



City of Pacific Grove
Architectural Review Board Report
August 11, 2015

To: Chair Steres and Planning Commissioners

Submitted By: Ashley Hobson, Contract Planner

Subject: Consideration of Architectural Permit (AP 15-205) for an 885 square foot two-story addition to an existing 2,634 square foot single family residence.

Recommendation:

Approve subject to the attached conditions.

Background and Project Description:

Application: Architectural Permit 15 -205

Address: 882 Bavyview Ave.

APN: 006-132-016

Applicant: Nopales Living Trust

The project includes the addition of 885 square feet to an existing single family residence in the R-1 zone. The project consists of the addition of 71 square feet on the first floor and 814 square feet on the second floor, to create a 2,805 square foot single family residence. The site exists with three accessory structures and has a total gross floor area of 3,519 square feet. The existing residence is listed on the Historic Resources Inventory.

Staff Analysis:

Historic Review: The applicant submitted a Phase II Historic Report completed by Kent Seavey, Historic Consultant. The Historic Report noted that the existing property is an altered 1920 one-story, wood-framed, side-gabled Bungalow cottage. The proposed project was found to be in conformance with the Secretary of Interior's Standards for the treatment of Historic Properties under the standard for Rehabilitation.

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 15331 (Class 31) – Rehabilitation/Restoration of Historic Resources. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

SPAIN
2-282-0/104
4.13.15

RECEIVED



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

APR 13 2015

COMMUNITY DEV. DEPT.

Project Permit(s) & Fees			
Permit:	Fee:	Multiple Permit Discount:	App. #:
AP	\$2282-		15-205
			Date:
			4/13/15
			Received By:
			A. Hobson
			Total Fee:
			\$2282

Project/Property Information			
Project Address:	882 Bayview Ave., Pacific Grove, CA	APN:	006-132-016-000
Lot:	Block:	Tract:	
ZC:	GP:	Lot Size:	
Project Description:	Remove 720 SF single floor/Replace with 1605 two story to existing home		
Applicant Name:	Nopales Living Trust	Phone #:	831-206-7434
Mailing Address:	PO. Box 52136, Pacific Grove, CA 93950		
Email Address:	nopaleslv@gmail.com		
Owner Name:	same as above	Phone #:	
Mailing Address:			
Email Address:			

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. If the owner is not available for signature, written/electronic and signed verification from the owner shall be required at the time of submittal agreeing to 1) the Applicant acting as their agent, 2) this Certification and 3) the Applicant acknowledgement below.

Applicant Signature _____ Date _____
 Owner Signature (Required) [Signature] Date 4/13/15

KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831)375-8739

7a.

July 2, 2015

Ms. Ashley S. Hobson
Asst. Contract Planner
City of Pacific Grove
300 Forest Avenue
Pacific Grove, CA 93950

Dear Ms. Hobson:

This letter will act as an addenda to the Focused Phase II Assessment prepared on behalf of the Nopales Living Trust, as part of an application for an addition on a listed historic residence, for compatible contemporary use. The subject property is located at 882 Bayview Ave., in Pacific Grove (see plans and drawings provided).

Historical Background & Description:

The subject property is an altered 1920 one-story, wood-framed, side-gabled Bungalow cottage. Assessor's records show a construction date of 1920. Pacific Grove building records list a bedroom/bath and family room addition in 1972 (PGBP# 834), which appears to be the stucco-clad full-width extension of the building envelope along the rear (north) elevation. It is clear, from physical inspection, that the two focal windows flanking the front porch on the South facing facade have been changed over time, as has the configuration of the east side entry. There is no record of these alterations.

The Heritage Society of Pacific Grove (HSPG) archives show that the subject property was constructed by the Del Monte Properties Co. (DMPCO), designed by their architect, Paul V. Tuttle. The first resident appears to have been a Mr. Charles A. Lindgren. The record is mute on his profession, and his occupancy was brief.

The residence is listed as #482 in the Pacific Grove Historic Resource Survey (PGHRS), dated January 1, 2007. It is significant at the local level, for its design by Paul V. Tuttle, architect for the Del Monte Properties Co., and listing in the PGHRS in the context of the theme of Pacific Grove's Coming of Age (1903-1926), as per the 2011 Pacific Grove Historic Context Statement (see copy of full Phase II Assessment provided).

Evaluation:

The proponent proposes to add living space to the rear (north) elevation in an area already occupied by a full-width 1982 addition (PGBP#834). The proposed addition will be set back from the east side-elevation so that it will not be visible from the public right-of-way. A slight portion of the proposed new roof will rise slightly above the existing roof line, but will be minimally apparent from the street, if at all.

As proposed the new addition will employ the same wood shingle exterior wall-cladding now on the residence. The proposed new windows will reflect the Craftsman bungalow style, but not match the existing historic windows, and will be of approved fiberglass construction.

The Secretary of the Interior's Standards for the Treatment of Historic Properties identify four primary treatment approaches to historic buildings. They are Restoration, Preservation, Reconstruction and Rehabilitation. Rehabilitation would be the recommended standard for treatment of the subject property.

Rehabilitation is defined as the act or process of making a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Secretary's Standards encourages "placing a new addition on a non-character-defining elevation." and locating alterations to historic properties in areas where previous alterations already exist.

As stated in the 1992 National Park Service *Illustrated Guidelines for Rehabilitating Historic Buildings*, "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."

As noted above, the Standards recommend new additions be placed on secondary elevations, and where alteration has already occurred. In this instance the proposed addition is on a secondary and altered elevation. The proposed new work will be compatible with the size, scale, and proportions to protect the integrity of the subject property and its environment. If removed in the future, the essential form and integrity of the historic property will be unimpaired.

Impacts of the Proposed Project:

The proposed addition on the rear (north) elevation will not be visible from a public right-of-way.

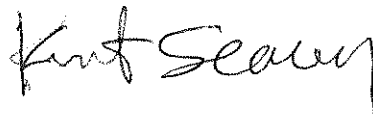
Consistent with Rehabilitation Standard #9, the new work will be differentiated from the old and will be compatible with the historic materials, features size, scale and proportion to protect the integrity of the property and its environment (see plans & drawings provided). Also, consistent with Rehabilitation Standard #10, new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

As noted above, the proposed work on the subject property will be executed consistent with the Secretary's Standards for Rehabilitation, with the least possible loss of historic material so that the remaining character-defining features of the historic resource will not be obscured, damaged or destroyed. The proposed addition is reversible. As proposed the new work will not cause a significant change to an already altered historic building, and will not create a significant adverse effect on the environment.

Mitigation:

The proposed project is in conformance with the Secretary of the Interior's Standards for the treatment of Historic Properties under the standard for Rehabilitation (see supporting documentation and plans & drawings attached). No mitigation is needed for this project.

Respectfully Submitted,

A handwritten signature in black ink that reads "Kent Seaver". The signature is written in a cursive style with a large, prominent "K" and "S".

KENT L. SEAVEY

7a.

310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831)375-8739

March 12, 2013

Ms. Ashley Hefner
Senior Planner/Planning Division
City of Pacific Grove
300 Forest Ave.
Pacific Grove, CA 93950

Dear Ms. Hefner:

Introduction:

This Focused Phase II Assessment has been prepared on behalf of Ms. Lydia Villarreal, as part of an application to make some minor changes to fenestration on a listed historic residence, for compatible contemporary use. The subject property is located at 882 Bayview Ave. (APN# 006-132-016), in Pacific Grove (see plans and drawings provided).

Historical Background & Description:

The subject property is an altered 1920 one-story, wood-framed, side-gabled Bungalow cottage. Assessor's records show a construction date of 1920. Pacific Grove building records list a bedroom/bath and family room addition in 1972 (PGBP# 834), which appears to be the stucco-clad full-width extension of the building envelope along the rear (north) elevation. It is clear, from physical inspection, that the two focal windows flanking the front porch on the South facing facade have been changed over time, as has the configuration of the east side entry. There is no record of these alterations.

