



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:	Fee:	Multiple Permit Discount:	App. #:
AP	\$2,282		15-0449
			Date: 8.13.15
			Received By: W.L.
			Total Fee: \$2,282

Project/Property Information			
Project Address:	301 Forest Ave	APN:	006-288-001
Lot:	1	Block:	30
Tract:		Tract:	1st Addition
ZC:	C-D	GP:	Commercial
Lot Size:		Lot Size:	1,923 sf
Project Description:	Upgrade windows on Forest Ave to single-pane glass windows with a single band of smaller transom-like windows above, of natural red oak material. 92 x 76 3/4 (4) and 32 x 76 3/4 (4) wood		
Applicant Name:	Terry Trotter	Phone #:	(831) 238-4631
Mailing Address:	P.O. Box 1, Pacific Grove, CA 93950		
Email Address:	trottergalleries@comcast.net		
Owner Name:	SAME	Phone #:	
Mailing Address:			
Email Address:			

8/31/15

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 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 checked="" 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.

Terry Trotter 8/13/15 SAME _____
 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 (AP) 15-449
FOR A COMMERCIAL PROPERTY LOCATED AT 301 FOREST AVENUE TO ALLOW AN
UPGRADE OF 8 WINDOWS TO SINGLE-PLATE WOOD WINDOWS WITH A SINGLE BAND OF
TRANSOM ABOVE, KEEPING WITH EXISTING DIMENSIONS.**

FACTS

1. The subject site is located at 301 Forest Ave, Pacific Grove, 93950 APN 006-288-001.
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 C-D zoning district.
4. The subject site is 1,923 square feet.
5. The subject site is developed with a one story commercial building.
6. The existing structure is not on the Historic Resources Inventory. A historic review was completed by Kent L. Seavey on August 18, 2015, and determined that the existing structure does not qualify as a historic resource as defined by the National or California Registers of historic resources, nor does it meet the criteria cited in the Pacific Grove Historic Preservation Ordinance.
7. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15301.

FINDINGS

1. The proposed development will meet the development regulations set forth in the C-D zoning district 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 building and other buildings in the neighborhood, 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. A historic review was completed by Kent L. Seavey on August 18, 2015, and determined that the existing structure does not qualify as a historic resource as defined by the National or California Registers of historic resources, nor does it meet the criteria cited in the Pacific Grove Historic Preservation Ordinance, and therefore does not qualify for historic designation as defined by CEQA.

PERMIT

Architectural Permit (AP) 15-449 to allow an upgrade of 8 windows on Forest Avenue to single-plate wood windows with a single band of transom above, keeping with existing dimensions.

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 CEDD 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. **Conformance with Plans Condition:** The design and materials must occur in strict compliance with the proposal 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.
5. **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.

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 Architectural Permit (AP) 15-449 to allow a commercial property at 301 Forest Avenue to upgrade 8 windows to single-plate wood windows with a single band of transom above, keeping with existing dimensions.
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 8th day of September, 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.

Terry Trotter

Date



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

NOTICE OF EXEMPTION FROM CEQA

6a

Property Address/Location: 301 Forest Avenue, Pacific Grove, CA 93950

Project Description: AP 15-449

Description: To allow a commercial property located at 301 Forest Avenue to upgrade 4 windows of 82” width by 76 and ¾” height, and 4 windows of 32” width by 76 and ¾” height, to single-plate wood windows with a single band of transom above, keeping with the existing dimensions.

APN: 006-228-001

ZC: C-D GP: Commercial Lot Size: 1.923 sf

Applicant Name: Terry Trotter Phone #: (831) 238-4631

Mailing Address: P.O. Box 1, Pacific Grove, CA 93950

Email Address: trottergalleries@comcast.net

Public Agency Approving Project: City of Pacific Grove, Monterey County, California

Exempt Status (Check One) :

- Ministerial (Sec. 21080(b)(1):15268))
- Declared Emergency (Sec. 21080(b)(3): 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption

Type and Section Number: Section 15301 Class 1 Categorical Exemption

Exemption Findings:

The project includes the upgrade of windows to wood windows with a single band of transom above, keeping with the existing dimensions and therefore qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301 (Class 1) – Existing Facilities. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

Contact Laurel O’Halloran, Assistant Planner Contact Phone: (831) 648-3127

Signature: *Laurel O’Halloran* **Date: August 19, 2015**

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

6a

August 18, 2015

Mr. Terry Trotter
1432 Lisbon Ave.
Pebble Beach, CA 93953

Dear Mr. Trotter:

Thank you for the opportunity to comment on your proposed window treatment for the commercial property at 301-303 Forest Ave. (APN# 004-288-01/10) in Pacific Grove as regards any potential issues related to the California Environmental Quality Acts (CEQA) provisions for the protection of historic properties.

