

PROJECT DATA SHEET

Project Address: 302 MONTEREY AVE Submittal Date: _____

Applicant(s): FERRER DRIVE Permit Type(s) & No(s): _____

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-2	R-2		
Building Site Area		4500		
Density (multi-family projects only)				
Building Coverage	2250	1900	2004	+ 204
Site Coverage	2700	1900	2175	+ 275
Gross Floor Area	2700	1800	2700	+ 900
Square Footage not counted towards Gross Floor Area			52	STAIRS ONLY COUNTED
Impervious Surface Area Created and/or Replaced			275	
Exterior Lateral Wall Length to be demolished in feet & % of total*	---	---	ft %	
Exterior Lateral Wall Length to be built	---	---		
Building Height	30	19	26*	MAX FANT
Number of stories	2	2	2	
Front Setback	15	15	15	
<u>MONTEREY</u> Side Setback (specify side)	10	6' GARAGE 16' HOUSE	6' GARAGE 16' HOUSE	NO CHANGE
<u>WEST</u> Side Setback (specify side)	6	5	5	7'-6" 2ND FL ADD.
Rear Setback	10	30' 34' 40'	25'	ADDITION
Garage Door Setback	20	6	6	No Change
Covered Parking Spaces	2	2	2	No Change
Uncovered Parking Spaces	0	0	0	
Parking Space Size (Interior measurement)	9' x 20'	9x20	9x20	
Number of Driveways	1	1	1	
Driveway Width(s)		20'	20'	
Back-up Distance		N/A	N/A	
Eave Projection (Into Setback)	3' maximum		1'-6"	WEST 2ND FL.
Distances Between Eaves & Property Lines	3' minimum		4'-6"	
Open Porch/Deck Projections	3'	0	3'	MONTEREY & LARKIN
Architectural Feature Projections	0	0	0	
Number & Category of Accessory Buildings	0	0	0	
Accessory Building Setbacks	0	0	0	
Distance between Buildings		5'-6"	5'-6"	0' 2ND FL. TOUCHES ROOF
Accessory Building Heights	0'	0'	0'	
Fence Heights	6'	6'	6'	4' in Front

*If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable.



CITY OF PACIFIC GROVE

Community 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

8.b

ARCHITECTURAL PERMIT AP 14-588

FOR A PROPERTY LOCATED AT 302 MONTEREY AVENUE, PACIFIC GROVE TO ALLOW THE SECOND STORY ADDITION OF 900 SF TO A SINGLE STORY 1800 SF DUPLEX FOR A TOTAL OF A 2,700 SF DUPLEX AND THE ADDITION OF A 147 SF SECOND STORY COVERED DECK

FACTS

1. The subject site is located at 302 Monterey Avenue, Pacific Grove, 93950 APN 006-269-002
2. The subject site has a designation of HDR 29.0 DU/AC on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-2 zoning district.
4. The subject site is 4,560 square feet.
5. The subject site is developed with a duplex which is not on the City's Historic Resources Inventory.
6. This project has been determined to be Categorically Exempt under CEQA Guidelines 15301(e)(1)

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-2 zoning district including setbacks, height requirements, and parking requirement, 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 7,28,36
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 duplexes.

PERMIT

Architectural Permit AP 14-588 to allow:

- 1) To allow the second story addition of 900 sf bedroom and bathroom to a single story 1800 sf duplex for a total of a 2,700 sf duplex and the addition of a 147 sf second story covered deck.

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 approve plans for “Blaskovich Residence” dated November 1, 2014, 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 14-588 to allow the second story addition of 900 sf bedroom and bathroom to a single story 1800sf duplex for a total of a 2,700 sf duplex
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 13th day of January, 2015, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Jim McCord, 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.

David Blaskovich, Owner

Date



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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NOTICE OF EXEMPTION FROM CEQA

8.b

Property Address/Location: 302 Monterey Ave., Pacific Grove, CA 93950

Project Description: Architectural Permit AP 14-588

To allow the second story addition of 900 sf bedroom and bathroom to a single story 1800 sf duplex for a total of a 2,700 sf residence for one of the structures in the duplex.

APN: 006-269-002

ZC: R-2 GP: HDR 29.0 DU/AC Lot Size: 4,560sf

Applicant Name: Peter Davis, Architect Phone #: 831-238-3215

Mailing Address: 209 San Benancio Road, Salinas, CA 93908

Email Address: prdarchitect@sbcglobal.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(e) (1) Class 1 Categorical Exemption

Statutory Exemptions

Type and Section Number: _____

- Other: _____

Exemption Findings:

The proposed addition of 900sf is less than 50% of the floor area of the structures before the addition

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

Signature: *Laurel O'Halloran* Date: 1-5-15



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Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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Initial Historic Screening Determination

Address: 302 Monterey Ave. APN: 006-269-002
 Owner: David Blaskovich Applicant: Peter Davis

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the 11/26/14 HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

- Determined to be ineligible as an "Historical Resource," due to the following criteria:
- 1. The property has undergone significant alterations to the primary or most visible façade, as evidenced through original plans, photographs or Sanborn maps.
 - _____ (description of known alteration)
 - _____ (type of documentation)
 - 2a. The property does not exhibit the architectural characteristics of the styles described in Section 7.3 of the General Plan or Section IV of the Historic Context Statement;
 - or
 - 2b. The property does not exhibit unique architectural, site or locational characteristics.
 - 3. The property is not associated with important persons, events or architecture.
- Determination of ineligibility cannot be made.

HRC Comments:

Maureen Mason
 Maureen Mason, HRC Chair 11/26/14
Date

COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

Based on the recommendation above, the CDD Director, or their designee:

- Made a determination of ineligibility, which will remain in effect for 5 years from the date of approval.
- Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment (DPR 523 Form) is required.

Ashley Hobson
 Ashley Hobson, Contract Assistant Planner 11/26/14
Date

SCOPE OF WORK

1. PARTIAL EXIST. RESIDENCE ON 1ST FLOOR + ADD 2ND FLOOR STAIRS + ENCLOSE EXISTING DECK - 600 SF.
2. NEW 288 SF DECK ENTRY ON 1ST FLOOR W/ NEW TRUSS FRONT DOOR.
3. ADD NEW TRUSS ON EXIST. STAIRS TO APARTMENT/STUDIO.
4. NEW 817 SF SECOND FLOOR ADDITION W/ NEW 147 SF COVERED PORCH/DECK.
5. NEW METAL ROOF ON EXIST. TO MATCH NEW.