The Heritage Society of Pacific Grove (HSPG) archives show that the subject property was constructed by the Del Monte Properties Co. (DMPCO), designed by their architect, Paul V. Tuttle. The first resident appears to have been a Mr. Charles A. Lindgren. The record is mute on his profession, and his occupancy was brief.

Local business directories for the period 1926 through 1960 show the residence changed hands regularly over time, suggesting it was a rental property for an extended period of time (see HSPG documentation provided).

Character-defining features of the property include a one-story side-gabled building envelope with a large, open, central shed-roofed porch supported on square Craftsman style posts. The posts rest on concrete plinths, as part of a raised concrete base, with a pebbled stucco finish. The exterior wall cladding is wood shingles, with the 1972 addition at the rear covered in smooth cement stucco. Fenestration includes 6/1 double-hung wood Craftsman style windows, and smaller, paired, 6 light fixed windows in the gable apexes. . As noted above, the two focal windows on the south facing facade have been replaced with unsympathetic glazing.

The residence is listed as #482 in the Pacific Grove Historic Resource Survey (PGHRS), dated January 1, 2007. It appears to be significant at the local level, for its design by Paul V. Tuttle, architect for the Del Monte Properties Co., and listing in the PGHRS in the context of the theme of Pacific Grove's Coming of Age (1903-1926), as per the 2011 Pacific Grove Historic Context Statement.

Mr. Paul Vincent Tuttle (1881-1955), was born in Wells, Minnesota. The record is so far mute on his education and architectural training. He may have been responsible for the design of two Carnegie libraries, the Glendale Public Library (1911), and the Huntington Beach Library in 1913. The later as the firm of Tuttle and Hopkins. He first appears in Pacific Grove in 1916. By 1919, he is affiliated with the DMPCO in a venture to develop "A Coney Island at Del Monte", i.e. a new bathhouse, some two hundred cottages and other improvements. His office was at 565 Lighthouse Ave. at that time. In 1922 the architect opened an office in Oakland, CA, indicating he would retain his Pacific Grove affiliations as a branch office. Tuttle and his wife Dorothy had a baby girl in June of 1922, suggesting that she may have remained in Pacific Grove, where Tuttle's brother, J. Harley Tuttle resided. No date for the Tuttle's move to Santa Cruz has been as yet located (see HSPG documentation provided).

Evaluation:

The proponent proposes to modify a previously altered entry porch at the SE corner of the east side-elevation.

She wants to move the existing entry door about one foot to the north, slightly increase the size of an existing non historic window in an adjacent bump out, and add a new window to the north side (rear) of the existing bump out. The proposed new windows will match existing Craftsman style windows on the building envelope.

The Secretary of the Interior's Standards for the Treatment of Historic Properties identify four primary treatment approaches to historic buildings. They are Restoration, Preservation, Reconstruction and Rehabilitation. Rehabilitation would be the recommended standard for treatment of the subject property.

Rehabilitation is defined as the act or process of making a compatible use for a property through repair, alterations, and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Secretary's Standards encourages "placing a new addition on a non-character-defining elevation." and locating alterations to historic properties in areas where previous alterations already exist.

As stated in the 1992 National Park Service *Illustrated Guidelines for Rehabilitating Historic Buildings*, "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."

As noted above, the Standards recommend new additions be placed on secondary elevations, and where alteration has already occurred. In this instance the proposed addition is on a secondary and altered elevation.

The proposed new work is on an undated alteration to the residence. The shed-roofed portion of the side entrance does not appear on the 1926-62 Sanborn insurance map showing the subject property. New elements will match the existing for continuity of design, but all work will be compatible with the size, scale, and proportions to protect the integrity of the subject property and its environment. If removed in the future, the essential form and integrity of the historic property will be unimpaired.

Impacts of the Proposed Project:

The proposed minor alterations to the east side-elevation entry will be done on an already altered building component. They will remove a nonhistoric window and replace it with one more consistent with the bungalow cottage character of the residence. The door move, and smaller window addition will not be visible from a public right-of-way.

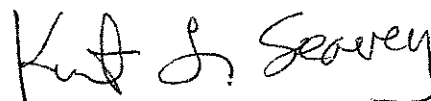
Consistent with Rehabilitation Standard #9, the new work will be differentiated from the old and will be compatible with the historic materials, features size, scale and proportion to protect the integrity of the property and its environment (see photos and plans & drawings provided). Also, consistent with Rehabilitation Standard #10, new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment will be unimpaired.

As noted above, the proposed work on the subject property will be executed consistent with the Secretary's Standards for Rehabilitation, with the least possible loss of historic material so that the remaining character-defining features of the historic resource will not be obscured, damaged or destroyed. The proposed alterations are reversible. As proposed the new work will not cause a significant change to an already altered historic building, and will not create a significant adverse effect on the environment.

Mitigation:

The proposed project is in conformance with the Secretary of the Interior's Standards for the treatment of Historic Properties under the standard for Rehabilitation (see supporting documentation and plans & drawings attached). No mitigation is needed for this project.

Respectfully Submitted,



882 Bayview Ave.-Pacific Grove



Photo #1. Looking NW at the south facing facade & east side-elevation, March, 2013.

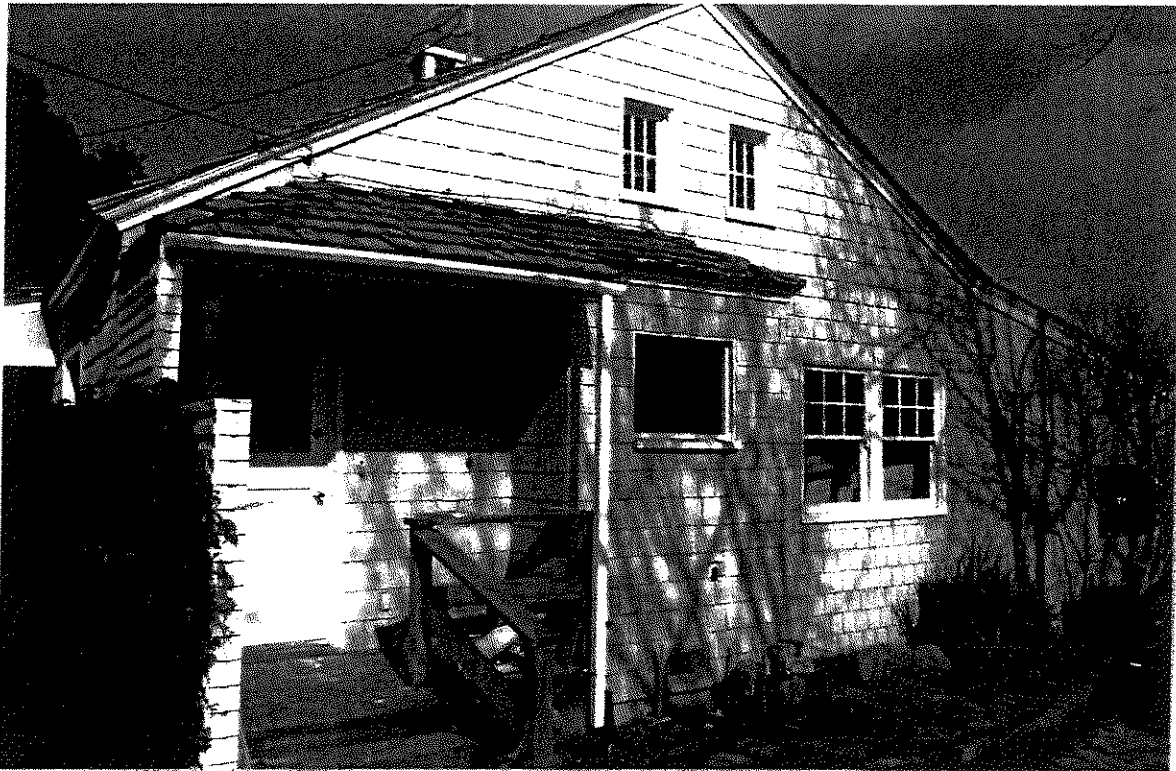


Photo #2. Looking NW at the altered porch on the east side-elevation, March, 2013.

