



City of Pacific Grove
Architectural Review Board Report

April 14, 2015

To: Chair Steres and Planning Commissioners

Submitted By: Ashley Hobson, Contract Planner

Subject: Consideration of Architectural Permit (AP 15-213) for the reorganization of parking spaces and the construction of a new carport in the private parking lot adjacent to the building located at 505 Central Ave.

Recommendation:

Final approval with attached conditions

Background and Project Description:

Application: AP 15-213

Location: 505 Central Ave.

APN: 006-175-010

Zoning: Light Commercial District

Applicant: Nelson Vega

This application includes the reorganization of parking spaces and a new carport in the private parking lot adjacent to the building located at 505 Central Ave. The carport will be approximately 51 feet by 22 feet and will allow for five covered 9 foot by 20 foot parking spaces. The carport will have three sections of stepped roofing to match the topography of the site. The applicant is proposing to use steel columns, cement plaster, and copper flashing to construct the carports and the proposed colors (Kelly Moore Coconut Husk, and Kelly Moore Cigar Box) are included as an attachment.

The existing parking lot has 18 parking spaces and the proposed will have 15 spaces.

Staff Analysis:

The City of Pacific Grove does not currently have Architectural Review Guidelines for the Commercial Zones. In staff's opinion, the applicant has proposed a conservative carport that will not greatly affect the existing architecture of the structure. Additionally, staff supports additional covered parking spaces for residential units.

Environmental Review:

The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301(Class 1) – Existing Facilities. The project includes the addition of new covered parking spaces, and therefore qualifies for a Class 1 exemption. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

Attachments:

- Attachment A – Permit Application
- Attachment B – Draft Permit
- Attachment C – Site Photos
- Attachment D – Project Plans



CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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Architectural Permit 15-213 FOR A PROPERTY LOCATED AT 505 CENTRAL AVE. TO REORGANIZE THE PARKING SPACES AND CONSTRUCT A NEW CARPORT IN A PRIVATE PARKING LOT

FACTS

1. The subject site is located at 505 Laurel Ave., Pacific Grove, 93950 APN 006-175-010
2. The project site is located in the Light Commercial zoning district.
3. The subject site is developed with an existing structure and attached parking lot with 18
4. This project has been determined to be CEQA Exempt under CEQA Guidelines 15301(g).
5. The subject property is located on the City of Pacific Grove Local Historic Resources Inventory.

FINDINGS

1. The proposed development will meet the development regulations set forth in the Unclassified zoning district and;
2. 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;
3. 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) 15-213 to allow:

The reorganization of parking spaces and the construction of a new carport in a private parking lot.

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 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 plans for “Pepe & Clark” dated 1/21/2015, 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 AP 15-213 to allow the construction of an approximately 6 foot tall informational kiosk and two new wood signs.
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 May 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.

Nelson Vega, Applicant

Date



MICKEL CONSTRUCTION INC.

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Monterey, CA 93940

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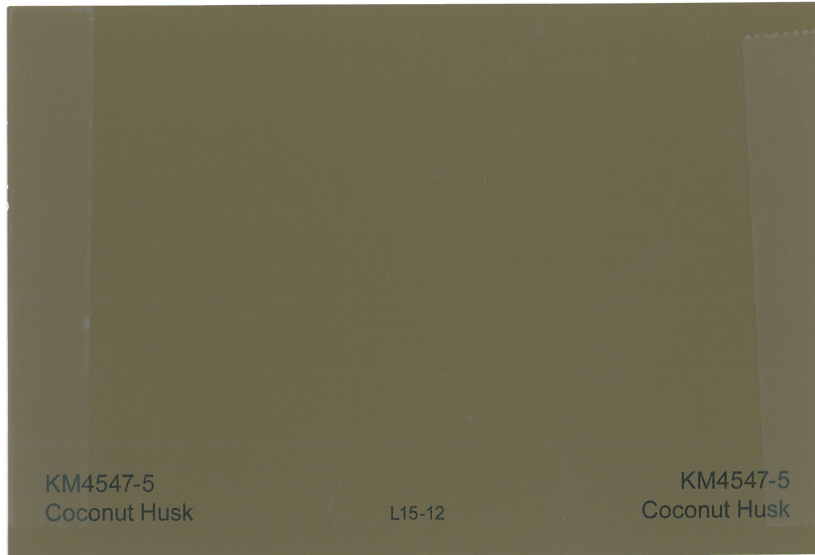
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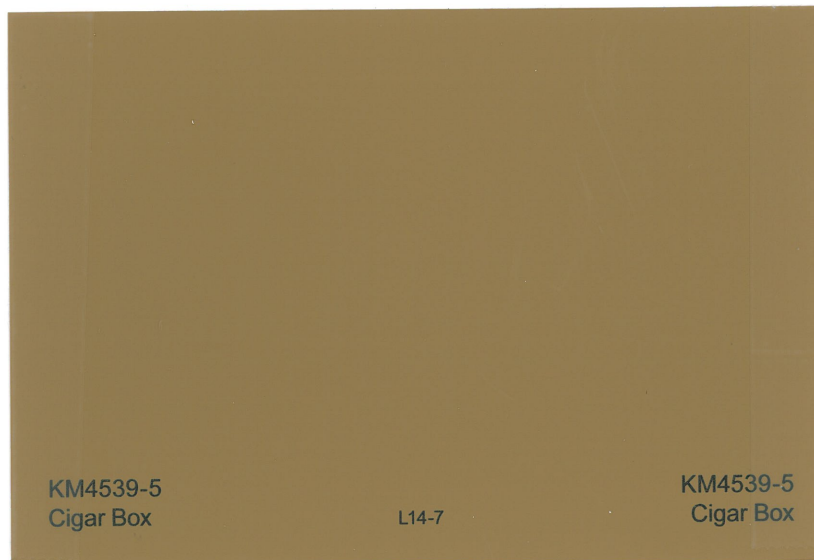
April 28, 2015

**Pepe & Clark Building
505 Central Avenue
Pacific Grove, Ca. 93950**

CARPORT COLORS



KELLY MOORE COCONUT HUSK, 1 x 3 trim and 2 x 10 fascia



KELLY MOORE CIGAR BOX, stucco beams, columns and CMU walls