The Monterey County Assessor's records show the subject property being constructed as a storage building in 1951 (MCBP #2620). It further shows the adjacent property, 303 Forest as being constructed in 1959-1960 (MCBP# 2229). Unspecified alterations to the building were made in 1979 (MCBP #2795), and all the current fenestration was added in 1989 (PGBP# 89-0378). These changes are confirmed by a set of original approved building plans by Bredthauer /Curran Architects, dated 7-25-89 (see plans provided).

The subject property is a one-story cinder-block masonry structure, rectangular in plan, resting on a concrete foundation, with a non-bearing, sheet-rock interior wall, running east/west separating the 301 and 303 spaces on the north and south sides respectively. The 1989 plans show the original west facing facade as a flat front with no shown fenestration.

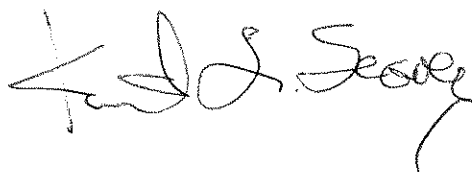
The roof is flat, with a simple parapet facing west with some minor raised embellishments. The roof is covered with tar & gravel.

All existing fenestration was added in 1989, with two, multi-paned wood-focal windows on each of the numbered Forest Ave. street fronts, flanking matching angled recessed entryways with multi-paned side-lights. The existing red oak entry doors date to the 1989 alterations. The Laurel St. elevation saw the creation of four, large, fixed window bays, cut through a flush cinder block wall, with multi-paned wood glazing matching that found on the west facing facade. The building alterations, when finished in 1989 housed Trotter's Antiques Gallery and sales office, with an adjacent storage facility.

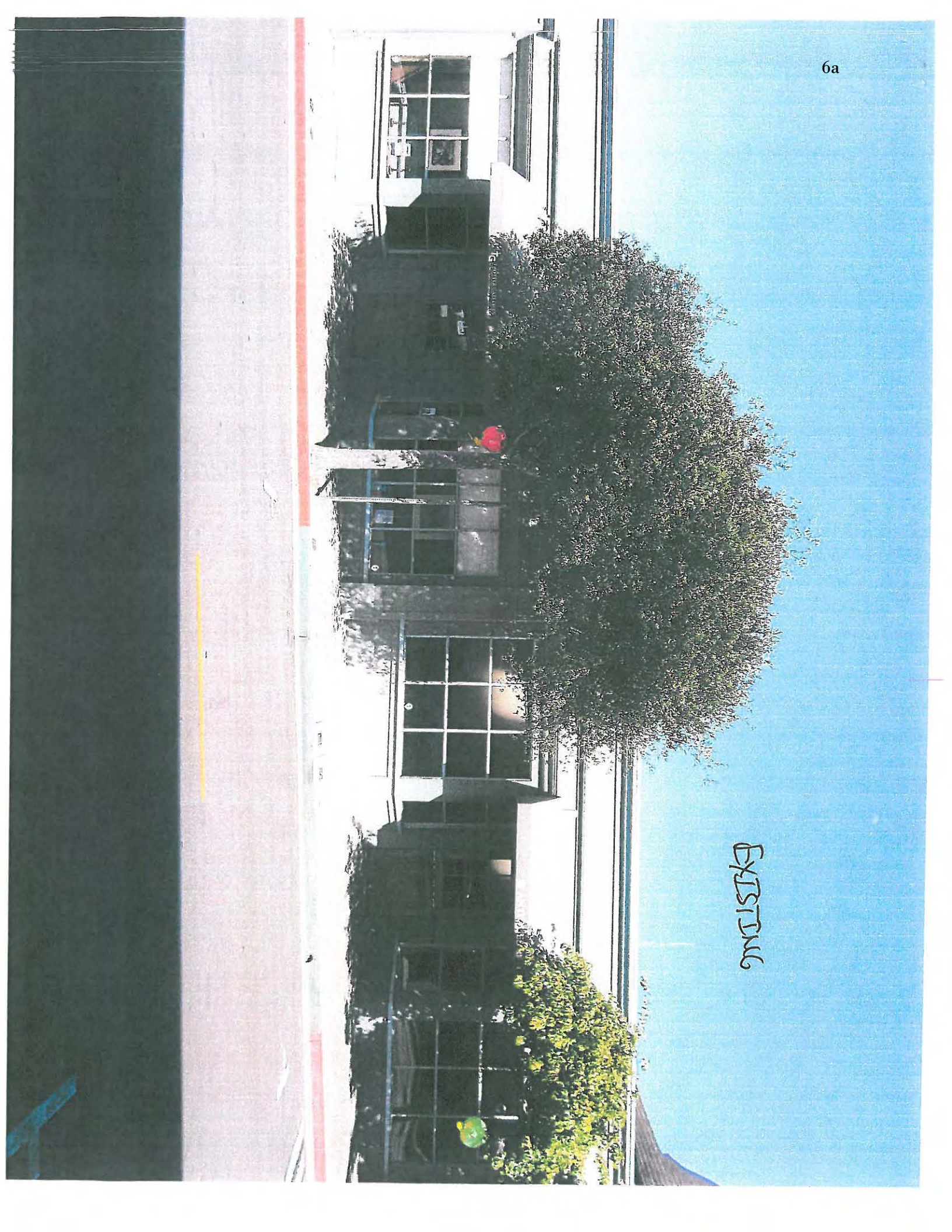
The current building permit request calls for new fenestration, in filling the existing 1989 voids along the building envelope with large, single plate-glass show windows having a single band of smaller transom like windows above, similar and proportionate to those found on the Pacific Grove City Hall, in order to bring the former storage building/art & antique gallery closer in character to the older commercial storefronts along this block of Forest Avenue (see plans and drawings provided).

