permit Undocumented Unit	<input type="checkbox"/> MMP: Mitigation Monitoring
<input type="checkbox"/> FTM: Final Tract Map	<input type="checkbox"/> LM: Lot Merger	<input type="checkbox"/> GPA: General Plan Amendment	<input type="checkbox"/> Other
<input type="checkbox"/> SPR: Site Plan Review	<input type="checkbox"/> COC: Certificate of Compliance	<input type="checkbox"/> ZCA: Zoning Code Amendment	<input type="checkbox"/> Other

CEQA Determination

Cat. Exempt, Class:
 ND: Negative Declaration
 MND: Mitigated ND
 EIR: Environmental Impact Report

Review Authority

Staff NRC
 ZA HRC
 SPRC PC
 ARB CC

Does the property have?

Active Planning Permit
 Active Building Permit
 Active Code Violation

Is the property within?

ASA: Archaeologically Sensitive Area¹
 CZ: Coastal Zone²
 ASBS: Drainage into ASBS Watershed
 HRI: Historic Resources Inventory^{3,4}
 BP: Butterfly Preserve Buffer

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.

[Signature] 5/29/2014 [Signature] 5/29/14
 Applicant Signature Date Owner Signature (Required) Date

PROJECT DATA SHEET

Project Address: 165 Sloat AveSubmittal Date: 8/12/2014Applicant(s): Derek Johnson

Permit Type(s) & No(s): _____

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-4	R-4	R-4	
Building Site Area	4,607 ft ²	4,607 ft ²	4,607 ft ²	
Density (multi-family projects only)				
Building Coverage	2,303 ft ²	1,680 ft ²	1,724 ft ²	
Site Coverage	2,764 ft ²	2,750 ft ²	2,758 ft ²	
Gross Floor Area		2,244 ft ²	2,244 ft ²	
Square Footage not counted towards Gross Floor Area				
Impervious Surface Area Created and/or Replaced				
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	_____	_____ ft/ _____ %	
Exterior Lateral Wall Length to be built	_____	98'	98'	
Building Height	30 ft	22'-2"	22'-2"	
Number of stories	3	2	2	
Front Setback	12'-0"	14'-10"	12'-8"	
<u>Left</u> Side Setback (specify side)	5'-6"	2'-2"	2'-2"	
<u>Right</u> Side Setback (specify side)	5'-6"	9'-7"	9'-7"	
Rear Setback	5'-0"	26'-0"	26'-0"	
Garage Door Setback	20'-0"	20'-0"	20'-0"	
Covered Parking Spaces	1	1	1	
Uncovered Parking Spaces	1	2	2	
Parking Space Size (Interior measurement)	9' x 20'	9' x 20'	9' x 20'	
Number of Driveways	1	2	2	
Driveway Width(s)		9'-1"	9'-1"	
Back-up Distance				
Eave Projection (Into Setback)	3' maximum	1'-0"	1'-0"	
Distances Between Eaves & Property Lines	3' minimum	1'-2"	1'-2"	
Open Porch/Deck Projections		5'-0"	7'-6"	
Architectural Feature Projections				
Number & Category of Accessory Buildings	1	1	1	
Accessory Building Setbacks		6"	6"	
Distance between Buildings	8'-0"	14'-0"	14'-0"	
Accessory Building Heights		10'-0"	10'-0"	
Fence Heights		5'-0"	5'-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.



FINAL NOTICE INITIAL HISTORIC SCREENING

Address: 165 Sloat Ave.
 APN: 006-235-012
 Owner: Michael & Jamie Gerson
 Applicant: Jerry Whitney

At the 5/9/12 meeting of the Historic Resources Committee, the Committee prepared a Preliminary Determination of Ineligibility and forwarded the following recommendation to the Chief Planner:

- Determined to be ineligible as an "Historical Resource".
- Determination of ineligibility cannot be made.

Based on the HRC recommendation, on

5/10/12, the Chief Planner:

- Approved the Determination of Ineligibility. A Phase 1 Historic Assessment is not required. This Final Notice will remain in effect for 5 years from the date of Chief Planner approval.
- Found that a determination of ineligibility cannot be made. A Phase 1 Historic Assessment is required.

