



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 (AP15-310) for the enclosure of the existing 140 square foot porch on the front of the commercial building.

Recommendation:

Approved as presented with attached conditions.

Background and Project Description:

Application: AP 15-310

Location: Petra's Restaurant, 447 Lighthouse Ave.

APN: 006-273-009

Applicant: Greg Carey, Applicant

The commercial building at 447 Lighthouse Ave. is a Mediterranean-style building with one restaurant and one small tenant-space. The applicant and the owner of Petra's Restaurant is requesting to expand the dining space onto the existing open patio. The applicant is requesting stucco siding, windows, and clay tile roofing to match the existing.

Staff Analysis:

Commercial-Downtown Zoning Regulations: The proposed project will add 140 square feet to the existing commercial building and staff did not identify any existing non-conformities with the structure. The proposed project is in conformance with all zoning regulations for the commercial-downtown

Architectural Design Guidelines: The City of Pacific Grove does not have commercial design guidelines, however, in staff's opinion, the project compliments the existing architectural style. The building is not listed on the Historic Resources Inventory, however

Alternatives:

The Architectural Review Board may recommend an alternative design or may include a condition to change minor aspects design. The board may refer the approval back to staff or request a subcommittee made up of Architectural Review Board members for final approval. The board may also deny the application.

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 140 square feet, 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
 T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd

Permit & Request Application

Project Permit(s) & Fees			
Permit: <u>Ap</u>	Fee: <u>\$2,224</u>	Multiple Permit Discount: _____	App. #: <u>15-0310</u>
_____	_____	_____	Date: <u>6.8.15</u>
_____	_____	_____	Received By: <u>DG</u>
_____	_____	_____	Total Fee: <u>\$2,224</u>

Project/Property Information	
Project Address: <u>447 LIGHTHOUSE</u>	APN: _____
Lot: _____ Block: _____	Tract: _____
ZC: _____ GP: _____	Lot Size: _____
Project Description: <u>TO ADD (N) COVERED PATIO TO (E) PATIO / ALL (N) POOL / COLOURS / STUCCO / WINDOWS TO MATCH (E).</u>	
Applicant Name: <u>GREG CADEY</u>	Phone #: <u>383 3319</u>
Mailing Address: <u>501 CALIFORNIA AVE, CA</u>	
Email Address: _____	
Owner Name: <u>GEORGE NUMRI</u>	Phone #: <u>649 2530</u>
Mailing Address: <u>447 LIGHTHOUSE AVE</u>	
Email Address: <u>PACIFIC GROVE</u>	

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"/> PUU: 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 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.

Gregory W. Gray 06.08.15 George Numri JUNE 08, 2015
 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 #15-310

FOR A PROPERTY LOCATED AT 477 LIGHTHOUSE AVE TO ENCLOSE THE EXISTING 140 SQUARE FOOT PATIO WITH STUCCO SIDING, WINDOWS, AND CLAY TILE ROOFING TO MATCH EXISTING

FACTS

1. The subject site is located at 477 Lighthouse Ave., Pacific Grove, CA 93950 APN 006-273-009
2. The subject site has a designation of Commercial on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the Commercial Downtown zoning district.
4. The subject site is 4,797 square feet with a commercial restaurant and a commercial tenant/office space.
5. This project has been determined to be CEQA Exempt under CEQA Guidelines 15301.

FINDINGS

1. The proposed development will meet the development regulations set forth in the Commercial-Downtown 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 the architecture of the downtown;
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) #15-310 to allow:

1. The enclosure of the existing 140 square foot patio with stucco siding, windows, and clay tile roofing to match existing.

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 “Petra Restaurant” 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 15-310 to allow the enclosure of the existing 140 square foot patio with stucco siding, windows, and clay tile roofing to match existing.
- 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 Day of July, 2015, 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.