PROJECT DATA

APN: 000-269-002
 LEGAL DESCRIPTION: 1/2 AC. TO RCL LOT 2, + B/L 22 NE 1/4 PART OF LOT 4

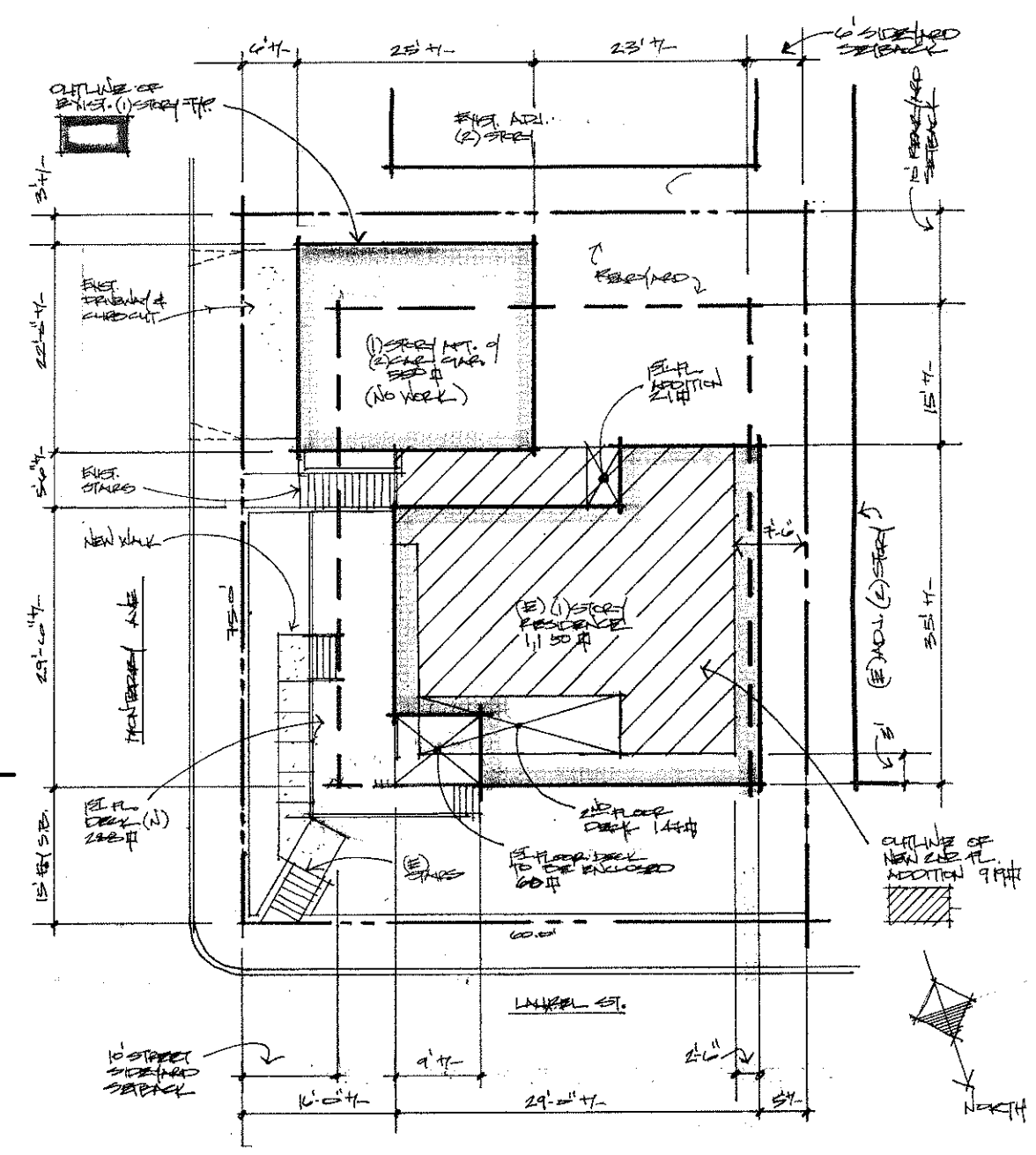
ZONING: R-2
 SETBACKS: FRONT 10.0 FT, SIDE 10.0 FT, REAR 25 FT