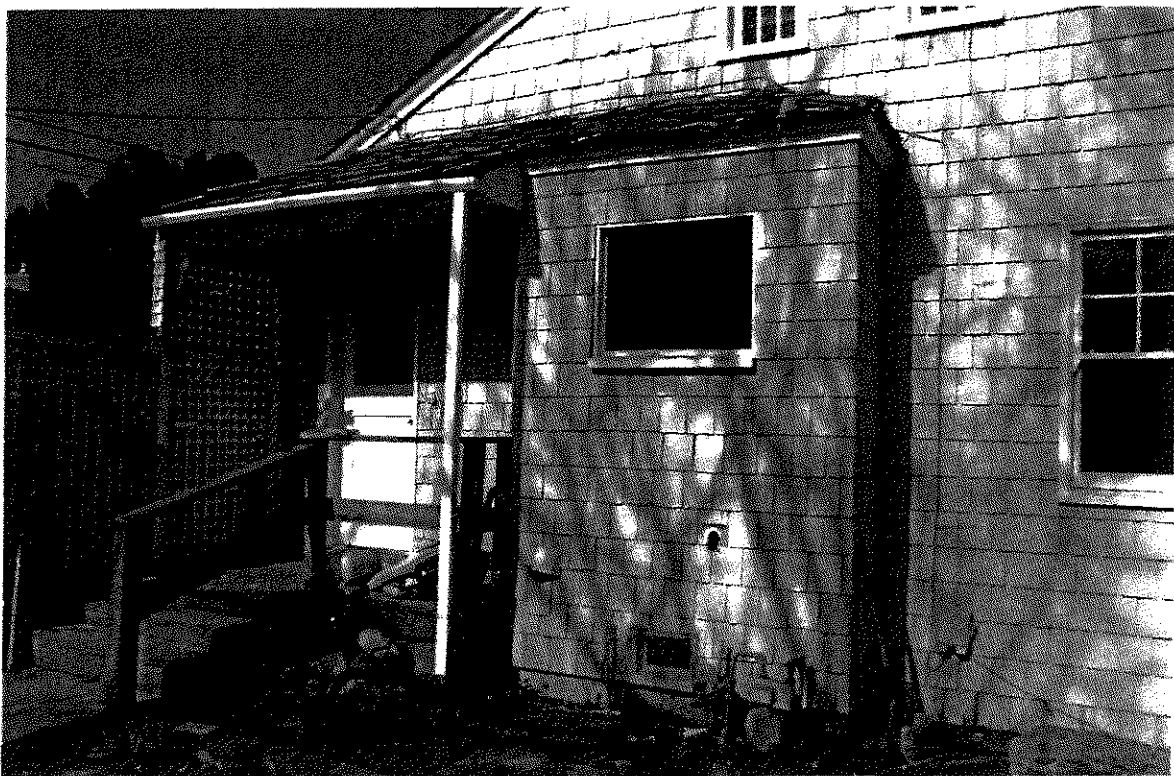


Photo #3. Looking SW at the altered porch on the east side-elevation, showing location for the proposed window changes, March, 2013.



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 15-205

FOR A PROPERTY LOCATED AT 882 BAYVIEW AVE TO ADD 71 SQUARE FEET TO THE FIRST FLOOR AND 814 SQUARE FEET TO THE SECOND FLOOR OF AN EXISTING 1,920 SQUARE FOOT HOUSE LISTED ON THE LOCAL HISTORIC RESOURCES INVENTORY

FACTS

1. The subject site is located at 882 Bayview Ave, Pacific Grove, 93950 APN 006-132-016
2. The subject site has a designation of Medium Density Residential 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 subject site is located in the Archaeological Zone.
5. The subject site is located in the Area of Special Biological Significance Watershed.
6. The subject site is 12,254 square feet.
7. The subject site is listed on the Local Historic Resources Inventory and a Phase II Historic Report was submitted by a qualified Historic Consultant.
8. The subject site is developed with a single family dwelling and three existing accessory structures.
9. This project has been determined to be CEQA Exempt under CEQA Guidelines 15331.

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.'s 24, 26, 28 and;
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) 15-205 to allow:

- 1) The addition of 71 square feet to the first floor and 814 square feet to the second floor of an existing 1,920 square foot house listed on the local historic resources inventory

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 “Nopales Living Trust” dated 4/5/2015, 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.
8. **Historic.** Any historic elements removed from the historic dwelling, including but not limited to windows, and doors, must either be reused on-site or stored for future use, to the greatest extent practicable.

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 15-205 to allow the addition of 71 square feet to the first floor and 814 square feet to the second floor of an existing 1,920 square foot house listed on the local historic resources inventory
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 11th day of August, 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.

Nopales Living Trust, Owner

Date

PROJECT DATA SHEET
 Project Address: 882 BAYVIEW AVE.
 Applicant(s): NOPALES FAMILY TRUST
 Plan Submittal Date:
 Project Description: REMOVE 720 SF SINGLE FLOOR, REPLACE W/ 1605 SF 2-STOREY TO MATCH CUTE HOUSE

Zone District	Required/Permitted	Existing Condition	Proposed Condition	Notes
Site Area	R1	R1	R1	
Density (units/family project unit)		15,365	15,365	
Building Coverage	40%	1745/2174	3545/2474	
Paving Coverage		1524 SF	1524 SF	
Total Site Coverage	60%	4074/5074	4517/5074	
Floor Area	4404 SF	2694	5919	INCREASE 085 SF
Total Exterior Lateral Wall Length to be demolished			70 LF	
Total Exterior Lateral Wall Length to be built			183 LF	
Building Height			24'0"	
Number of stories	2	ONE	TWO	
Front Setback	15'	25'	25'	
EAST (R) Side Setback	10% 7'-0"	2'-0"	2'-0"	
WEST (L) Side Setback	10% 7'-0"	7'-0"	7'-0"	
Rear Setback	10'	7'-0"	6'-0"	
Garage Door Setback	2'-0"			
Covered Parking Spaces	ONE	#	#	
Uncovered Parking Spaces	ONE	TWO	TWO	
Parking Space Size (exclusive of ramps)	8' x 20'	10' x 20'	10' x 20'	
Number of Driveways	1	1	1	
Driveway Width(s)		11'	11'	
Back-up Distance		5'	5'	
Rear Protection (Gate Setback)	3' minimum	(B) 10' 2"	(B) 10' 2"	
Distances Between Eaves and Property Lines	3' minimum	(B) 10' 2"	(B) 10' 2"	
Open Porch/Deck Projections	max 4' 3"			
Architectural Feature Projections	3'			
Number of Accessory Buildings		2	2	
Accessory Building Setbacks	5'	5' 4"	5' 4"	EXISTING
Accessory Building Height	15'	(A) 11' 0"	(A) 11' 0"	
Fence Heights	6'	6'	6'	

FLOOR AREA

EXIST HOUSE ONE STORY 1920 SQ FT
 ADD TO 1ST FLOOR 71 SQ FT
 ADD 2ND FLOOR 814 SQ FT
 3 EXIST. ACC BLDGS 714 SQ FT
 3519 SQ FT