The subject property is an altered 1951/59 utilitarian storage building that has been modified over time for use as a commercial storefront. It is not listed in the 2007 Pacific Grove Historic Building Survey, and certainly does not qualify as an historic resource as defined by the National or California Registers of historic resources, nor does it meet the criteria cited in the Pacific Grove Historic Preservation Ordinance for such listing. Therefore it does not qualify for historic designation as defined by CEQA.

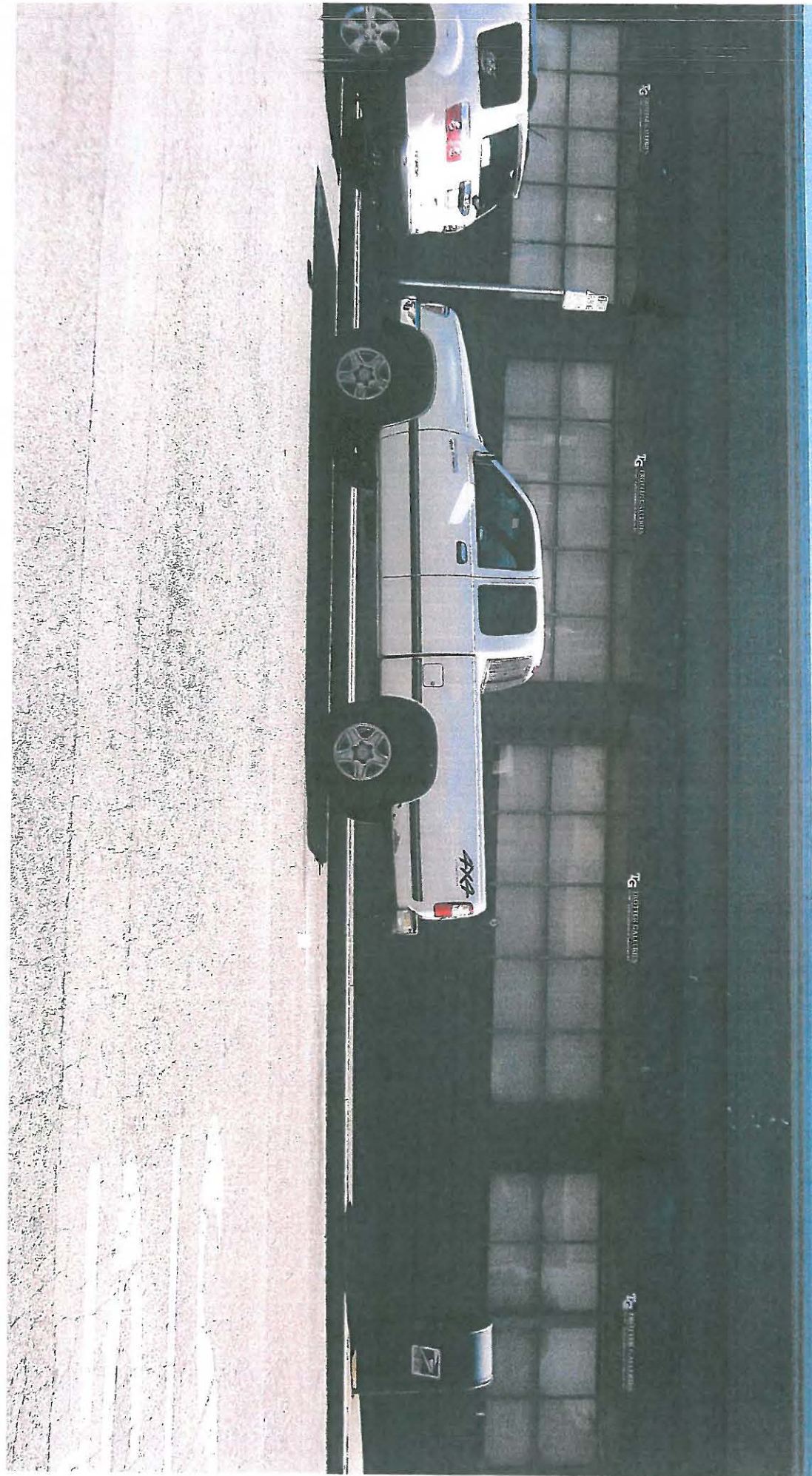
Respectfully Submitted,

A handwritten signature in black ink, appearing to read "K. J. Seeger". The signature is written in a cursive style with a large, sweeping initial "K" and a long, trailing flourish at the end.