HEIGHT: 25 FT
 LOT SIZE: 4500 SF

FLOOR AREA	EXIST	NEW	TOTAL
1ST FLOOR	1700	919	2700 SF
2ND FLOOR	0	919	919 SF
TOTAL	1700	1000	2700 SF

BUILDING COV.: 1700 / 204 = 2250 MAX
 SITE COV.: 1900 / 275 = 2700 MAX

OWNER: DR. BLANKOVICH
 3700 W. CROCKER ST.
 PUEBLO GRANDE, CA.
 921-665-2075



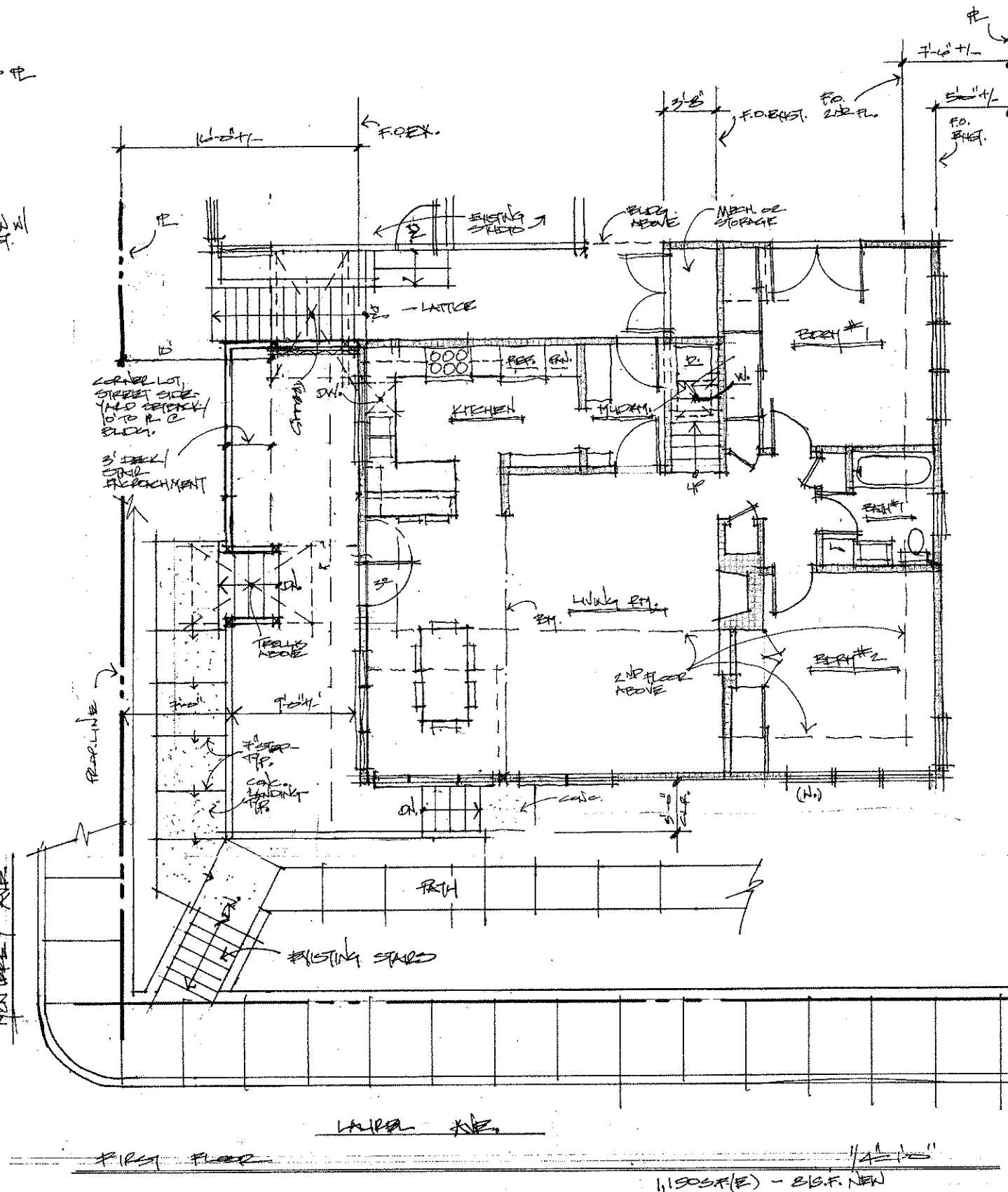
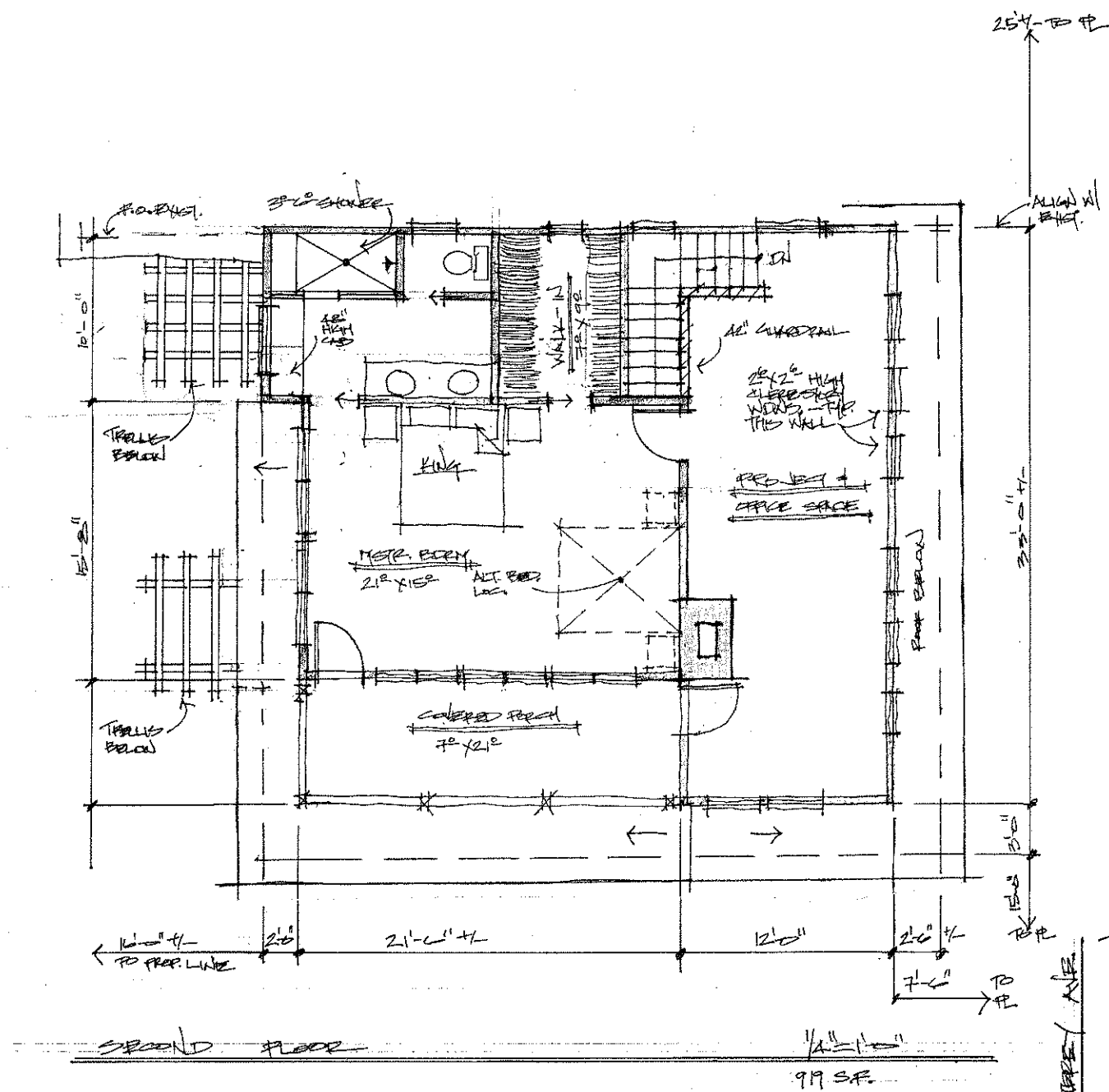
C 21300
 196 Upper Walden Rd
 Carmel, Ca. 93923
 238-3215