LOT AREA 13,565 SQ FT

BUILDING LOT COVERAGE

EXISTING HOUSE + OUT BUILDINGS 2795 SQ FT
 ADDITION 449 SQ FT
 TOTAL 3193 SQ FT = 24%

GROSS LOT COVERAGE

BUILDING COVERAGE 3495 #
 DRIVEWAY 1241-400 ALLOW = 841 # COR 44.8
 FRONT WALKWAYS 128-60 ALLOW = 68 # COR 42.5
 BACK PATIOS + WALKS 4527 #
 33.8%

WALL LEGEND

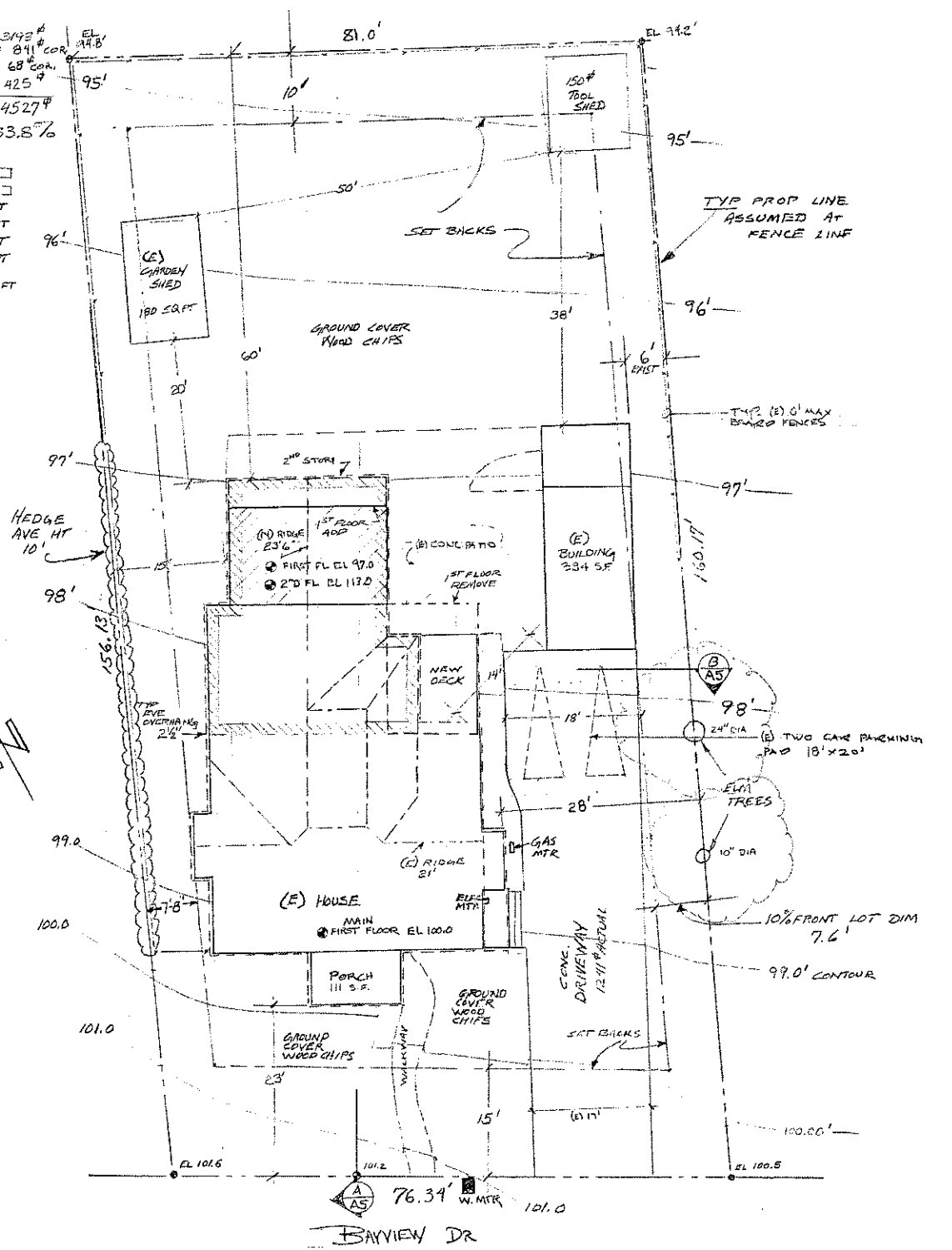
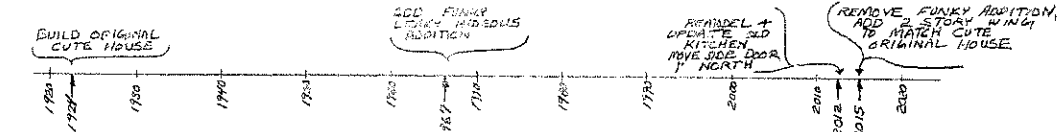
EXIST WALLS REMAIN [Symbol]
 WALLS REMOVED [Symbol]
 NOTE: EXIST EXT WALLS 188 LIN FT
 EXIST INT WALLS 210 LIN FT
 REMOVE EXT WALLS 78 LIN FT
 REMOVE INT WALLS 75 LIN FT
 TOTAL SQ FT OF WALLS TO BE DEMOLISHED 1224 SQ FT

TREES

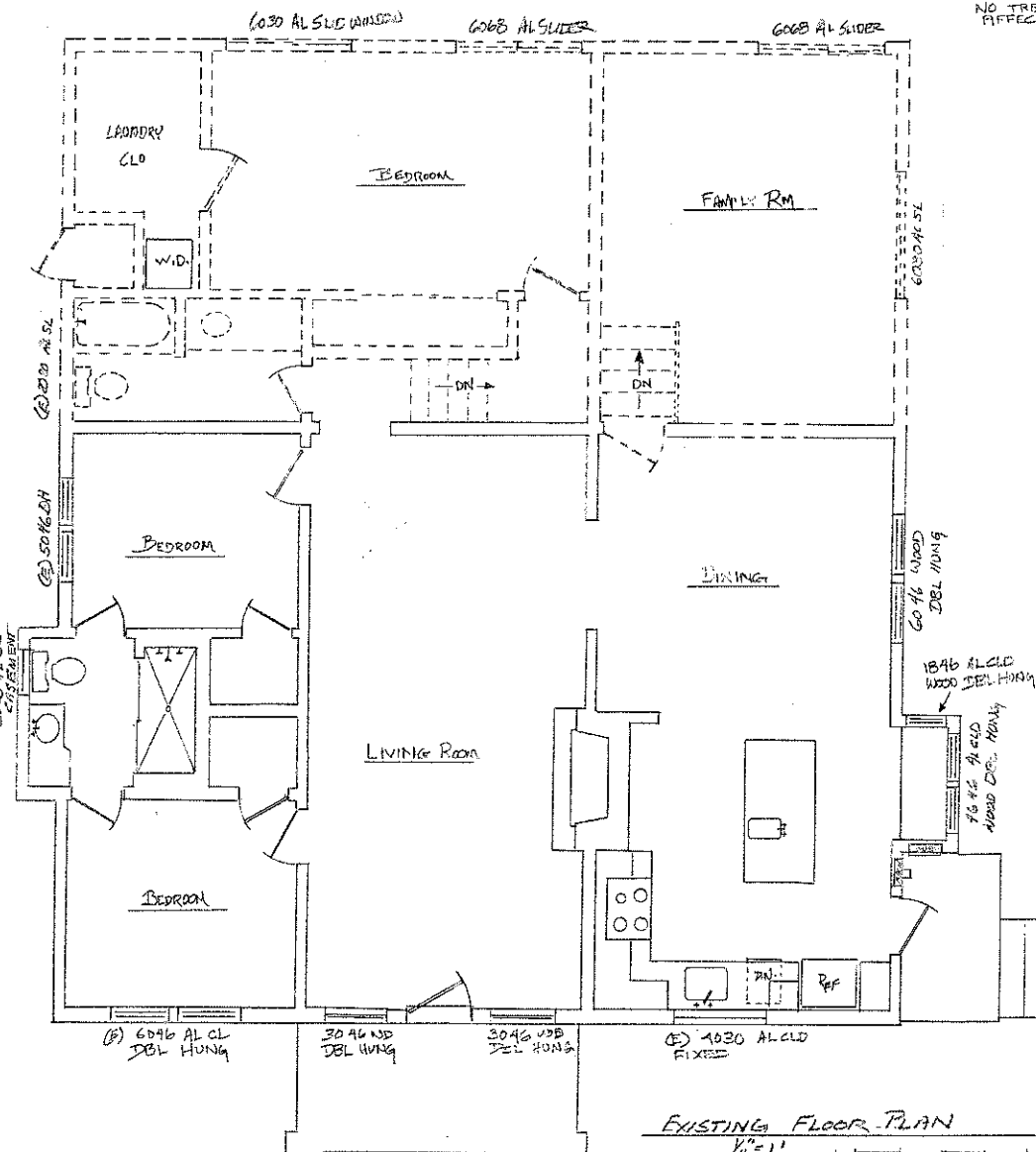
NO TREES MEASURING 6" OR MORE AFFECTED BY PROJECT

