



Item 7d

**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 Application**

Application # AP 15-480  
 Date 8/25/15  
 Total Fee: \_\_\_\_\_

**Property/Project Information:**

Project Address: 414 9th St. APN: 006-501-005  
 Lot: 13 & 14 Block: 132 Tract: 3rd Addition  
 Historic Resources Inventory  
 Archaeologically Sensitive Area

**Project Description:** remove e. wood deck, remodel portions of e. house, addition of 800 sf 2-story incl. 151sf covered porch, replace e. garage w/ new, including storage loft, add 150 sf uncovered patio.

**Applicant/Owner Information:**

Applicant Name: Rick Steers Phone: 646-181  
 Mailing Address: 227 Grand Ave. Pacific Grove, 93950  
 Email Address: ricksteers@hotmail.com

Owner Name: Ryan & Katherine Bitter Phone: H: 521-8678 W: 521-1812  
 Mailing Address: 414 9th St. PG. 93950  
 Email Address: thebitterfam@gmail.com

**Permit Request:**

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> CRD: Counter Determination          | <input type="checkbox"/> AUP: Administrative UP   | <input type="checkbox"/> IHS: Initial Historic Screening | <input type="checkbox"/> AVAR: Administrative VAR   |
| <input checked="" type="checkbox"/> AP: Architectural Permit | <input type="checkbox"/> UP-A: UP Amendment       | <input type="checkbox"/> HPP: Historic Preservation      | <input type="checkbox"/> VAR-A: VAR Amendment       |
| <input type="checkbox"/> AAP: Administrative AP              | <input type="checkbox"/> AUP-A: AUP Amendment     | <input type="checkbox"/> HD: Historic Determination      | <input type="checkbox"/> AVAR-A: AVAR Amendment     |
| <input type="checkbox"/> ADC: AP Design Change               | <input type="checkbox"/> SU: Second Unit          | <input type="checkbox"/> TPD: Tree Permit W/ Dev't       | <input type="checkbox"/> MMP: Mitigation Monitoring |
| <input type="checkbox"/> SP: Sign Permit                     | <input type="checkbox"/> LLA: Lot Line Adjustment | <input type="checkbox"/> PUU: Undocumented Unit          | <input type="checkbox"/> Stormwater Permit          |
| <input type="checkbox"/> UP: Use Permit                      | <input type="checkbox"/> LM: Lot Merger           | <input type="checkbox"/> VAR: Variance                   | <input type="checkbox"/> Other:                     |

**CEQA Determination:**

- Exempt  
 Initial Study & Mitigated Negative Declaration  
 Environmental Impact Report

**Review Authority:**

- Staff  HRC  
 ZA  PC  
 SPRC  CC  
 ARB  \_\_\_\_\_

**Active Permits:**

- Active Planning Permit  
 Active Building Permit  
 Active Code Violation  
 Permit #: \_\_\_\_\_

**Overlay Zones:**

- Butterfly Zone  
 Coastal Zone  
 Area of Special Biological Significance (ASBS)  
 Environmentally Sensitive Habitat Area (ESHA)

**Fees**

- Permit  
 CEQA  
 General Plan  
 Overlay Zones  
 Noticing  
 Stormwater

Amount:

AP \$3,167  
 Notice of Exemption (\$43), Other = \$43  
 5% of permit fee = \$158.35  
\$4.32

Fee:

Total: \$3,372.67

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.

Applicant Signature: [Signature]

Date: 8/25/2015

Owner Signature (Required): See other side

Date: \_\_\_\_\_



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**Permit & Request Application**

Project Permit(s) & Fees			
Permit: _____	Fee: _____	Multiple Permit Discount: _____	App. #: _____
_____	_____	_____	Date: _____
_____	_____	_____	Received By: _____
_____	_____	_____	Total Fee: _____

Project/Property Information			
Project Address: <u>414 9th St.</u>	APN: <u>006-501-005</u>		
Lot: <u>13 &amp; 14</u> Block: <u>132</u>	Tract: <u>3rd Addn.</u>		
ZC: _____ GP: _____	Lot Size: _____		
Project Description: _____			
Applicant Name: <u>Rick Steres</u> Phone #: <u>646-1131</u>			
Mailing Address: <u>227 Grand Ave. Pacific Grove 93950</u>			
Email Address: <u>ricksteres@hotmail.com</u>			
Owner Name: <u>Ryan &amp; Katherine Bitter</u> Phone #: <u>521-8678 H</u>			
Mailing Address: <u>414 9th St. PG 93950</u>			
Email Address: <u>thebitterfam@gmail.com</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 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 <sup>1</sup>
<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 <sup>2</sup>
<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 type="checkbox"/> ARB <input type="checkbox"/> CC		<input type="checkbox"/> HRI: Historic Resources Inventory <sup>3,4</sup>
			<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.