PETER DAVIS
 architect

Date: Nov. 14

Project: RESIDENTIAL PARTIAL + ADDITION
 302 MONTEPEL AVE.
 PUEBLO GRANDE, CA. 921-665-2075

Sheet

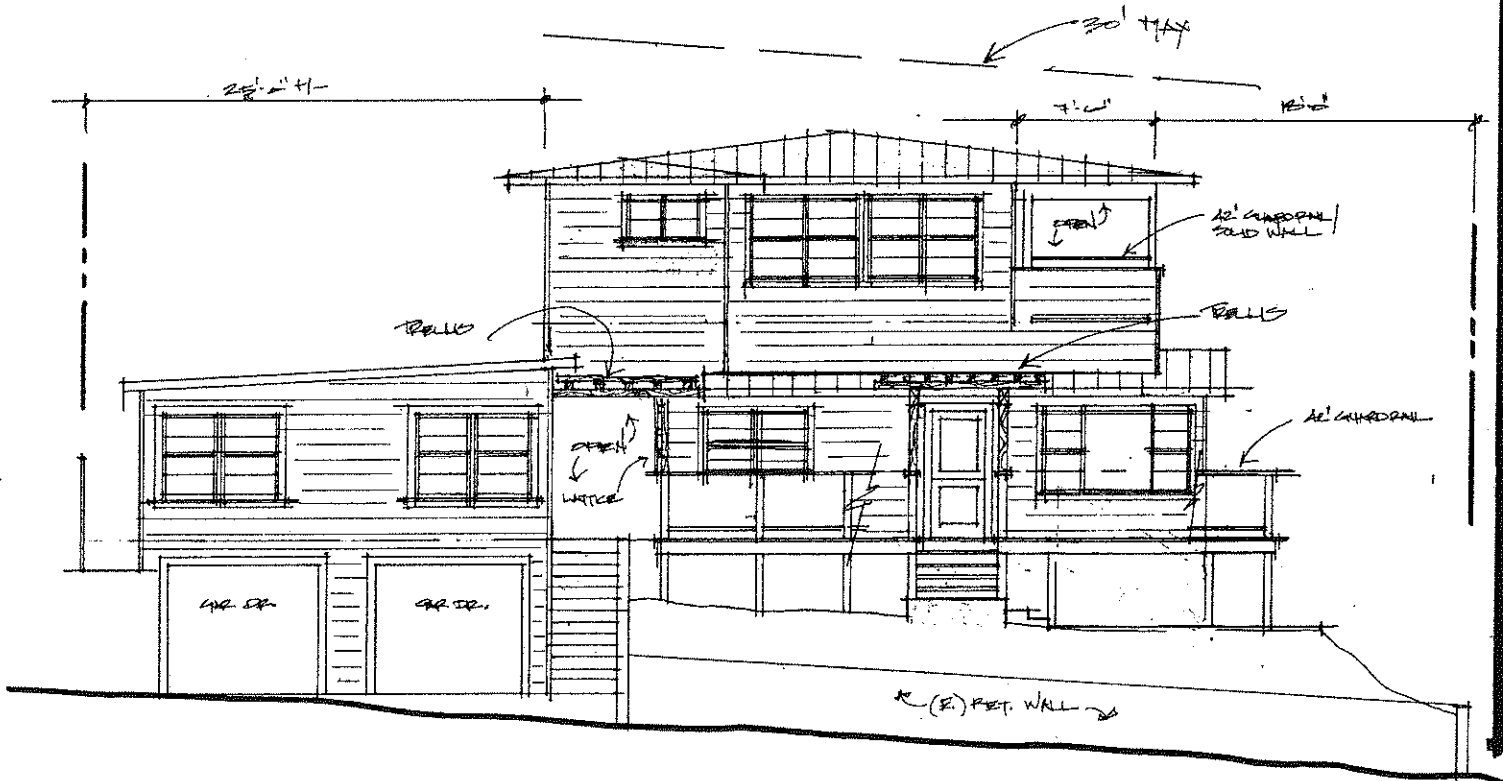
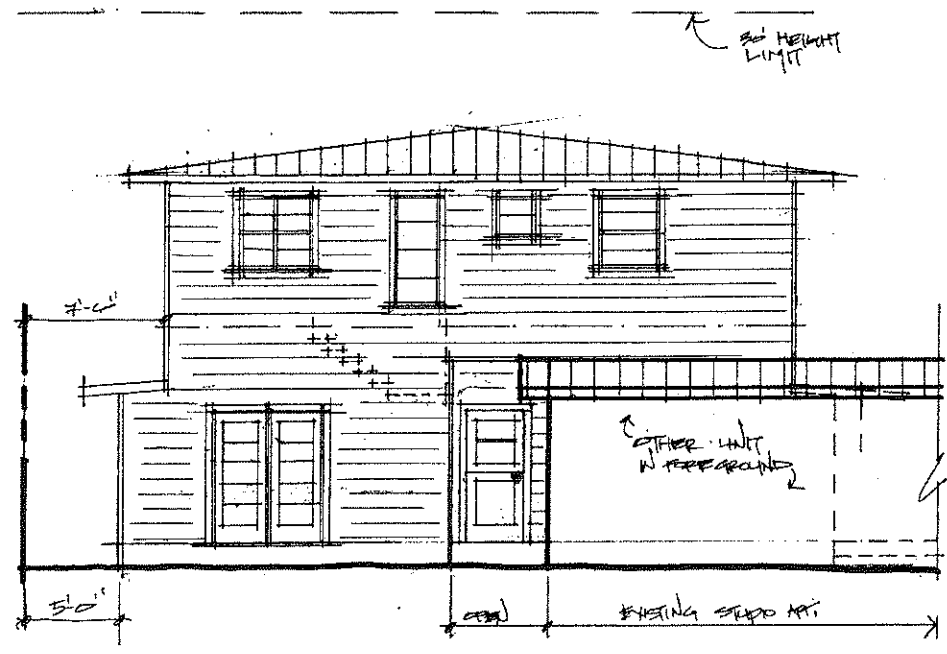