PROJECT DESCRIPTION
 REMOVE 720 SQ FT SINGLE FLOOR - REPLACE W/ 1605# 2 STORY ADDITION

HISTORIC DIAGRAM OF CONSTRUCTION EVENTS AT 882 BAYVIEW



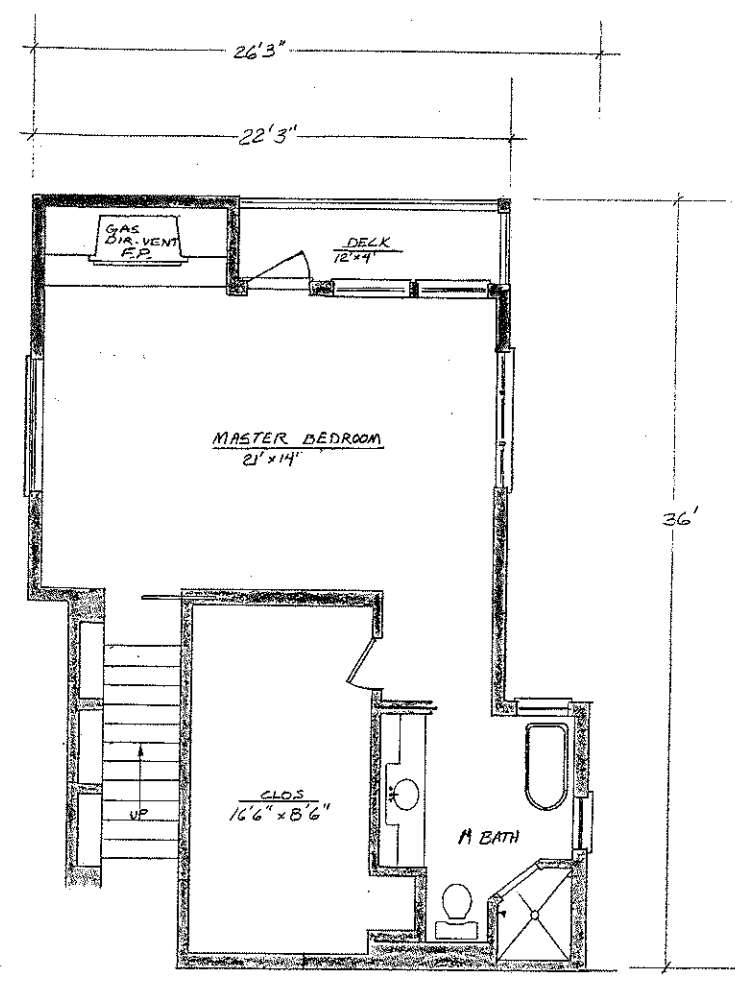
RECEIVED
 APR 13 2015
 COMMUNITY DEV. DEPT.



REVISIONS	BY
1	
2	
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ADDITION TO RESIDENCE NOPALES LIVING TRUST 882 BAYVIEW AVENUE PACIFIC GROVE, CALIFORNIA APN:006-132-016-000	
Date	4-5-2015
Scale	
Drawn	
Job	
Sheet	A1
Of	6 Sheets

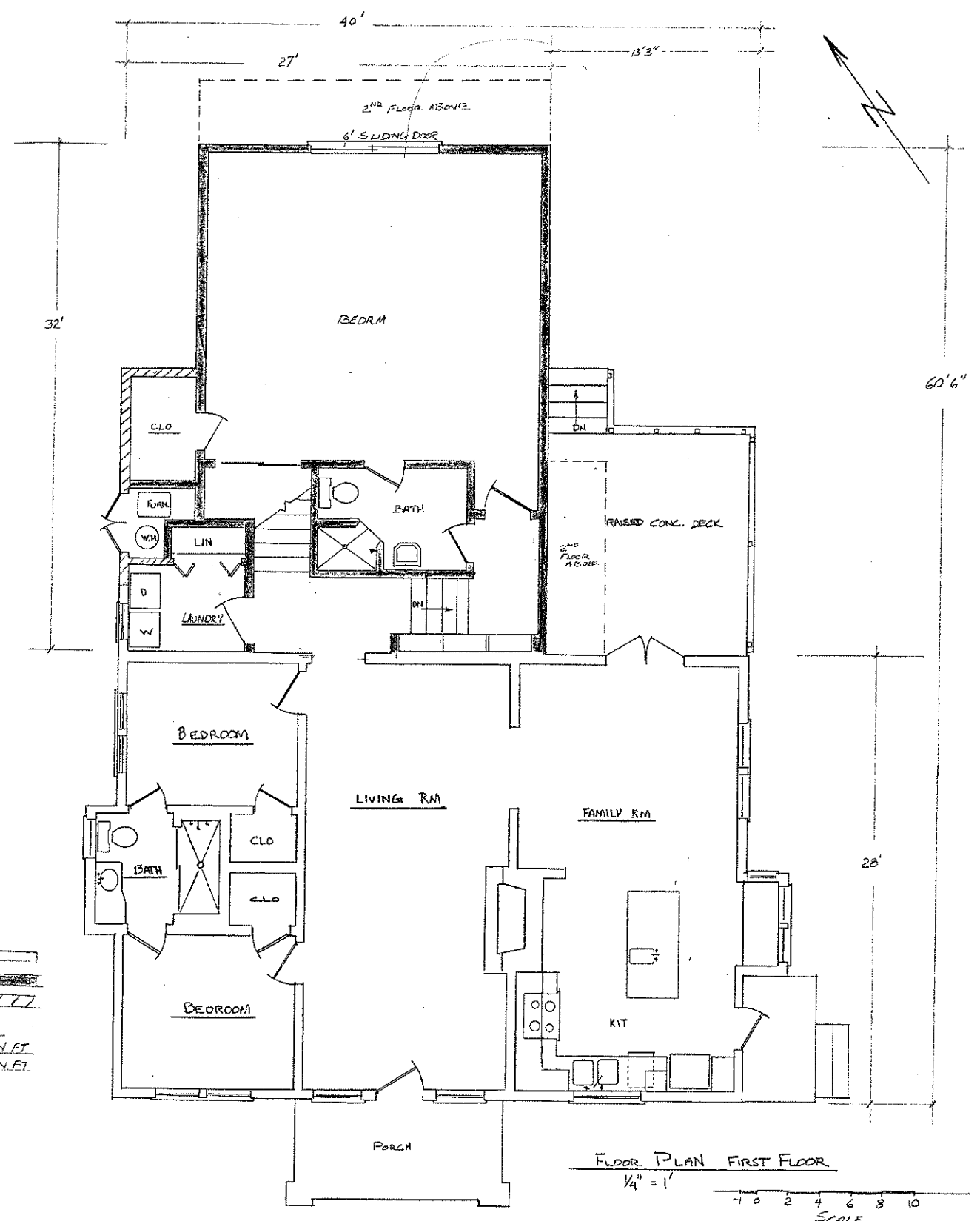
NO.	REVISIONS	BY

BEFORE DESIGN
 & CONSULTING
drafttect
 2150 GARDEN RD., SUITE B3 / MONTEREY, CA 93940 / (831) 448-5956 / FAX 646-6988



FLOOR PLAN 2ND FLOOR
 1/4" = 1'