	<u>8/19/2015</u>		<u>8/19/15</u>
Applicant Signature	Date	Owner Signature (Required)	Date

## PROJECT DATA SHEET

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
<b>Zone District</b>	R-1			
<b>Building Site Area</b>	3,600sq.ft.			
<b>Project Address:</b> 414 9 <sup>th</sup> Street				
<b>Applicant(s):</b> Rick Steres				
<b>Density (multi-family projects only)</b>				
<b>Building Coverage</b>	45%	30.0%	44.9%	
<b>Site Coverage</b>	60%	30.0%	53.5%	
<b>Gross Floor Area</b>	1980	1071	1951	
<b>Square Footage not counted towards Gross Floor Area</b>		0	0	Non-habitable Garage storage loft
<b>Impervious Surface Area Created and/or Replaced</b>		56 sq.ft.	705 sq.ft.	
<b>Exterior Lateral Wall Length to be demolished in feet &amp; % of total*</b>	25%	119 l.f.	10.5%	
<b>Exterior Lateral Wall Length to be built</b>			105 l.f.	
<b>Building Height</b>	25'	17'-2"	23'-0"	
<b>Number of stories</b>	2	1	2	
<b>Front Setback</b>	15'	4'	4'	
<b>North Side Setback (specify side)</b>	3'	3'	3'	
<b>South Side Setback (specify side)</b>	3'	5'	5'	
<b>Rear Setback</b>	10'	6'	6'	
<b>Garage Door Setback</b>	20'	6'	6'	
<b>Covered Parking Spaces</b>	1	1	1	1 Std. / 1 Compact
<b>Uncovered Parking Spaces</b>	1	0	0	
<b>Parking Space Size (Interior measurement)</b>	9' x 20'	9'x23'	9'x23'	
<b>Number of Driveways</b>	1	1	1	
<b>Driveway Width(s)</b>	24'	9'-4'	9'-4"	
<b>Back-up Distance</b>				
<b>Eave Projection (Into Setback)</b>	3' maximum	1'	1'	Existing
<b>Distances Between Eaves &amp; Property Lines</b>	3' minimum	2'	2'	Existing
<b>Open Porch/Deck Projections</b>		0	0	
<b>Architectural Feature Projections</b>		0	0	
<b>Number &amp; Category of Accessory Buildings</b>		2	2	Detached Garage
<b>Accessory Building Setbacks</b>		6' rear 3' side	6' rear 3' side	
<b>Distance between Buildings</b>		48'-6"	11'-10"	
<b>Accessory Building Heights</b>	15'	12'-7"	15'	
<b>Fence Heights</b>	6'	5'-6"	5'-6"	



## CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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Item 7d

### ARCHITECTURAL PERMIT (AP) 15-480

**FOR A PROPERTY LOCATED AT 414 9<sup>th</sup> STREET TO ALLOW THE REMOVAL OF A WOODEN DECK OF 70 SQUARE FEET, TO BE REBUILT WITH A TWO-STORY ADDITION OF 880 GROSS SQUARE FEET INCLUDING A COVERED OPEN PORCH OF 151 SQUARE FEET, AND AN ADDITION OF AN UNCOVERED PATIO OF 150 SQUARE FEET OF PERVIOUS PAVERS, TO AN EXISTING SINGLE-STORY RESIDENCE OF 783 SQUARE FEET, FOR A TOTAL OF A TWO-STORY RESIDENCE OF 1,663 GROSS FLOOR AREA.**

#### FACTS

1. The subject site is located at 414 9<sup>th</sup> Street, Pacific Grove, 93950 (APN 006-501-005).
2. The subject site has a designation of Medium Density to 17.4 DU/ac 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 a through lot of 3,600 square feet (0.3 acres).
5. The subject site is developed with a single-story, single family residence of approximately 783 square feet and a single-story detached garage of 288 square feet.
6. The subject site was built in 1922 and is on the City's Historic Resources Inventory.
7. A Phase II Historic Assessment was completed by Elizabeth Moore on August 28<sup>th</sup>, 2015.
8. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 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 Phase II Historic Assessment determined that the proposed project is consistent with the Secretary of Interior's Standards for the Treatment of Historic Properties, and;
3. 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. 6 and 28, and;
4. The proposed development will help reduce stormwater runoff by using pervious material for its 150 square feet uncovered patio, and;
5. 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;
6. 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) 15-411 to allow the removal of a wooden deck of 70 square feet, to be rebuilt with a two-story addition of 880 gross square feet including a covered open porch of 151 square feet, and an addition of an uncovered patio of 150 square feet of pervious pavers, to an existing single-story residence of 783 square feet, for a total of a two-story residence of 1,663 gross floor area.

