



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 15-239) for the installation of new signage and a new informational kiosk in the Unclassified Zone.

Recommendation:

Final approval with attached conditions

Background and Project Description:

Application: AP 15-239

Location: Ketchum's Barn, 605 Laurel Ave., Pacific Grove

APN: 006-295-012

Zoning: Unclassified

Applicant: James Smith, Architect

Owner: City of Pacific Grove

This application includes the installation of a new notice board kiosk and new signage at the Heritage Society Barn located at 605 Laurel Ave. The kiosk will be located adjacent to the existing flagpole, fronting on Laurel Ave., and will be constructed with cedar wood posts and a cedar shingle roof. The bulletin board will be encased in a prefabricated aluminum cabinet with a lockable door. The kiosk will have the Heritage Society logo lasered into the wood on the side facing Laurel Ave. and the text "Kyle Groben / Troop 90 / Eagle Scout Project / Summer 2015" lasered into the wood on the rear side.

The new signage will be installed in the same location as the existing signs. The new signs will be oval shaped with the Heritage Society logo surrounded by text saying: "The Heritage Society of Pacific Grove." The signs are proposed to be constructed out of wood.

Staff Analysis:

Zoning Regulations: In the Unclassified Zone, a sign permit is required for signs larger than 15 square feet in area and over 4 feet in height. For this reason, the proposed kiosk requires Architectural Review Board Approval. There are currently no existing guidelines for signs located in the Unclassified Zone, however, in staff's opinion, the proposed kiosk and sign will complement the existing style and historic integrity of the existing barn.

Environmental Review:

The proposed project is categorically exempt from CEQA requirements, pursuant to Section 15301(g) (Class 1) – Existing Facilities. The project includes the addition of new signs, 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 Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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Permit & Request Application

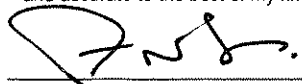

Project Permit(s) & Fees			
Permit:	Fee:	Multiple Permit Discount:	App. #:
AP	Ø City Property		15-239
			Date:
			4/30/15
			Received By:
			A. Hobson
			Total Fee:
			Ø

Project/Property Information	
Project Address:	605 LAUREL AVE APN: 006-295-012
Lot:	Block:
ZC: Unclassified	GP: Lot Size:
Project Description:	NEW KIOSK ~ BULLETIN BOARD & SIGNS.
Applicant Name:	JAMES SMITH Phone #: 372-7251
Mailing Address:	211 GRAND AVE PG. 93950
Email Address:	JAMES@JNSAIA.COM
Owner Name:	CITY OF PG. Phone #: 831-648-3183
Mailing Address:	300 Forest Ave. Pacific Grove
Email Address:	ahobson@cityofpacificgrove.org

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"/> PUA: 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	Review Authority	Does the property have?	Is the property within?
<input checked="" type="checkbox"/> Cat. Exempt, Class:	<input type="checkbox"/> Staff <input type="checkbox"/> NRC	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> ASA: Archaeologically Sensitive Area ¹
<input type="checkbox"/> ND: Negative Declaration	<input type="checkbox"/> ZA <input type="checkbox"/> HRC	<input type="checkbox"/> Active Building Permit	<input type="checkbox"/> CZ: Coastal Zone ²
<input type="checkbox"/> MND: Mitigated ND	<input type="checkbox"/> SPRC <input type="checkbox"/> PC	<input type="checkbox"/> Active Code Violation	<input type="checkbox"/> ASBS: Drainage into ASBS Watershed
<input type="checkbox"/> EIR: Environmental Impact Report	<input checked="" type="checkbox"/> ARB <input type="checkbox"/> CC		<input checked="" type="checkbox"/> HRI: Historic Resources Inventory ^{3,4}
			<input type="checkbox"/> 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.