WALL LEGEND
 EXISTING WALLS [solid line]
 NEW WALLS [dashed line]
 ALTERED (E) WALLS [hatched line]
PROPOSED WALLS
 INT. 142 LIN. FT.
 EXT. 183 LIN. FT.



FLOOR PLAN FIRST FLOOR
 1/4" = 1'

SCALE 0 2 4 6 8 10

ADDITION TO RESIDENCE
NOPALES LIVING TRUST
 882 BAYVIEW AVENUE
 PACIFIC GROVE, CALIFORNIA
 APN: 008-132-018-000

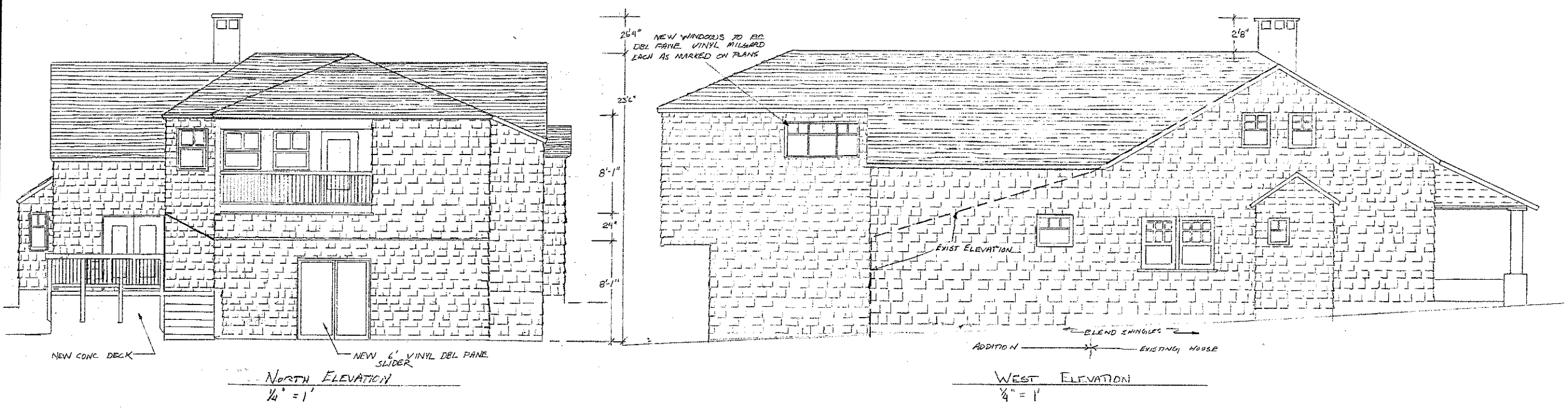
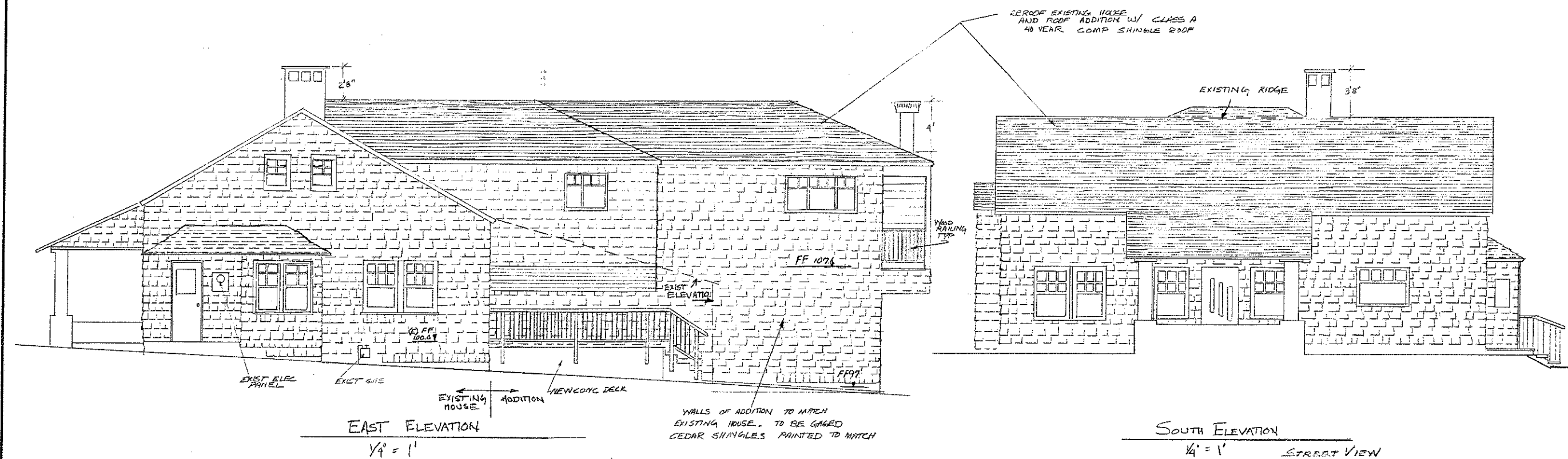
Date 1-5-2015
 Scale
 Drawn
 Job
 Sheet **A2**
 of Sheets