**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. **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. **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.
6. **Stormwater Treatment Measure:** The stormwater treatment measures shall be maintained by the property owner in perpetuity and City of Pacific Grove staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.
7. **Exterior Lighting:** All exterior lighting must conform to Architectural Review Guidelines No. 10, 11, and 12.
8. **Water:** Water permits from the Monterey Peninsula Water Management District (MPWMD) are required prior to the issuance of a building permit, pursuant to MPWMD Rule 24, Second Bathroom Addition.
9. **Conditions of Approval in Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

**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) 15-411 to allow the removal of a wooden deck of 70 square feet, to be rebuilt with a two-story addition of 880 gross square feet including a covered open porch of 151 square feet, and an addition of an uncovered patio of 150 square feet of pervious material, to an existing single-story residence of 783 square feet, for a total of a two-story residence of 1,663 gross floor area.
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 10th of November, 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.

\_\_\_\_\_

Ryan and Katherine Bitter

\_\_\_\_\_

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

Item 7d

**Property Address/Location:** 414 9<sup>th</sup> Street, Pacific Grove, CA 93950

**Project Description:** AP 15-480

Description: To allow the removal of a wooden deck of 70 square feet, to be rebuilt with a two-story addition of 880 gross square feet including a covered open porch of 151 square feet, and an addition of an uncovered patio of 150 square feet of pervious pavers, to an existing single-story residence of 783 square feet, for a total of a two-story residence of 1,663 gross floor area.

APN: 006-501-005.

ZC: R-1 GP: Medium Density to 17.4 du/ac Lot Size: 3600 sf

Applicant Name: Rick Steres Phone #: (831) 646-1131

Mailing Address: 230 Fountain Avenue #6, Pacific Grove, CA 93950

Email Address: RickSteres@hotmail.com

**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: Categorical Exemption - Section 15331

**Exemption Findings:**

The project includes the removal of 70 square feet and addition of 880 gross square feet, and therefore qualifies for a Categorical Exemption from CEQA requirements, pursuant to Section 15331 – Historical Resource Restoration/Rehabilitation

The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

**Contact:** Wendy Lao, Assistant Planner      **Contact Phone:** (831) 648-3185

**Signature:**

**Date:** November 3, 2015

## **PHASE II HISTORIC ASSESSMENT**

NAME AND ADDRESS OF THE PROPERTY

BITTER RESIDENCE - BUILT IN 1904  
414 9th Street  
Pacific Grove, CA 93950

APPLICANT

Ryan Bitter and Kate Bitter  
414 9<sup>th</sup> Street  
Pacific Grove, CA 93950

OWNER

Ryan and Kate Bitter  
414 9<sup>th</sup> Street  
Pacific Grove CA 93950

August 28, 2015



## PHASE II HISTORIC ASSESSMENTS

BITTER RESIDENCE - BUILT IN 1904  
414 9th Street, Pacific Grove CA 93950

### INTRODUCTION

The following Phase II Historic Assessments for the residential property located at 414 9<sup>th</sup> Street, (APN 006-501-005-000), in Pacific Grove, has been prepared as required by the City of Pacific Grove and the California Environmental Quality Act (CEQA).

### PHASE II HISTORIC ASSESSMENT

The following is an analysis of the proposed alterations to the single family dwelling at 414 9th Street in Pacific Grove CA. The house is listed on Pacific Grove's historic inventory. The purpose of this evaluation is to determine compliance of the proposed changes with the Secretary of the Interiors Standards for the Treatment of Historic Properties, 1995: Rehabilitation.

An addition has been designed for the subject property for the owner by architect Rick Steres. It appears to be sensitive to the existing historic material, the character of the house and neighborhood, and in keeping with the Secretary of the Interior's Standards For Treatment of Historic Properties.

Per the 1904 Sanborn map, this house was likely a Queen Anne Style Victorian Cottage at the time of its original construction. The house originally had a narrow five sided building element facing 9<sup>th</sup> street, with a rectangular rear element. A number of nice examples of houses with this same five sided front configuration and Victorian details still exist in this neighborhood. Early in it's life, the building was expanded. In the process, the interestingly shaped decorative front element was engulfed by a simple larger rectangular form, with a single large gable end facing 9<sup>th</sup> Street. With this change, the house transitioned from Victorian to Vernacular Style. Physical evidence of the changes exists, visible in the attic structure, in the variation of size and thickness and misaligned locations of the walls, and the varied and patched siding under the current composite shingle siding.