4-30-15

4-30-15

Applicant Signature Date Owner Signature (Required) Date



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 15-239
FOR A PROPERTY LOCATED AT 605 LAUREL AVE TO
CONSTRUCT AN APPROXIMATELY 6 FOOT TALL INFORMATIONAL KIOSK AND TWO NEW WOOD
SIGNS

FACTS

1. The subject site is located at 605 Laurel Ave., Pacific Grove, 93950 APN 006-295-012
2. The project site is located in the Unclassified zoning district.
3. The subject site is owned by the City of Pacific Grove and currently is operated by the Pacific Grove Heritage Society.
4. The subject site is developed with an existing barn and patio area including a well replica.
5. This project has been determined to be CEQA Exempt under CEQA Guidelines 15301(g).
6. 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) 15-239 to allow:

The construction of an approximately 6 foot tall informational kiosk and two new wood signs.

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 “PG Heritage Society Kiosk & Signage” dated 4/30/2015, 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.
- 7. **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 15-239 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.

Thomas Frutchey, City Manager, City of Pacific Grove

Date



Existing Signs





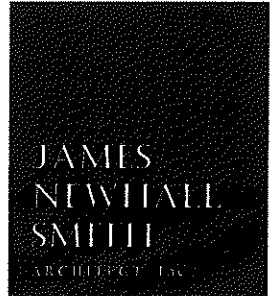
Proposed location of new kiosk

ALL DRAWINGS AND WRITTEN MATERIALS APPEARING HEREIN CONSTITUTE ORIGINAL AND UNPUBLISHED WORK AND ARE THE PROPERTY OF THE ARCHITECT, JAMES N. SMITH. THE DRAWINGS AND WRITTEN MATERIALS ARE DEVELOPED FOR THIS PROJECT ONLY, AND SHALL NOT BE DUPLICATED OR DISCLOSED WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

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APR 30 2015

COMMUNITY DEV. DEPT.



211 GRAND AVENUE
PACIFIC GROVE, CA.
93950

TEL: 831.372-7251
FAX: 831.372-7252
CEL: 831.915-9518

PROJECT/CLIENT

**P.G. HERITAGE SOCIETY
KIOSK
& SIGNAGE**

P.G. HERITAGE SOCIETY
605 LAUREL AVE
P.G., CA.