[Signature]
Chief Planner

5/10/12
Date



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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8.a

ARCHITECTURAL PERMIT 14-303 FOR A PROPERTY LOCATED AT 165 SLOAT AVENUE TO APPROVE THE PROPOSED STONE VENEER FOR THE LOWER LEVEL SIDING AND TO APPROVE THE UPPER LEVEL SHINGLE SIDING.

FACTS

1. The subject site is located at 165 Sloat Avenue Pacific Grove, 93950, APN 006-235-012
2. The subject site has a designation of High Density Residential 29.0 dwelling units/acre on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-4 zoning district.
4. The subject site 4,607 square feet.
5. The subject site is developed with one two-story single-family residence.
6. The subject site received ARB approval in April of 2013 and is requesting exterior siding changes.
7. The subject site received ARB approval for an addition of 44 square feet to the existing entry porch creating an approximately 84 square foot entry porch on the June 24th 2014 ARB meeting.
8. This project has been determined to be Exempt under CEQA Guidelines Class 1. 15303(e) (1).
9. The subject site is located in the Coastal Zone and will require a Coastal Development Permit.
10. The subject site was determined ineligible for the City of Pacific Grove Historic Resources Inventory.
11. An Archaeological Report was completed by Archaeological Consulting Inc. April 4, 2013 and found no evidence of any resources.

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1 zoning district, including but not limited to heights, parking and setbacks;
2. The architecture and general appearance of the completed project are 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 Nos 37,38;
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 Board has been guided by and has made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

PERMIT

Architectural Permit AP14-303 to allow:

The proposed stone veneer for the lower level siding and the proposed upper level shingle siding for 165 Sloat Avenue.

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 and ARB approved Plans, 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 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.

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 (AP 14-303) plans entitled "Gerson Residence" August 4, 2014 on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes.
6. **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.

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 the proposed stone veneer for the lower level siding and the upper level shingle siding.
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 August, 2014 by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Jim McCord, 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.

Michael & Jamie Gerson, Owner

Date

DATE: August 1, 2014

Thank you for the opportunity to again, present our choices in the design of our home.

We have returned with our selection of stone, which we feel is clearly 'harmonious' with the design of our home. Our choice, again, is the El Dorado Santa Cruz Coastal Ledge.

We also, request that the ARB reconsider allowing us to use shingles on the second story. We feel that shingles are also 'harmonious' with the structure of our home. It is what we want for 'our beach house'. As Mr. McCord indicated at the last meeting, a beach house has "weathering shingles" – this is our beach house – just like many, many homes in our community.

In regards to our selection of stone, the prior motion indicated that cultured stone was acceptable. However, it was requested that we return with a different stone sample. We once again, spent an inordinate amount of time and energy researching a second or alternative choice of stone. We went on-line, looked at other homes in the area, reviewed different brochures and magazines, and again consulted with Granite Rock. There simply was not another stone more appropriate for our home than what we had originally selected. We, therefore request that you look at this again and approve our selection.

As Ms. Collins pointed out at the last ARB meeting,

*"I have a little bit of concern. I will defer to the architect, I am not an architect, I haven't used the material but just speaking as a member of the Board, I am a little concerned about getting that specific, grey area. Obviously the applicants have spent a great deal of time, doing research, working with their contractor to come up with their vision for their house, and I just have a little bit of concern. I mean, I'm sure those of you who are architects, and even other designers, would have a preference for this or that, but to me this is just kind of almost **crossing that line of forcing another vision on the applicants.** So I feel it is their home, I am satisfied looking at this sample. So I'm just a little uncomfortable with putting this back to insist on a product that they don't choose for their vision."*

Mr. McCord stated on the record that we could not call our home a "beach house". He called it a 'simple elegant design'. He suggested that,

"This is not what I would call a beach house in the classic sense where it would be casual enough to utilize this style of stone".

"When I look at that material, I think of down the coast, the worn rocks on the beach. This house does not say worn rocks on the beach, it doesn't say beach cabin with overhangs, hammocks. The characteristics of the materials on the outside ...weathering shingles. It just is a different vocabulary."

We absolutely disagree. This is exactly the look of a beach house we desire. The design we want for our home is in fact a casual beach house, with shingles, and worn rocks off the beach. Our home has a deck with an ocean view. We have kayaks hanging on the side. We have a fire pit. To us, this is a very casual, comfortable, easy going home. Our front yard landscaping will consist of indigenous, drought resistant, low maintenance plants. Researching the definition of a beach house – you will discover a very wide variety of descriptions. This is our definition.