The window sash on the house has been relocated or replaced through the years, with numerous window types and materials. These changes are early to recent.



**Existing Elevation**



**Probable 1904 Format of Facade**

The proposed project for this property is being carried out in keeping with The Secretary Of The Interior's Guidelines. This building is old and cute, on the historic inventory, and the majority of the numerous changes are old enough to be historic themselves. However, the structure has been so completely altered, is such a collection of misaligned and mismatched pieces, it could be argued that the building lacks design integrity.

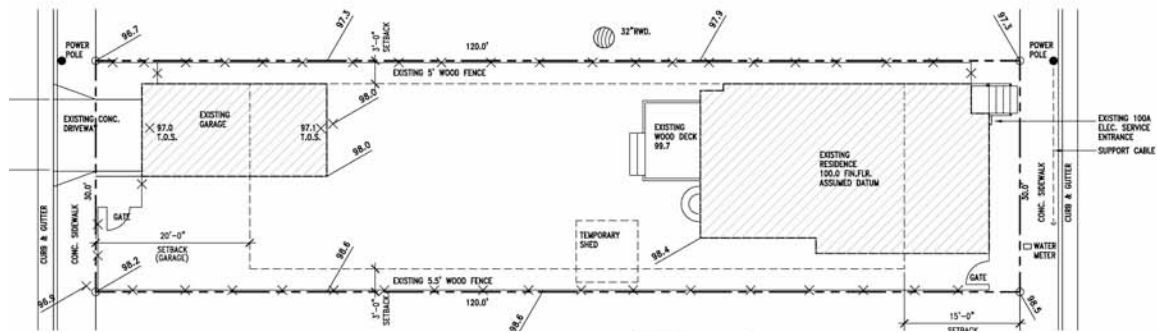
The subject lot is long and narrow, running through the block from 9<sup>th</sup> to 10<sup>th</sup> street. The existing house faces 9<sup>th</sup>, with little setback. The majority of the houses on this block of 9<sup>th</sup> street are historic and are modest in size. The garage faces 10<sup>th</sup> Street where most of houses on the block are large and new, or are remodeled and have large new additions.

The garage appears to have been changed a number of times, and does not retain the integrity of its original design. The plan calls for rebuilding the garage in its current location.

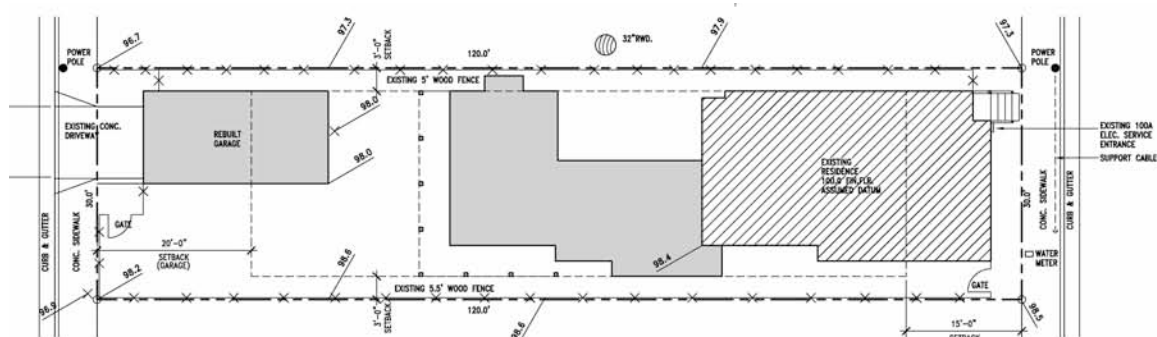
This proposed project includes:

1. Rehabilitation of the existing 1904 building element facing 9<sup>th</sup> street, which has seen many alterations and additions through the years. Changes made to the existing structure are limited to:
  - Replacement of existing siding with board and bat. The process will include removal of modern asphalt composite siding, numerous types of and layers of degraded earlier wood siding types, the predominant type of which appears to be board and bat.
  - Replacement of degraded and inefficient windows, in their current openings, with new wood sash, to match the existing. Aluminum sash and modern fixed glass windows will have sash to match what may have been there historically, based on old photos where possible.
  - Structural repairs to shore up the house and protect house and inhabitants in a visually unobtrusive way.
  - Removal/relocation of several interior walls to create more livable spaces.
2. Addition of a fair sized two story element, to the rear of the existing building, in the center of the lot. Proposed massing, forms and details are similar to, but not the same as, the historic portion of the building.
  - The addition will not be readily visible from 9<sup>th</sup> street, as the addition will be in the center of the street to street lot, view of it will be blocked by the existing building, which is not set back from the narrow road.
  - The garage facing 10<sup>th</sup> street will be rebuilt with location and massing to match the existing, detail to match the addition.