PROPOSED FLOOR PLANS

C 21300
 196 Upper Walden Rd
 Carmel, Ca. 93923
 238-3215

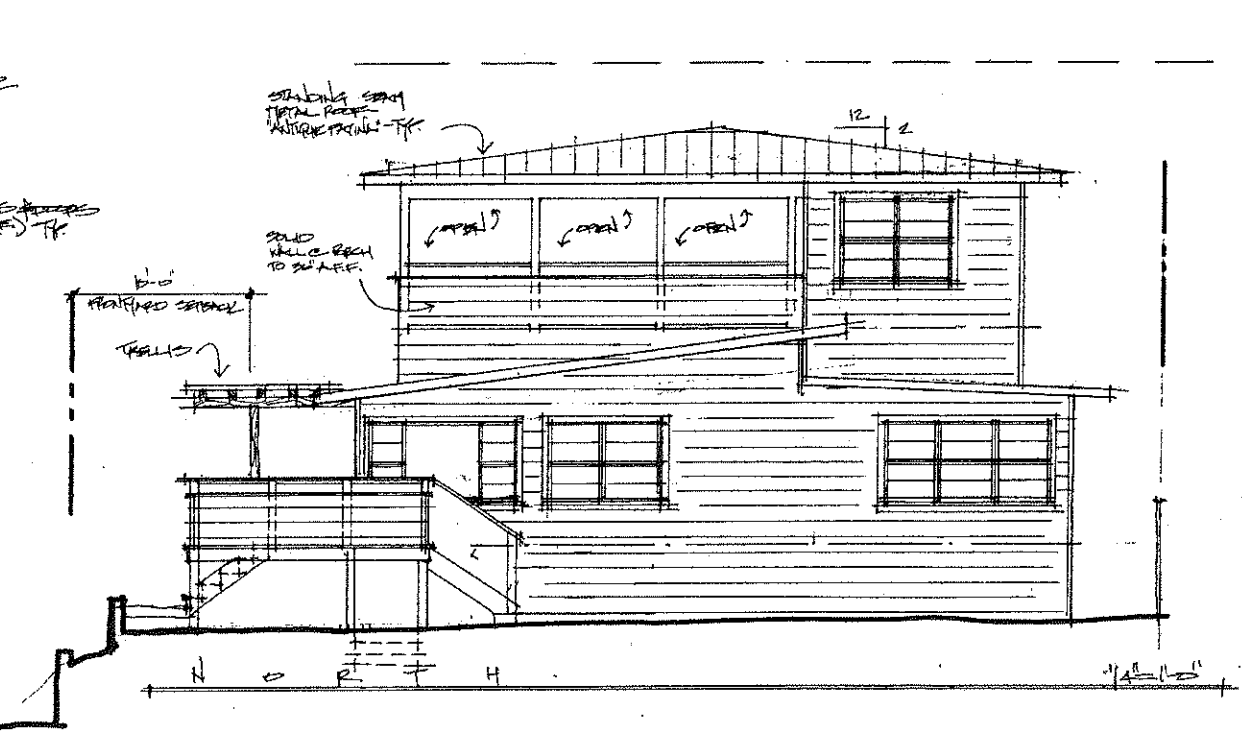
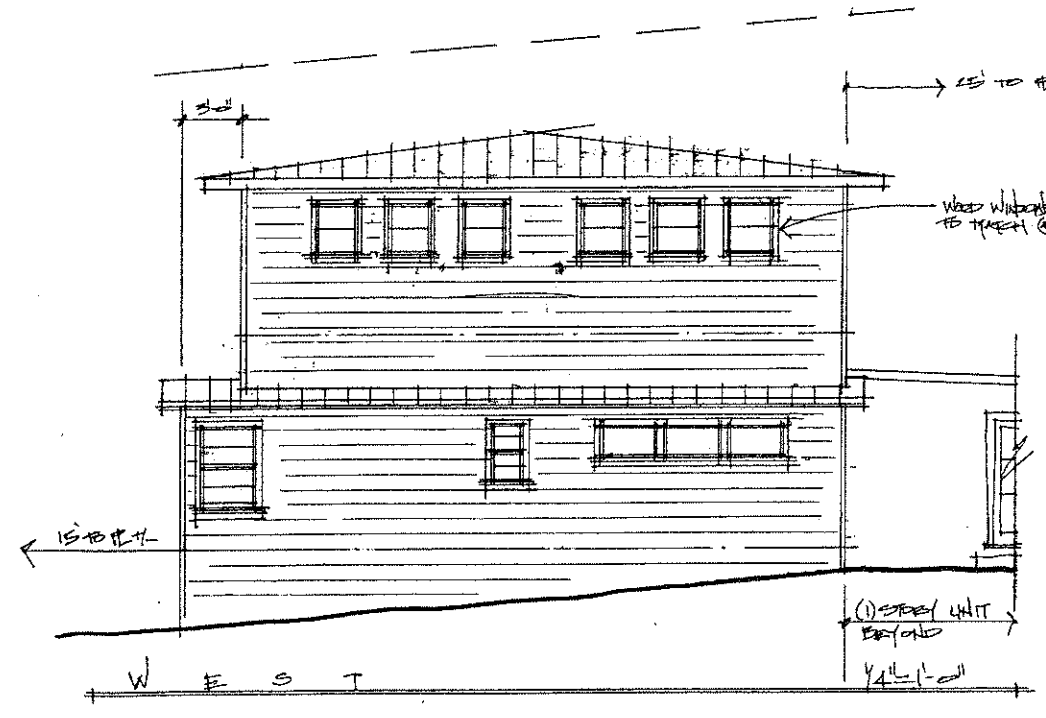
Date
 Nov. 14