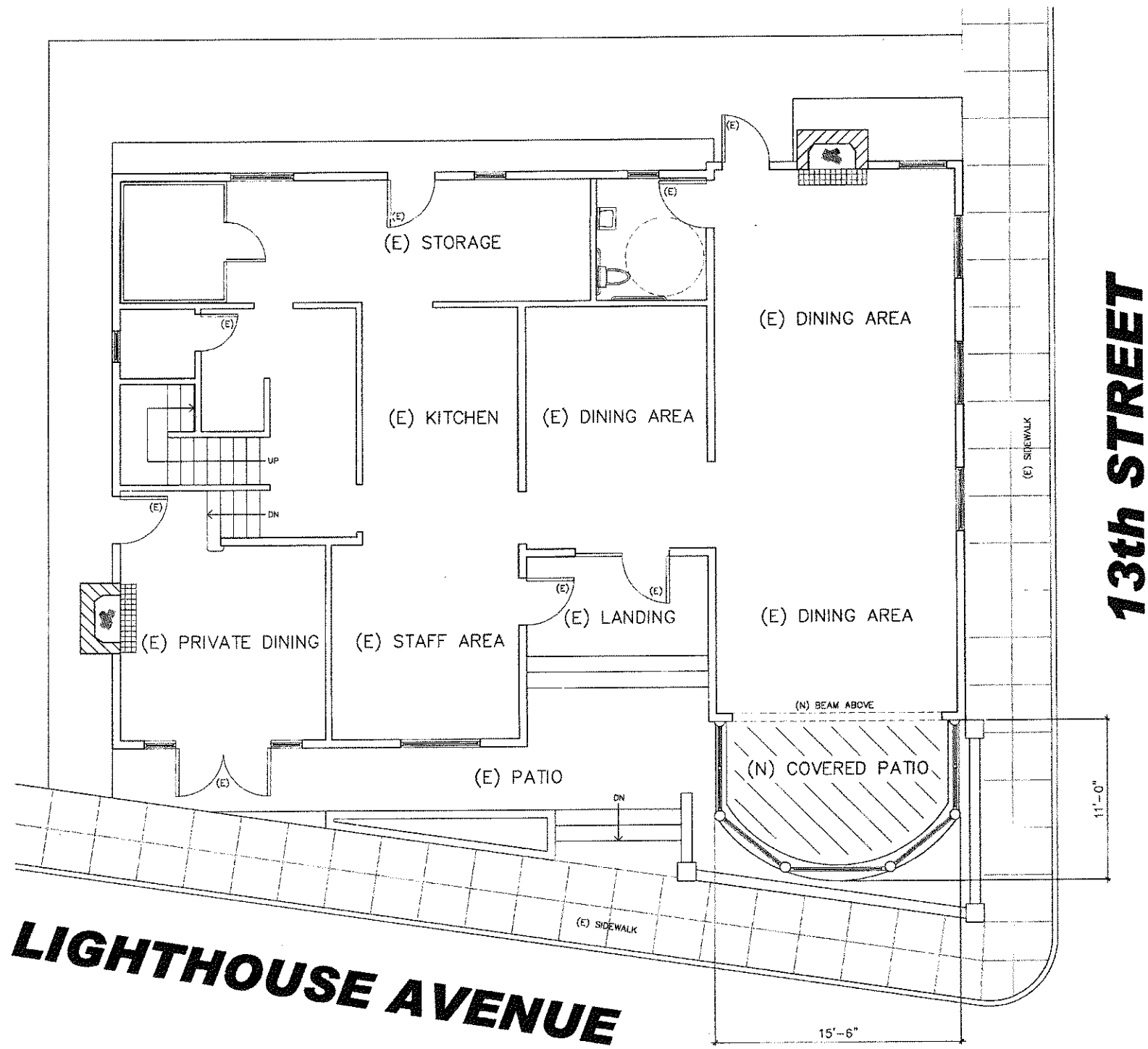
George Nimri, Property Owner

Date





(N) COVERED PATIO
 for
PETRA RESTAURANT
 477 LIGHTHOUSE AVE., PACIFIC GROVE, CA
 OWNER: GEORGE NIMRI



13th STREET

LIGHTHOUSE AVENUE

(N) FLOOR PLAN
 SCALE: 1/4"=1'-0"