Mr. McCord further stated however, that,

“we have our restrictions, we cannot tell people what to do with their property, but we have the ability to say when we think that what they’re doing isn’t compliant with our charge”.

At the last Board meeting, Mr Becom stated, *“...a matter of preference than something I can’t force ...that it be done properly ...how can we go beyond other than say do it right – nothing we can do”.*

We believe that our design is clearly compliant with the Pacific Grove Guidelines and furthermore, feel that the Board has overstepped its role. The City of Pacific Grove – Architectural Review Guidelines, Page 1 states:

*“These guidelines are not mandatory requirements. They are intended to allow for **individuality, creativity and variety** in architectural design.”*

Again, we feel that we are in compliance with the Guidelines. Why should we be forced to select a stone we don’t want? Why should our preference for shingles on the second story not be allowed when they are found throughout Pacific Grove? Why shouldn’t our “individuality and creativity” be the most important consideration by this Board? This is our vision for our home. We look forward to many happy years of living here in Pacific Grove.

ATTACHMENTS:

CCE Structural Design: A-1, A-2, and T-1

Various pictures of PG homes with Shingles & Siding

Email letter from Bud Tucker, 188 Sloat Ave, PG. Dated 7/30/2014

FROM: JAMIE & MICHAEL GERSON
165 Sloat Ave, Pacific Grove, CA 93950

From: budkathyt@sbcglobal.net

Date: July 30, 2014 at 9:58:30 AM PDT

To: gerfarm@yahoo.com

Reply-To: budkathyt@sbcglobal.net

30 July 2014

To whom it may concern.

My wife and I live at 188 Sloat Ave. Pacific Grove, CA. We are familiar with the Gerson's remodel. We have seen the model board of their proposed stone siding. I think it is very nice, and will enjoy seeing it being approved and installed.

I am asking the ARB board members to approve this siding.

Thanking you in advance.

Bud Tucker

Architectural Review Board
C/O City Council Chambers
300 Forest Ave
Pacific Grove, CA. 93950

August 4, 2014

To whom this may concern,

We are writing to express our support for the use of "Santa Cruz Coastal Ledge" by El Dorado Stone on the exterior portion of the house on 165 Sloat Ave, Pacific Grove owned by Michael and Jamie Gerson.

We firmly believe that the remodel of their home not only improves the beauty and character of our street, but adds another unique and charming home to the Pacific Grove community.

We hope that you support their selection.

Thank you,
Kevin and Stephanie Gersten
176 Sloat Ave
Pacific Grove, CA 93950

2 Homes directly behind our house - seen from our back yard.
(Central and Dewey)

8.a



Remodel of Steinbeck home at Central & 2nd - PG



7 Homes near 1st and Lighthouse - PG

All have shingles on top and boards below.











Corner of 2nd and Ocean View, PG



Corner of 2nd and Ocean View, PG



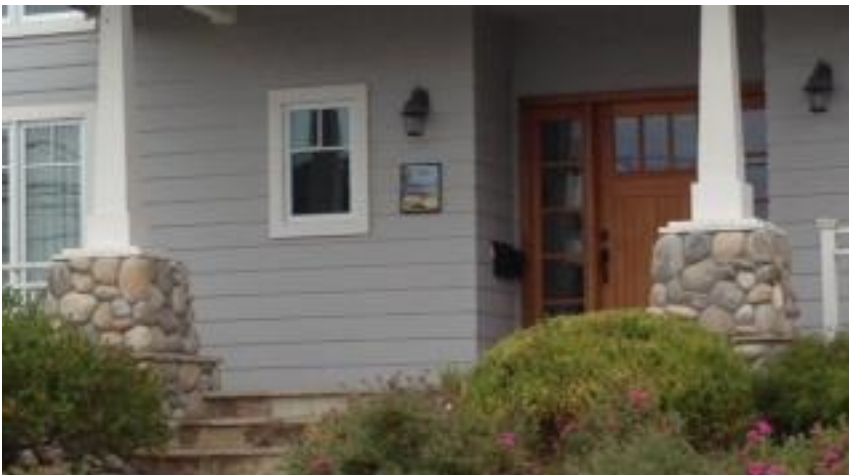
Corner of 1st and Ocean View, PG (built 1916)