Project: RESIDENTIAL PARTIALLY MEDICAL
 PLANNING RESERVATION
 302 HORTON AVE.
 PACIFIC GROVE, CA
 000-219-000

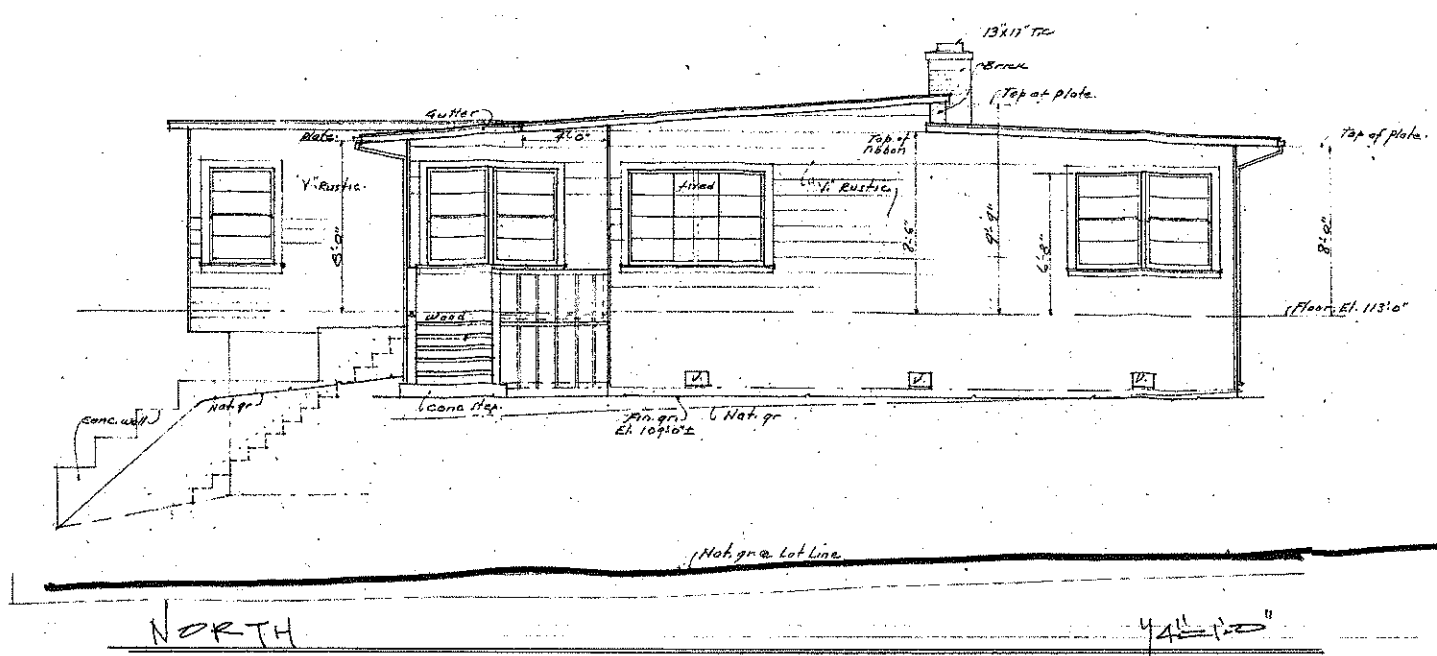


S O U T H 1/4" = 1'-0" E A S T 1/4" = 1'-0"

C 21300
 196 Upper Walden Rd
 Carmel, Ca. 93923
 238-3215
PETER DAVIS
 architect

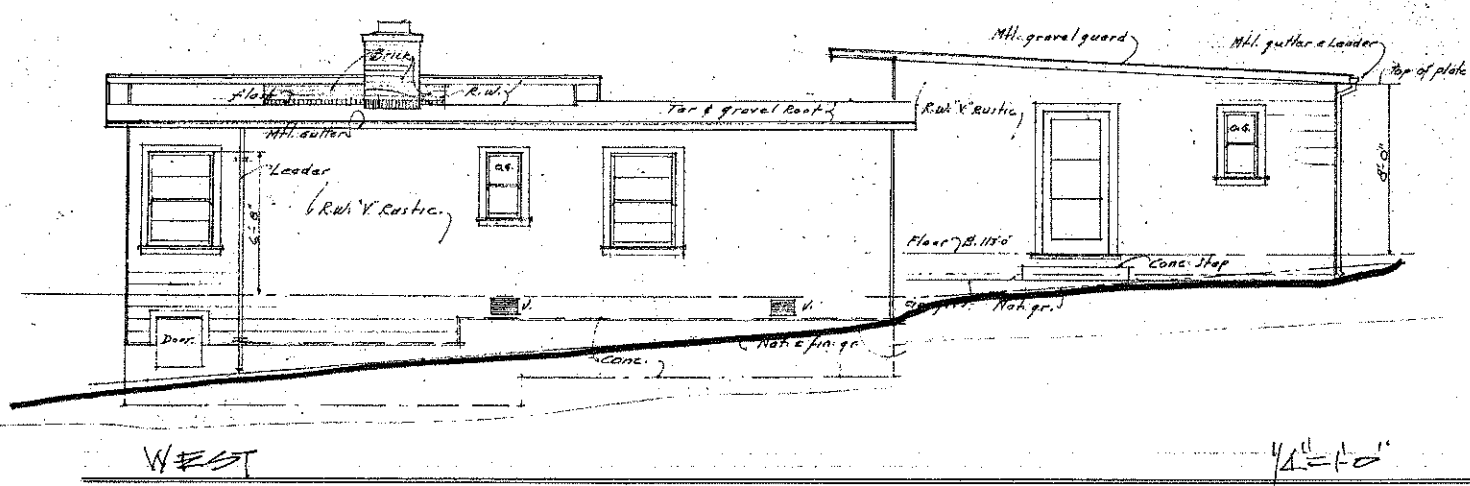


Date: 10.14
 Project: ESSENTIAL PARTIAL MODERN
 BLACKSLICK RESERVE
 302-TRAPPEL AVE.
 PACIFIC GROVE, CA
 000-214-0001
 Sheet



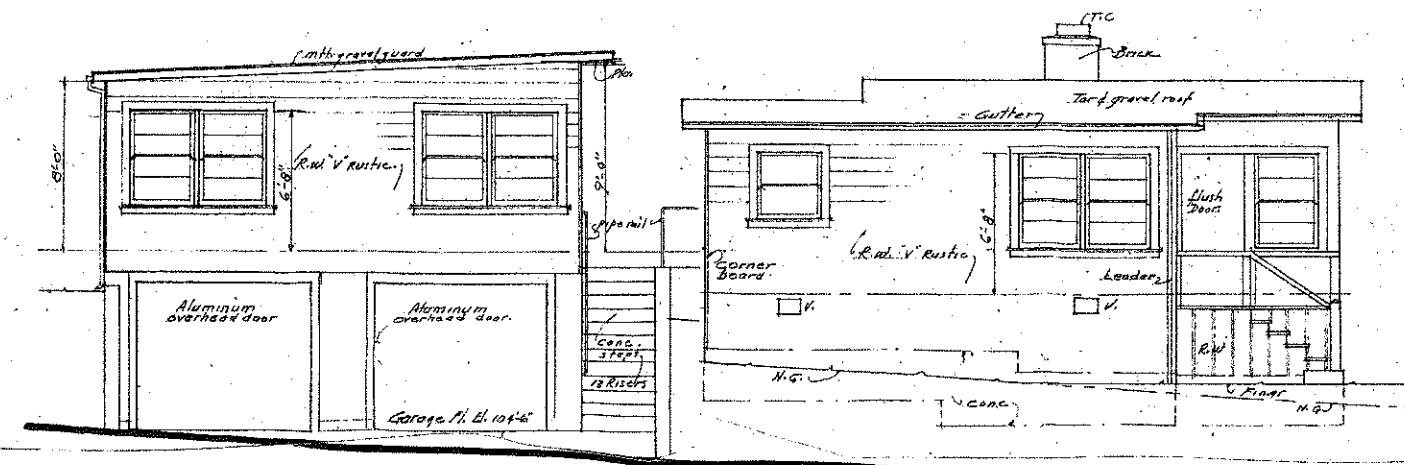
NORTH

1/4" = 1'-0"