SHEET TITLE

**STREET
ELEVATION**

○ ISSUE △ REVISIONS

① 04-30-15
SUBMITTAL

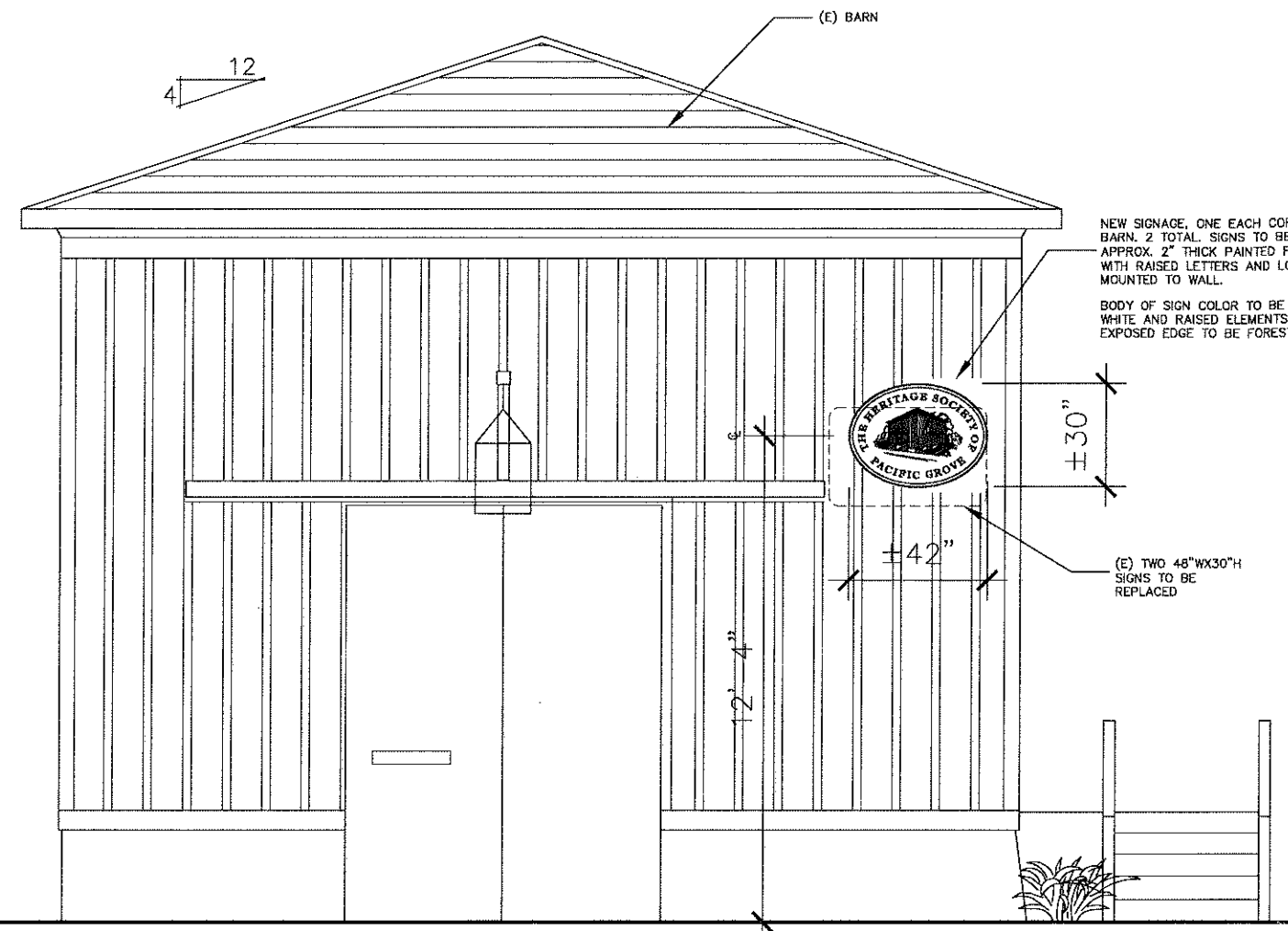
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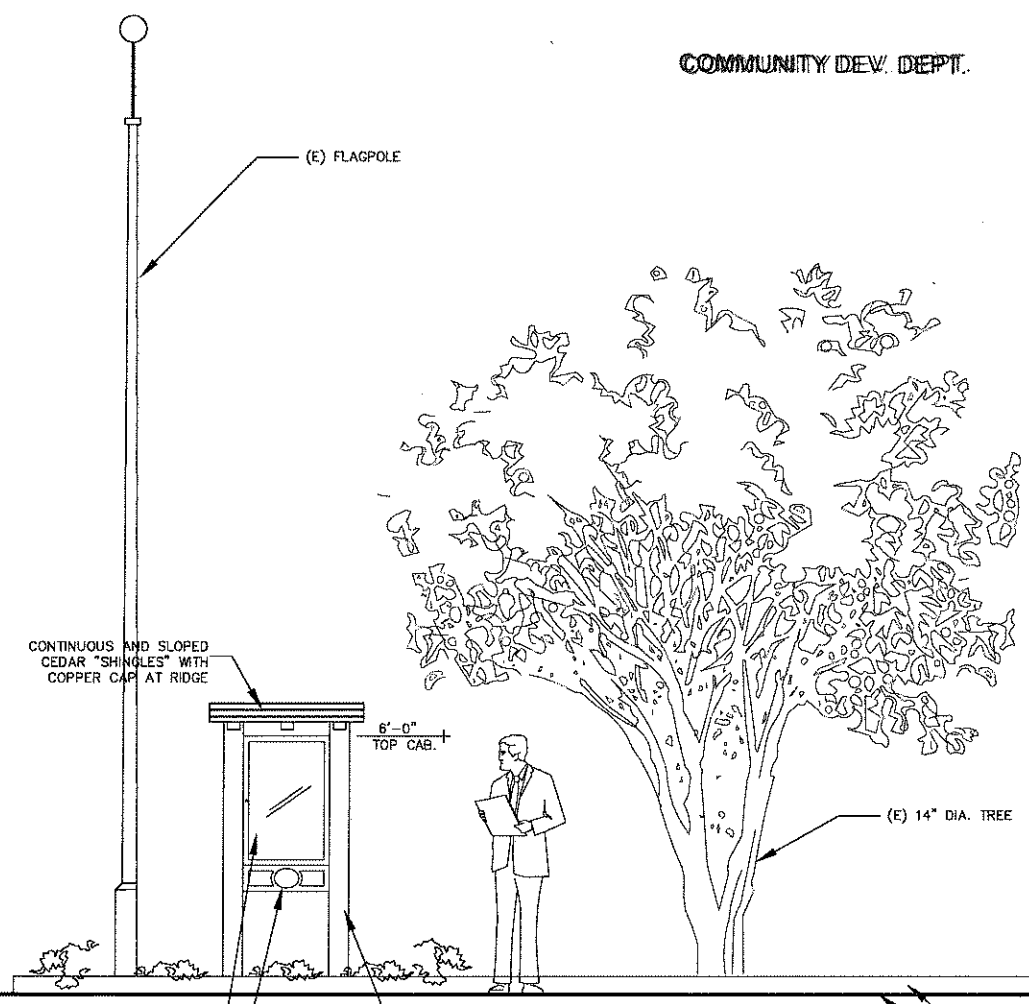
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KETCHAM'S BARN