REVISIONS	BY

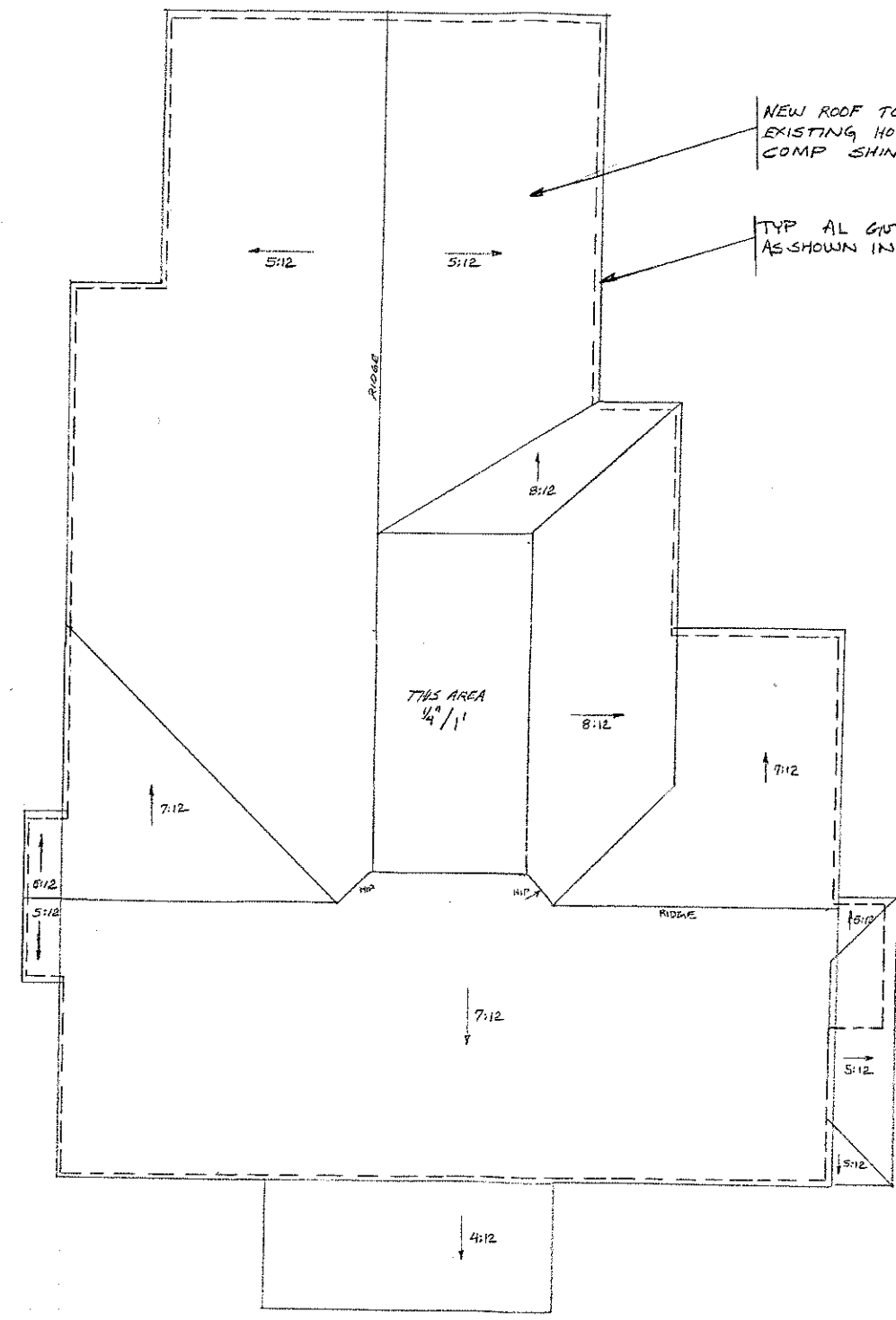
BUSINESS DESIGN & CONSULTING
draft
 2150 CALIFORNIA ST. SUITE 101 / MONTEREY, CA 93940 / (831) 666-9960 / FAX 666-9968

ADDITION TO RESIDENCE
NOPALES LIVING TRUST
 882 BAYVIEW AVENUE
 PACIFIC GROVE, CALIFORNIA
 APN:006-132-016-000

Date 4-5-2015
 Scale
 Drawn
 Job
 Sheet **A3**
 Of Sheets

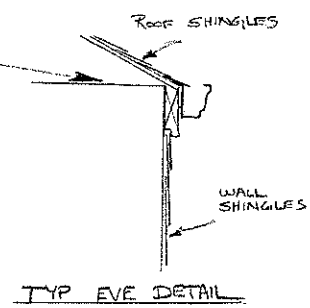


REVISION	BY




NEW ROOF TO EXTEND OVER
EXISTING HOUSE TYP CLASS "A"
COMP SHINGLES

TYP AL GUTTERS ALL AROUND
AS SHOWN IN DETAIL



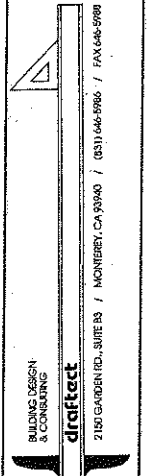
PROPOSED ROOF PLAN
1/4" = 1'


 BUILDING DESIGN
& CONSULTING
 2150 GARDEN RD., SUITE B3 / MONTEREY, CA 95040 / (831) 446-5986 / FAX: 446-5988

ADDITION TO RESIDENCE
 NOPALES LIVING TRUST
 882 BAYVIEW AVENUE
 PACIFIC GROVE, CALIFORNIA
 APN: 006-132-016-000

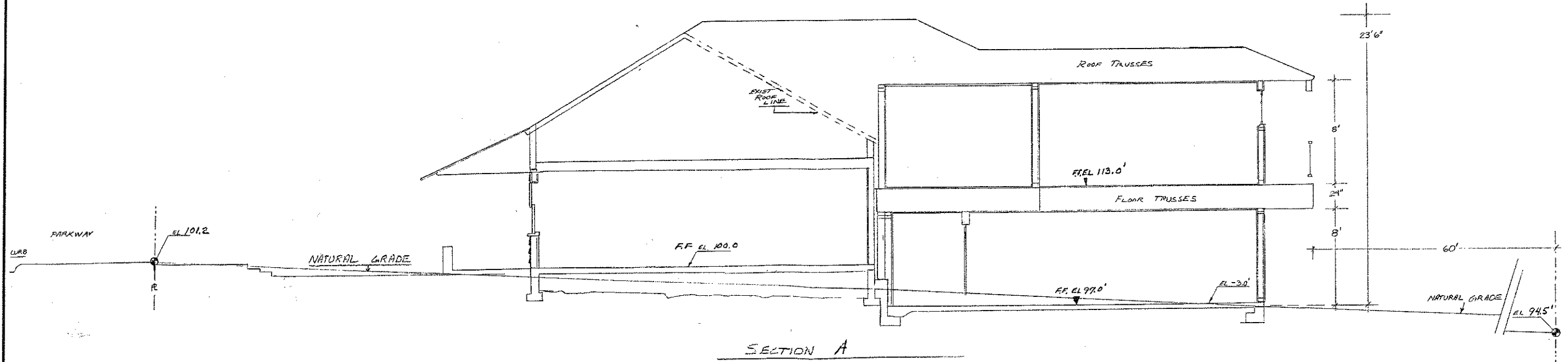
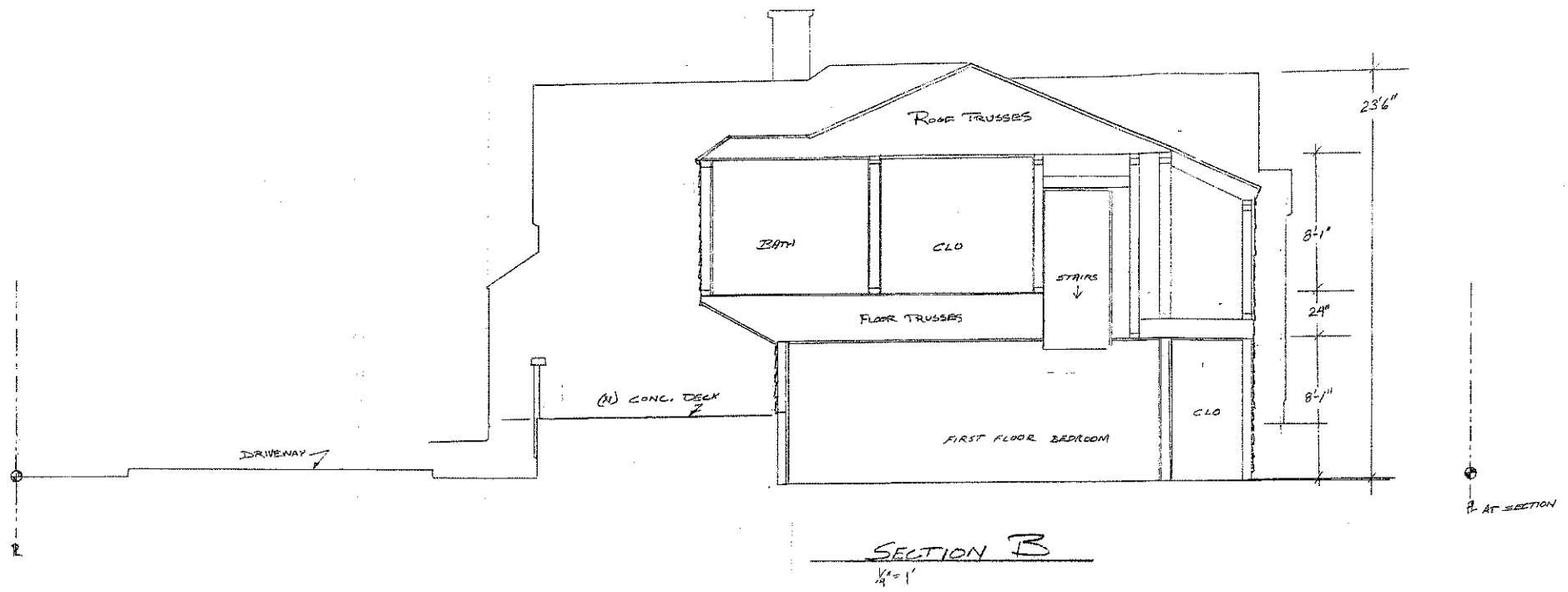
Date	1-5-2015
Scale	
Drawn	
Job	
Sheet	A4
Of	Sheets