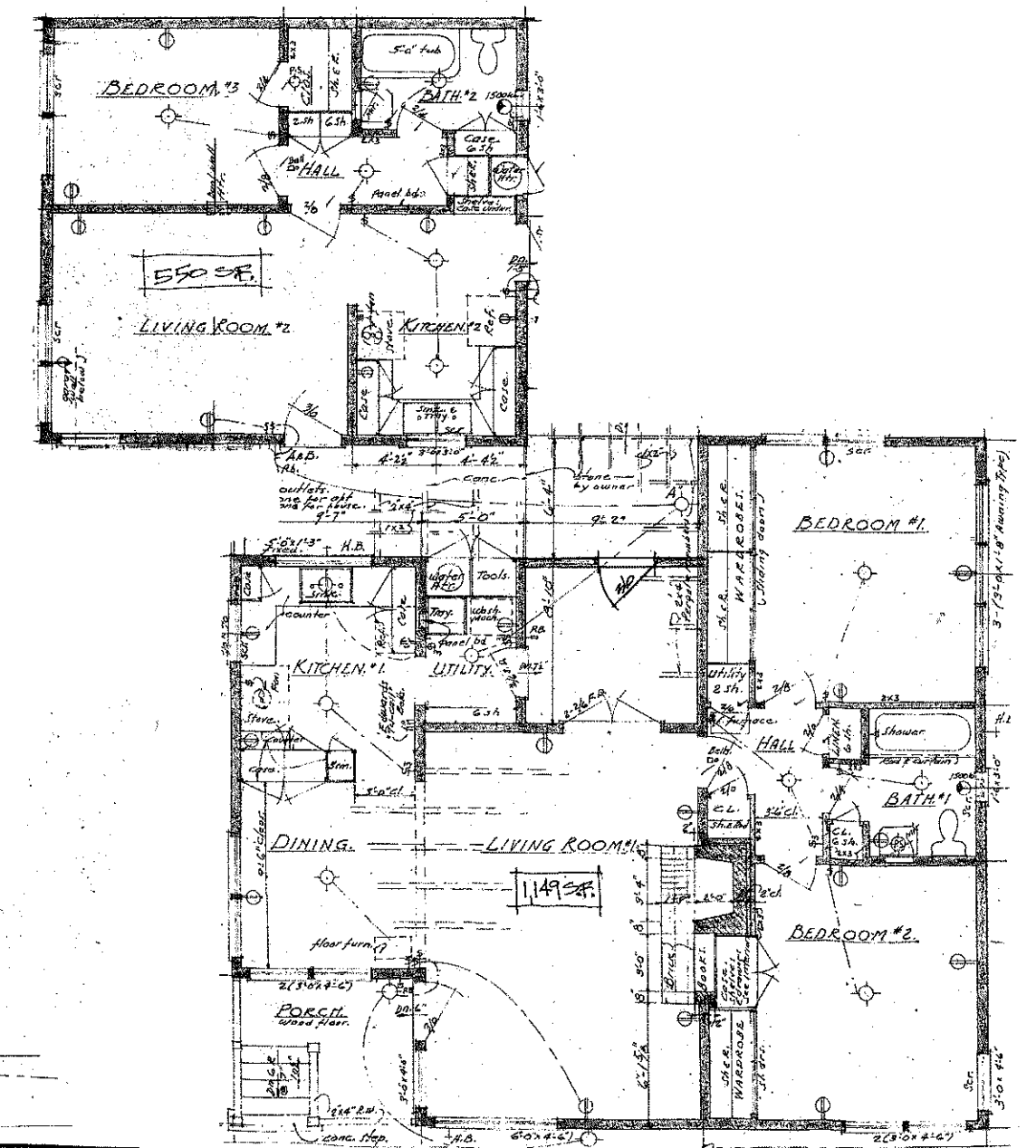
WEST

1/4" = 1'-0"



EAST / MONTEREY AVE. ELEVATION

1/4" = 1'-0"