Corner of 1st and Ocean View, PG (built 1916)



St Angela's B&B – 321 Central, PG



Del Monte & Bay View, PG

1 EXISTING EAST ELEVATION
SLOAT AVE.
SC: 1/4"=1'-0"

FINISH LEGEND

- A** Hardie Plank Fiber Cement Lap Siding (Smooth Lap Siding)
-Thickness: 5/16" -Height: 2.3 lbs/sq. ft.
-Length: 12' planks -Width: 4.250' -Exposure: 8.0"
-Color: Monterey Taupe
- B** Hardie Shingle Fiber Cement Shingled Siding (Individual)
-Thickness: 1/4" -Height: 1.9 lbs/sq. ft. -Size: 15.25"
Width: 6.75" -Exposure: 7.0" -Color: Monterey Taupe
- C** Stone Veneer: Coastal ledge Santa Cruz
- D** Fiberglass Unfilled Tapered Square Column
- E** HardieTrim Batten Board Smooth
-Thickness: 3/4" -Height: 3.9 lbs/sq. ft. -Length: 12'
Width: 2.5" -Color: Arctic White

A PROPOSED EAST ELEVATION
SLOAT AVE.
SC: 1/4"=1'-0"

2 EXISTING NORTH ELEVATION
SC: 1/4"=1'-0"

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

REVISIONS	BY
RESUBMITAL TO PLANNING DEPARTMENT JULY 11, 2014	D.J.
RESUBMITAL TO PLANNING DEPARTMENT JULY 30, 2014	D.J.

STRUCTURAL DESIGN

CCE

MICHAEL & JAMIE GERSON

165 SLOAT AVE. PACIFIC GROVE, CA 96950
APN # 006-235-012-000

FRONT PORCH REMODEL FOR:

MICHAEL & JAMIE GERSON

165 SLOAT AVE. PACIFIC GROVE, CA 96950
APN # 006-235-012-000

EXISTING & PROPOSED EXTERIOR ELEVATIONS

JOB No. 006-14-017
DATE: 7/30/2014
SCALE: AS NOTED
DRAWN BY: Victor Ruiz
SHEET No.:

A-1

OF SHEETS

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

FINISH LEGEND

<p>A </p> <p>B </p> <p>C </p> <p>D </p> <p>E </p>	<p>Hardie Plank Fiber Cement Lap Siding (Smooth Lap Siding) -Thickness: 5/16" -Height: 2.3 lbs./sq. ft. -Length: 12' planks -Width: 4.250' -Exposure: 8.0" -Color: Monterey Taupe</p> <p>Hardie Shingle Fiber Cement Shingled Siding (Individual) -Thickness: 1/4" -Height: 1.9 lbs./sq. ft. -Size: 15.25" Width: 6.75" -Exposure: 1.0" -Color: Monterey Taupe</p> <p>Stone Veneer: Coastal Ledge Santa Cruz</p> <p>Fiberglass Unfilled Tapered Square Column</p> <p>Hardie Trim Batten Board Smooth -Thickness: 3/4" -Height: 3.9 lbs./sq. ft. -Length: 12' Width: 2.5" -Color: Arctic White</p>
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C PROPOSED WEST ELEVATION
SC: 1/4"=1'-0"

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

D PROPOSED SOUTH ELEVATION
SC: 1/4"=1'-0"

REVISIONS	BY
RESUBMITTAL TO PLANNING DEPARTMENT JULY 1, 2014	D.A.
RESUBMITTAL TO PLANNING DEPARTMENT JULY 20, 2014	D.A.

STRUCTURAL DESIGN
P.O. BOX 2802
PACIFIC GROVE, CA 93950
P 805.727.2554
F 805.727.2226

CCCE
CENTRAL COAST ENGINEERS, INC.

FRONT PORCH REMODEL FOR:
MICHAEL & JAMIE GERSON
165 SLOAT AVE. PACIFIC GROVE, CA 93950
APN # 006-235-012-000

SHEET TITLE:
EXISTING & PROPOSED EXTERIOR ELEVATIONS

JOB No. 006-14-017
DATE: 7/30/2014
SCALE: AS NOTED
DRAWN BY: Victor Ruiz
SHEET No.:
A-2
OF SHEETS