REVISIONS	BY



ADDITION TO RESIDENCE
NOPALES LIVING TRUST
 882 BAYVIEW AVENUE
 PACIFIC GROVE, CALIFORNIA
 APN: 006-132-016-000

Date	4.5.2015
Scale	
Drawn	
Job	
Sheet	A5
Of	Sheets

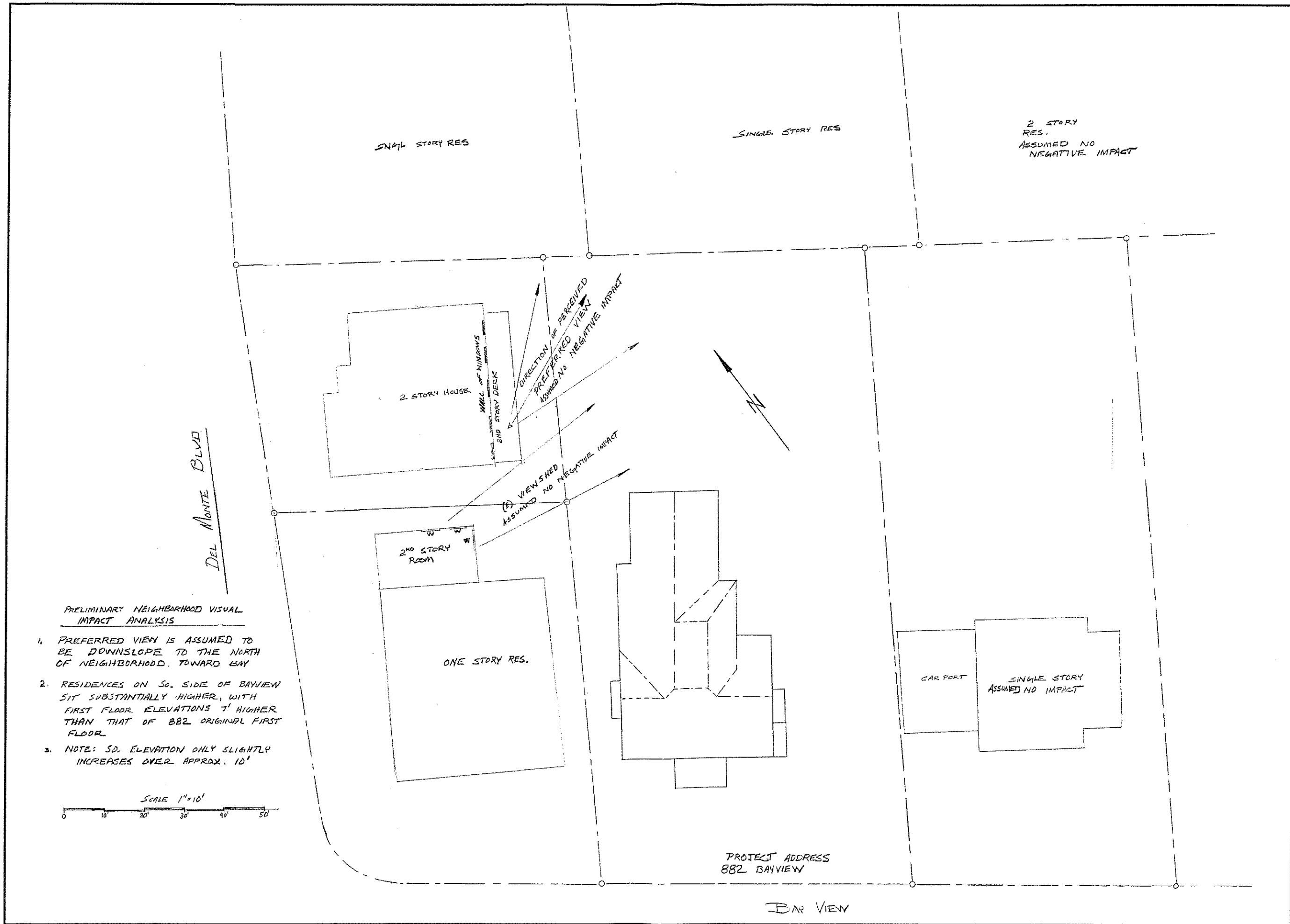


REVISIONS	BY
1	
2	
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BUILDING DESIGN & CONSULTING
draftfact
 2150 GARDEN RD., SUITE 103 / MONTEREY, CA 93940 / (831) 465-9866 / FAX 465-9888

ADDITION TO RESIDENCE
NOPALES LIVING TRUST
 882 BAYVIEW AVENUE
 PACIFIC GROVE, CALIFORNIA
 APN: 006-132-016-000

Date	4.5.2015
Scale	
Drawn	
Job	
Sheet	A6
Of	Sheets

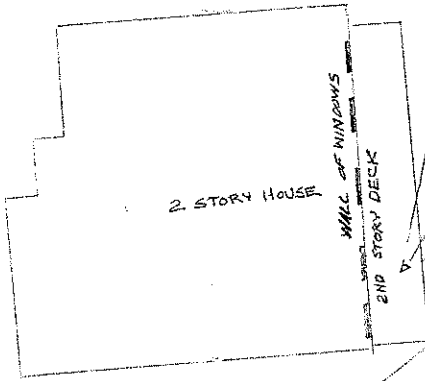


SINGLE STORY RES

SINGLE STORY RES

2 STORY RES.
ASSUMED NO NEGATIVE IMPACT

DEL MONTE BLVD



DIRECTION OF PERCEIVED PREFERRED VIEW
ASSUMED NO NEGATIVE IMPACT

(A) VIEW SHED
ASSUMED NO NEGATIVE IMPACT

2ND STORY ROOM

ONE STORY RES.

CAR PORT

SINGLE STORY
ASSUMED NO IMPACT

PROJECT ADDRESS
882 BAYVIEW

BAY VIEW

PRELIMINARY NEIGHBORHOOD VISUAL IMPACT ANALYSIS

1. PREFERRED VIEW IS ASSUMED TO BE DOWNSLOPE TO THE NORTH OF NEIGHBORHOOD. TOWARD BAY
2. RESIDENCES ON SO. SIDE OF BAYVIEW SIT SUBSTANTIALLY HIGHER, WITH FIRST FLOOR ELEVATIONS 7' HIGHER THAN THAT OF 882 ORIGINAL FIRST FLOOR
3. NOTE: SO. ELEVATION ONLY SLIGHTLY INCREASES OVER APPROX. 10'