LAUREL STREET ELEVATION
SCALE : 1/2" = 1'-0"

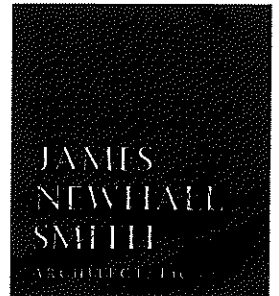


HERITAGE SOCIETY INFO KIOSK

NOTES

- SIGNS ON BARN DO NOT INCLUDE ANY EXISTING OR PROPOSED LIGHTING
- PROPOSED KIOSK DOES NOT INCLUDE ANY INTERNAL OR EXTERIOR LIGHTING

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DATE
PROJECT NUMBER
SHEET NUMBER

NEW SIGNAGE, ONE EACH CORNER OF BARN. 2 TOTAL. SIGNS TO BE APPROX. 2" THICK PAINTED FOAM, WITH RAISED LETTERS AND LOGO, MOUNTED TO WALL.

BODY OF SIGN COLOR TO BE ANTIQUE WHITE AND RAISED ELEMENTS AND EXPOSED EDGE TO BE FOREST GREEN



±30"

±42"

(E) TWO 48"WX30"H SIGNS TO BE REPLACED

12' 4"

CONTINUOUS AND SLOPED CEDAR "SHINGLES" WITH COPPER CAP AT RIDGE

6'-0"
TOP CAB.

24"X36" PREFAB ALUMINUM CABINET WITH LOCKABLE DOOR BY AARCO, OR EQ., COLOR: DARK ANODIZED BRONZE
HERITAGE SOCIETY LOGO LASERED INTO WOOD WITH FOREST GREEN PAINT IN CUTOUTS, SEE DETAIL