EXISTING



EYISI DUG

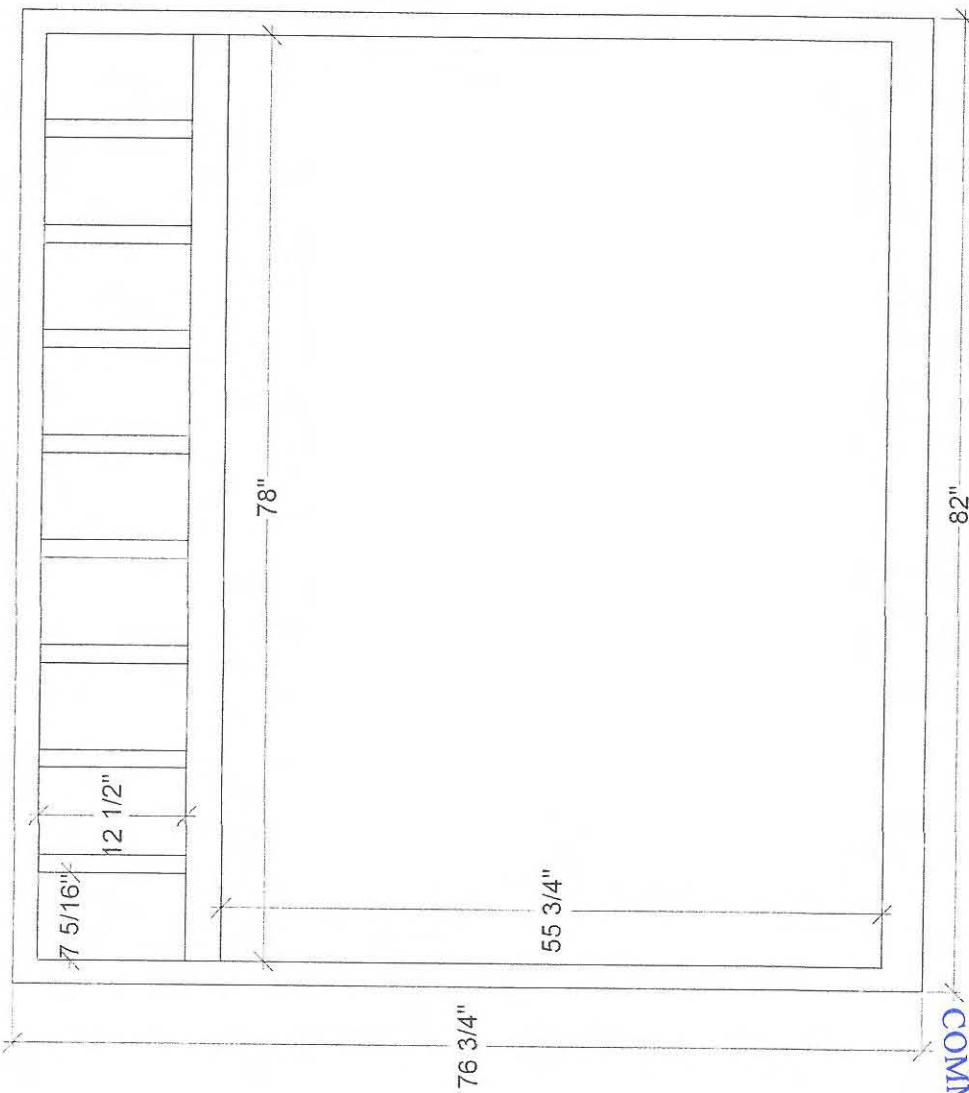


SCM

Sunset Cabinets & Mill

2010 Sunset Drive
Pacific Grove, CA 93950
Office / Fax (831) 373-7118
California State License #745403

X4

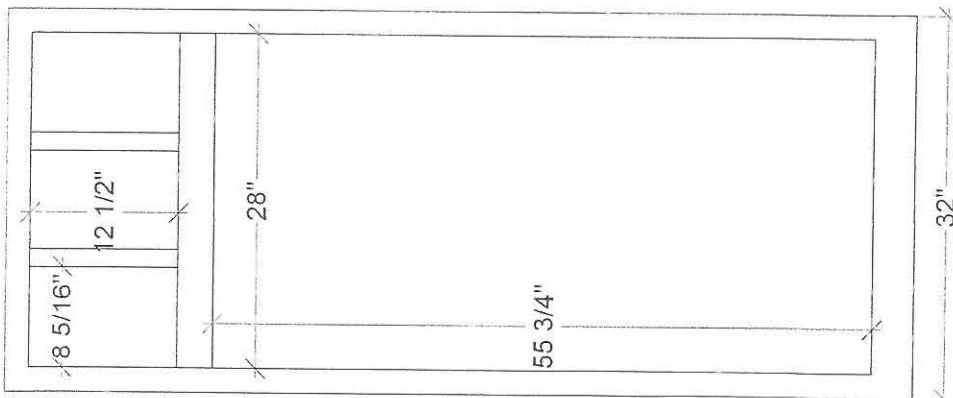


CITY OF PACIFIC GROVE
COMMUNITY DEVELOPMENT

RECEIVED

AUG 31 2015

X4



SUNSET CABINETS & MILL

CALIFORNIA STATE LICENSE #745403
 2010 SUNSET DRIVE
 PACIFIC GROVE, CA 93950
 OFFICE/FAX: 831.373.7118

Estimate

Date	Estimate Number
7/21/2015	841

Project	Trotters Galleries Windows
---------	----------------------------

Customer
Covell Construction Steve Covell 1021 Benito Ave Pacific Grove, CA 93950-5403

Terms
Due on receipt

Item	Description	Qty	Rate	TOTAL
PSA	Professional Service Agreement: Sunset Cabinets & Mill proposes to furnish the items and services as stated below.			0.00
Project	1-3/4"x 32"x 77" Multi light fixed sash: 3 small lights above, 1 large light below Stain Grade Birch 1/4" Laminated Glass Un-Finished	4.00	787.70	3,150.80T
Project	1-3/4"x 82"x 77" Multi light fixed sash: 6 small lights above, 3 small lights outside edge, 1 large light below center Stain Grade Birch 1/4" Laminated Glass Un-Finished	4.00	1,811.00	7,244.00T
Terms	Term's and conditions for the project are as followed: 50% of project price to commence build 50% upon completion of build prior to delivery			0.00
Signature	Signed Check will substitute for a signature and your acceptance of the terms and services as stated above. Any changes requested must be submitted and agreed upon in writing before they can take effect. Change orders are subject to administration fees.			0.00
Note's	Original Estimate \$11,725.11 w/tax Revision: Changed materials from Birch to Red Oak 07/23/2015			0.00

TERMS: A 1.5% Per Month Service Charge Will Be Applied To All Past Due Balances. A Returned Check Charge Of \$25.00 Will Be Added On All Returned Checks.