EXISTING FLOOR PLAN

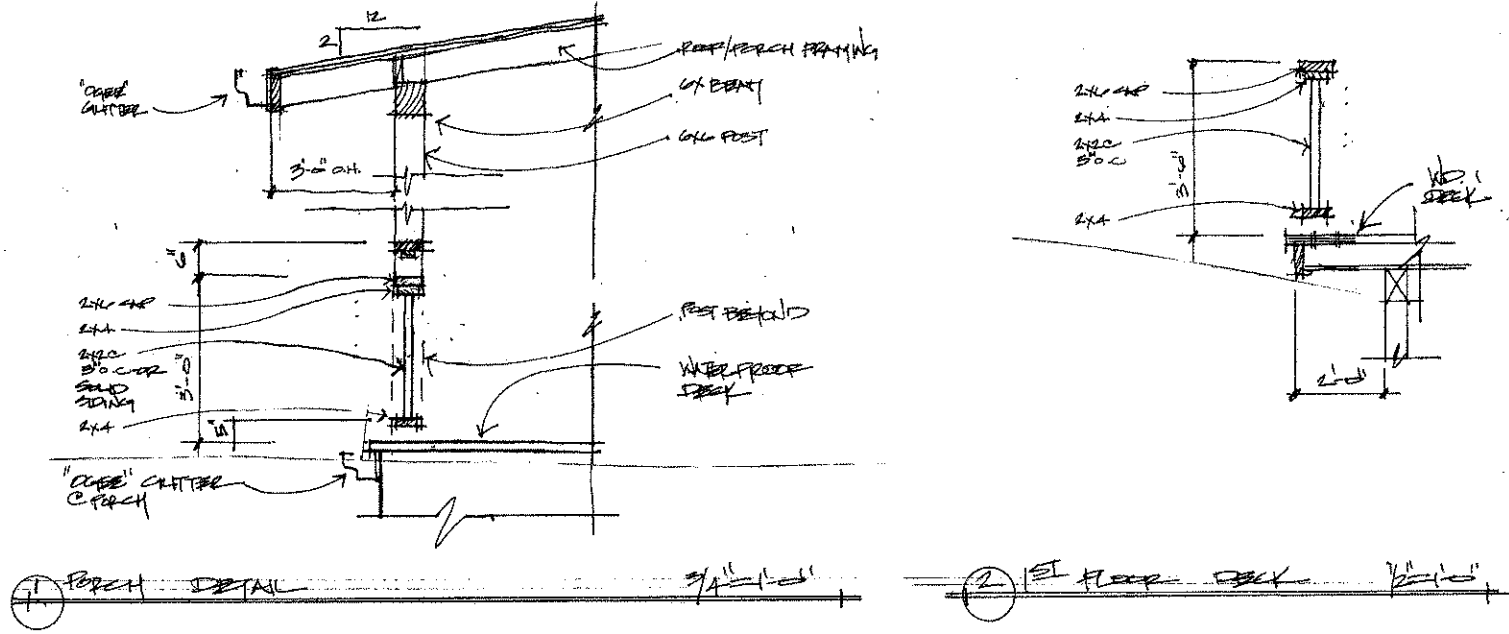
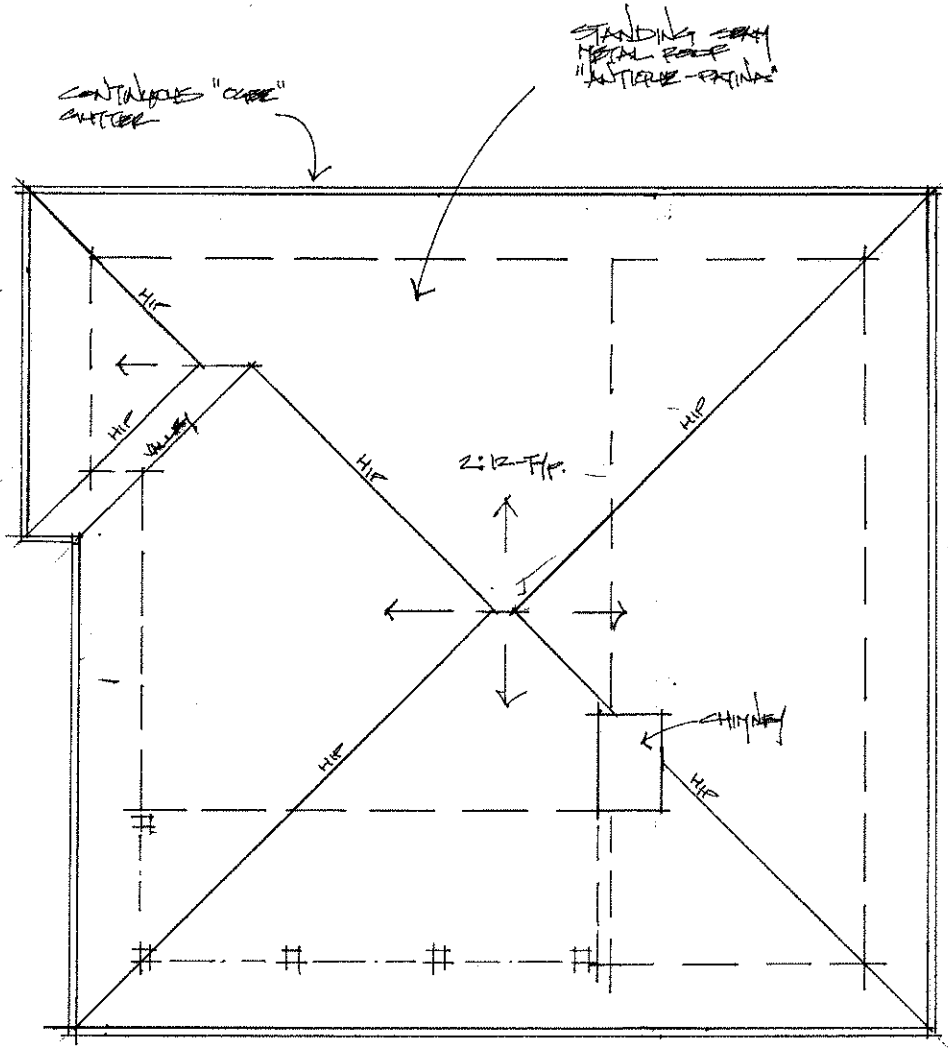
1/4" = 1'-0"

C 21300
 196 Upper Walden Rd
 Carmel, Ca. 93923
 238-3215

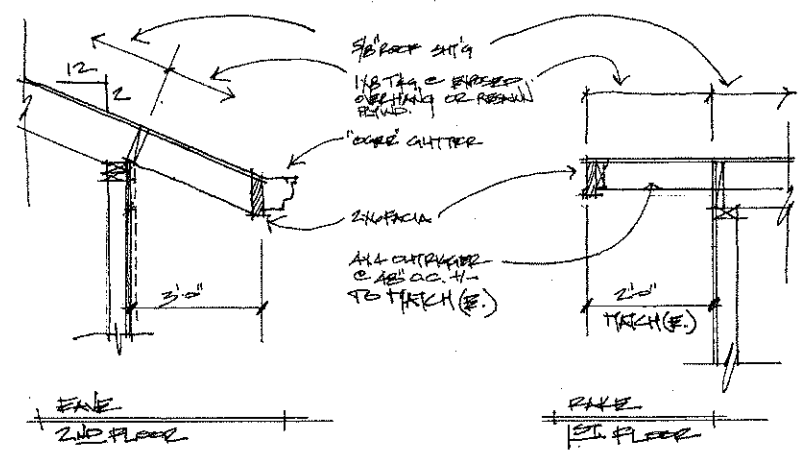
PETER DAVIS
 architect

Date: 10/14
 Project: RESIDENTIAL REPAIRS
 BLANKENHORN RESIDENCE
 3022 HORTON AVE
 PACIFIC GROVE, CA
 000-214-000

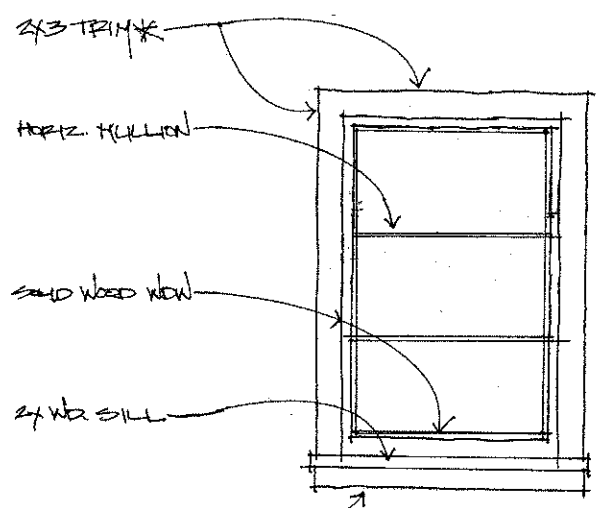
4
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UPPER ROOF PLAN 1/4"=1'-0"



RAFTER OVERHANG DETAILS 3/4"=1'-0"



2x3T-*

* ALL NEW WINDOW (DOORS & TRIM) TO TRACH (E.)

WINDOW TRIM DETAIL (DOORS SIM)

C 21300
 196 Upper Walden Rd
 Carmel, Ca. 93923
 238-3215

PETER DAVIS
 architect

Date
 10.14

Project: ~~RESIDENTIAL~~ ~~REMODEL~~ & ADDITION
 3145 KOLCH RISE DRIVE
 302 MONTGOMERY AVE.
 PACIFIC GROVES, CA 93950-2119-002

5
 Sheet