6X6 CLEAR CEDAR POSTS WITH OIL FINISH

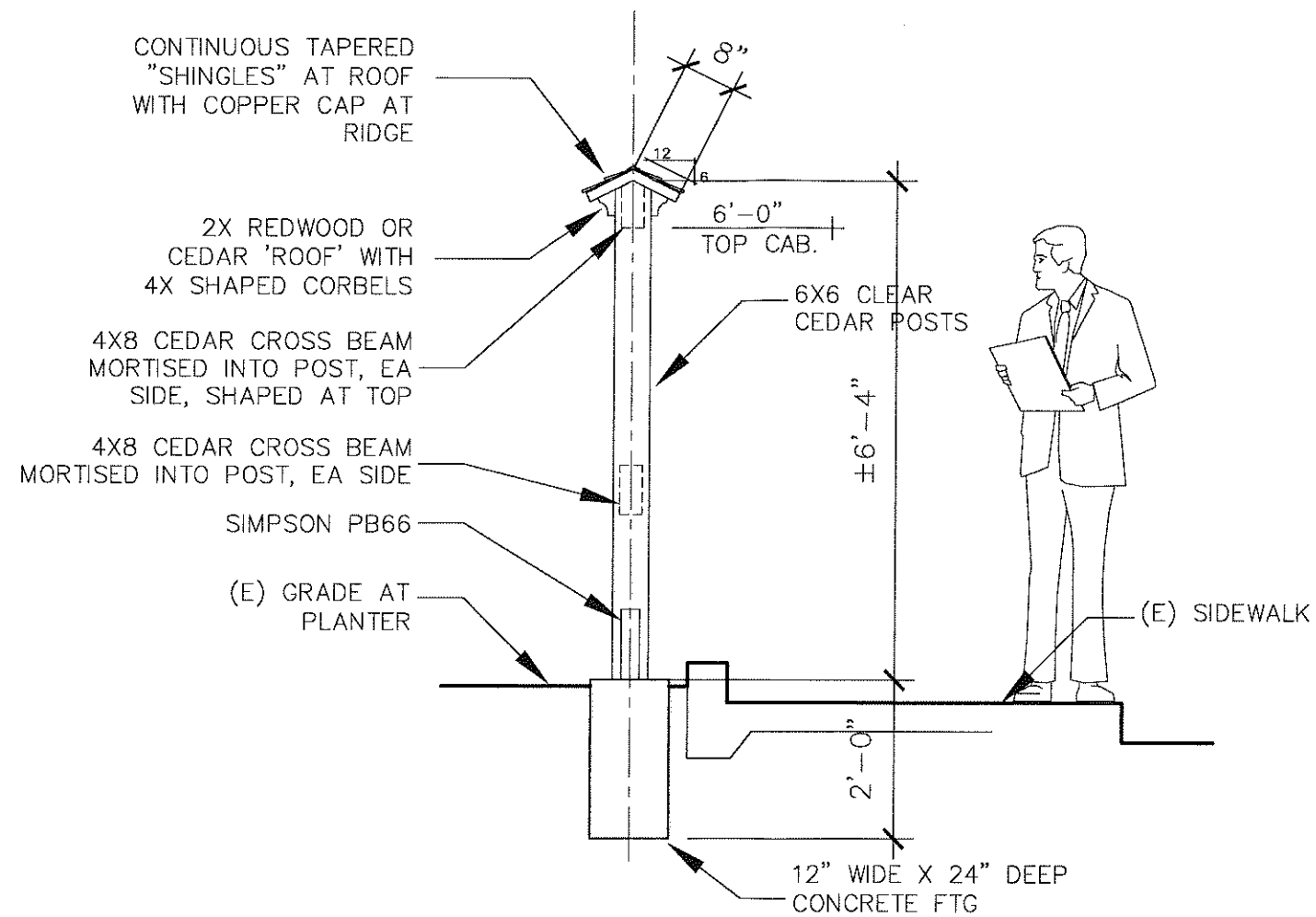
LAUREL STREET ELEVATION

SCALE: 1" = 1'-0"

HERITAGE SOCIETY INFO KIOSK

A2.0A

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SECTION OF KIOSK

SCALE : 1" = 1'-0"

NOTES

1. SIGNS ON BARN DO NOT INCLUDE ANY EXISTING OR PROPOSED LIGHTING
2. PROPOSED KIOSK DOES NOT INCLUDE ANY INTERNAL OR EXTERIOR LIGHTING

**JAMES
NEWHALL
SMITH**
ARCHITECT, INC.

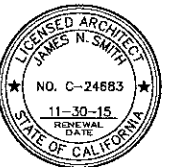
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SHEET TITLE

**KIOSK
SECTION**

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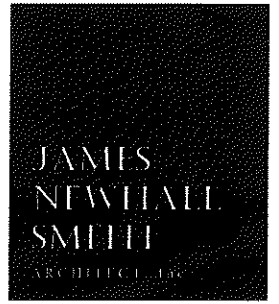
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SHEET TITLE