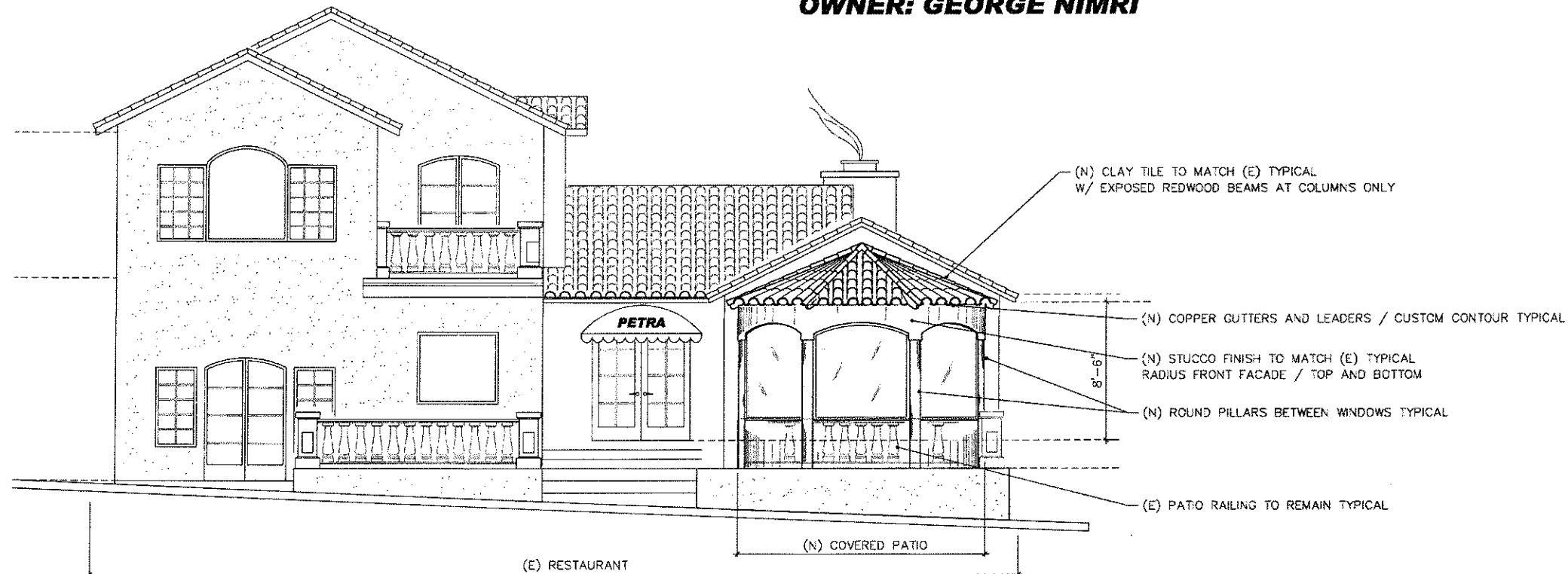
<p>SCOPE OF WORK</p> <ul style="list-style-type: none"> - (N) 140.0 SQ FT COVERED PATIO OVER (E) OPEN PATIO. - (N) WINDOWS TO MATCH (E). - (N) EXTERIOR STUCCO TO MATCH (E). - NO CHANGE IN OCCUPANCY.

<p>PROJECT INFORMATION</p>	
<p>PROJECT LOCATION: 477 LIGHTHOUSE AVE, PACIFIC GROVE MONTEREY, CA</p>	<p>DESIGNER: GWC BUILDING DESIGNS 501 CALIFORNIA STREET SAND CITY, CALIFORNIA, 93955 831 383 3319 cell</p>
<p>OWNER: MR. GEORGE NIMRI 477 LIGHTHOUSE AVE, PACIFIC GROVE MONTEREY, CA 831 649 2530</p>	

<p>PROJECT DATA</p>	
<p>ZONING:</p>	<p>COMMERCIAL / INDUSTRIAL</p>
<p>OCCUPANCY LOAD:</p>	<p>NO CHANGE</p>

A1

(N) COVERED PATIO
 for
PETRA RESTAURANT
 477 LIGHTHOUSE AVE., PACIFIC GROVE, CA
 OWNER: GEORGE NIMRI



(N) FRONT ELEVATION

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



(N) RIGHT ELEVATION

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

A2