Subtotal	\$10,394.80
Sales Tax (8.625%)	\$896.55

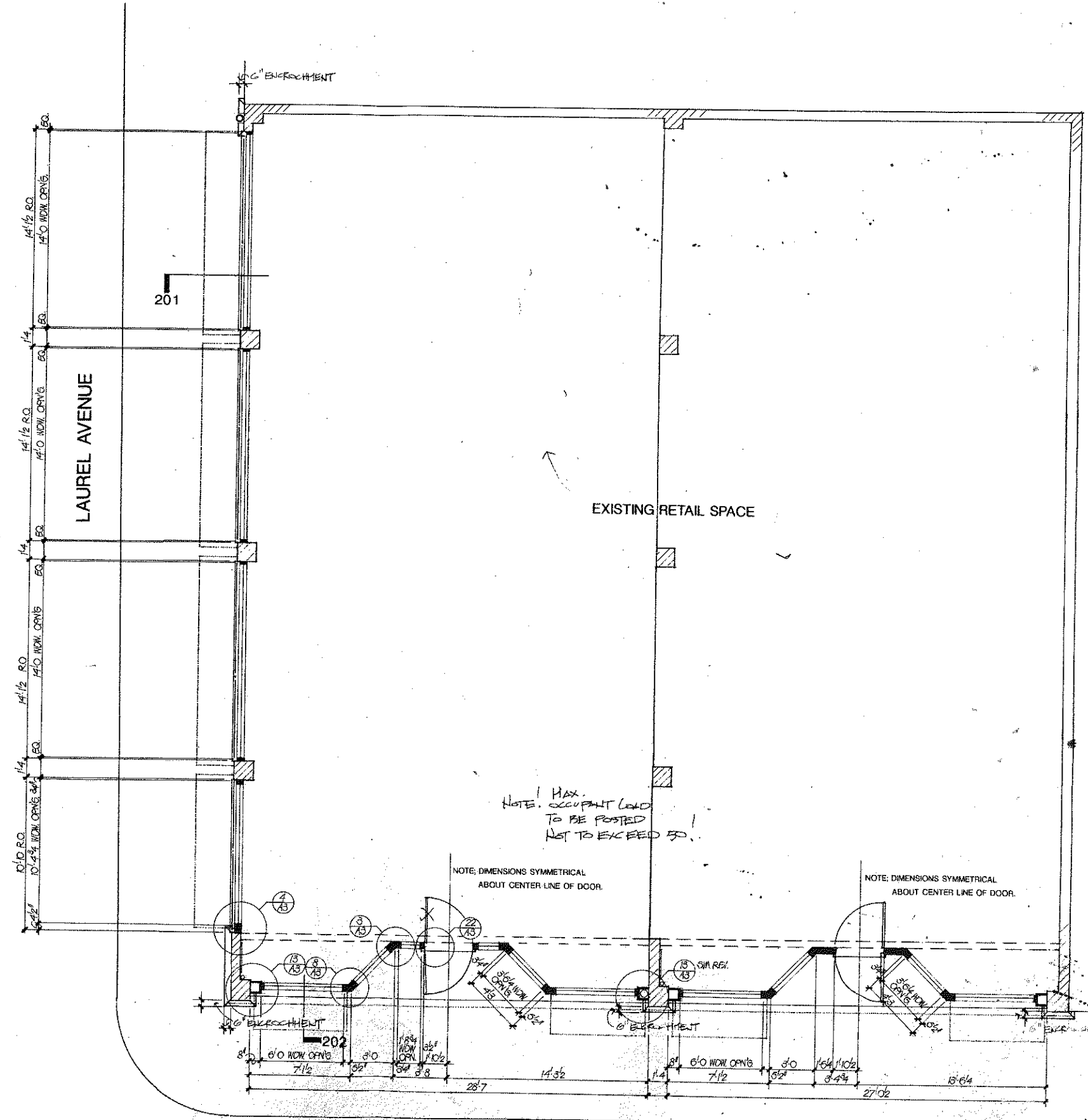
ESTIMATE: This Is An Estimate And Subject To Change. Active For 30 Days.

TOTAL	\$11,291.35
--------------	-------------



BRETHNAE CURRAN & ASSOCIATES
ARCHITECTS AIA
227 Forest Avenue, Suite C
Pacific Grove, CA 95026
PHONE: 386-1400 FAX: 386-1401

FLOOR PLAN
SCALE 1/4" = 1'-0"



NEW
EXISTING (S) TO REMAIN
EXISTING TO BE REMOVED

FOREST AVENUE



SITE PLAN / FLOOR PLAN

1/4" = 1'-0"
RECEIVED
JUL 24 1989

FP	FP
B1	B1