LOGO
ELEVATION

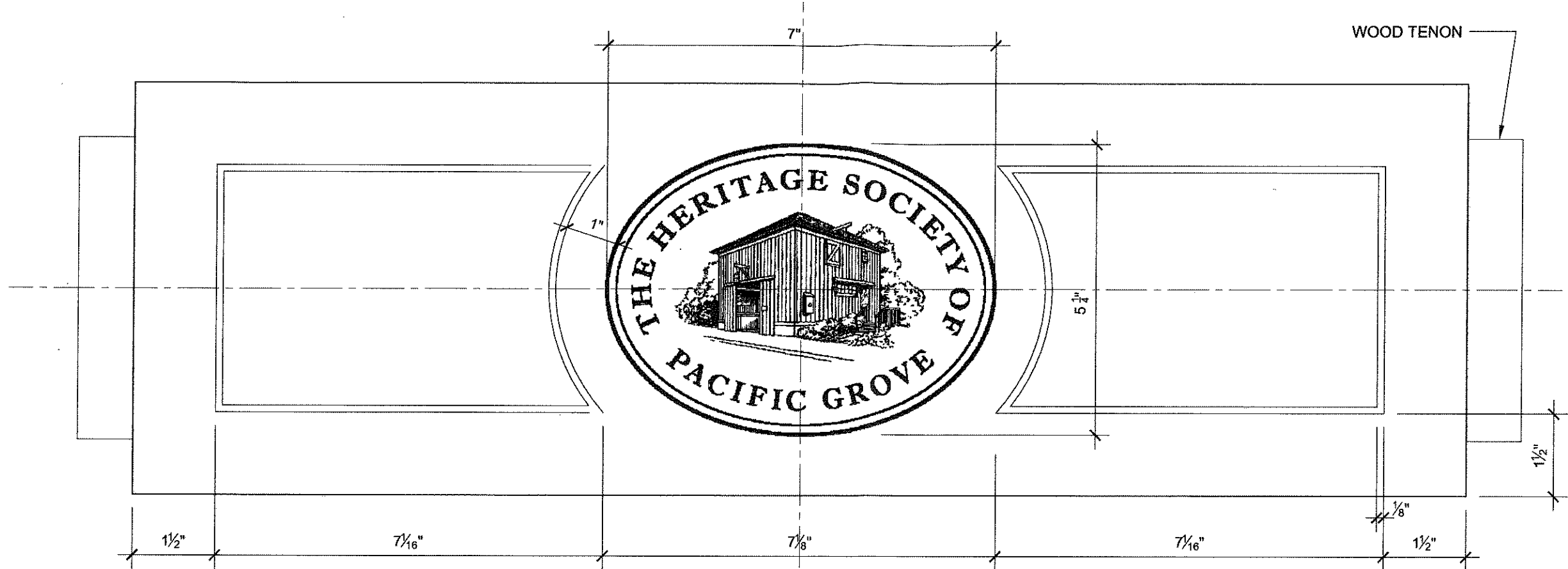
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DATE

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SHEET NUMBER

A6.0



BACK SIDE - FACING GARDEN

7a.

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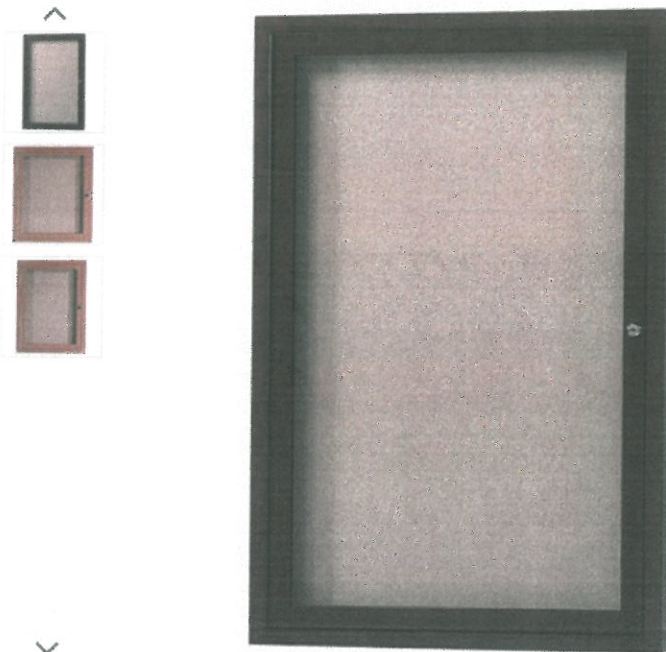
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