The style of the new construction as proposed, is similar to but differentiated from that of the existing house. The addition will be to the rear of the house, so, while its massing is taller, it will not be readily visible from the front of the property. Where materials like those of the existing construction are proposed for new construction, the dimensions of the new vary slightly, but visibly from the existing. The existing building appears to have numerous types of siding under asphalt siding. While board and bat siding appears to be the prevalent type, removal of the current siding will be necessary to determine exact early siding type or types.



Existing Site Plan



Proposed Site Plan

**Evaluation per The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995:**

**REHABILITATION**

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

**Yes.** The property will continue to be used as a single family residence. A two story addition is proposed to the rear, and outside of, the existing footprint. Distinctive materials, features, spaces and spatial relationships will be unaltered or minimally changed. The garage has been altered to the extent that it lacks historic merit.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

**Yes.** The historic character and spatial relationships will be preserved and the majority of alterations to the property will be limited to the undeveloped or non-historic portions of the property. New wood window sash, in the same size and configuration as the existing, will replace the degraded existing sash.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

**Yes. The design preserves 1904 to 1965 historic material. Proposed material and detail are subtly but visibly different than the historic portion of the house. The addition references the historic forms and materials, consistent with the period of significance of the house and its historic context.**

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

**Yes. The historically significant original historic house, and the pre 1965 alterations and additions there, including changes to the footprint, roof and window locations roof element and the square bay will remain unaltered.**

5. *Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.*

**Yes. Distinctive elements characterizing the property will be preserved.**

7. *Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

**Yes, historic materials will be undertaken with care.**

8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

**Not applicable to this project.**

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

**Yes. Proposed work will preserve, not destroy, historic materials, features or special relationships characteristic of the property. The details of the addition and will be differentiated from but compatible with the historic building, to protect the integrity of property and environs.**

10. *New additions and adjacent or related 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 would be unimpaired.*

**Yes. The proposed addition will be added to the rear of the original building, outside the historic footprint. Disruption to the original Vernacular building will be limited to the rear wall, preserving the fabric, essence, integrity of the property.**

**SUMMARY**

The proposed plan for the historic property at 414 9th Street in Pacific Grove, including rehabilitated original element and the addition to the rear of the property, all consistent with the existing when evaluated per The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995, Rehabilitation section, is consistent with applicable criteria # 1, 2, 3, 4, 5, 6, 7, 9, & 10, # 8 is not applicable to this project.

Respectfully Submitted

Elizabeth Moore



East Elevation – 9<sup>th</sup> Street



North Elevation



West Elevation



South Elevation



Garage - East Elevation



Garage - North Elevation





Garage – West Elevation from 10<sup>th</sup> Street



Garage – South Elevation

NEIGHBORHOOD CONTEXT

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East Elevation – 9<sup>th</sup> Street View Composite




West Elevation – 10<sup>th</sup> Street View Composite

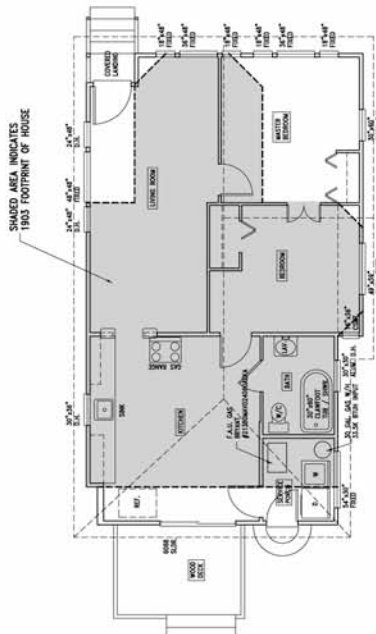





<p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT: _____</p> <p>NO. _____</p>	<p><b>Record of Existing Structure</b></p> <p><b>Bitter Residence</b></p> <p>414 9th STREET, PACIFIC GROVE, CA 93955</p> <p>ARCHITECT AND ENGINEER: STICK STERES ARCHITECTS</p> <p>1237 FORT ANGELES BLVD., SUITE 100, PACIFIC GROVE, CA 93955</p> <p>PHONE: (805) 464-1133</p> <p>WWW.STICKSTERESARCHITECTS.COM</p>	<p><b>A1</b></p> <p>DATE: _____</p> <p>SCALE: _____</p> <p>PROJECT: _____</p> <p>NO. _____</p>
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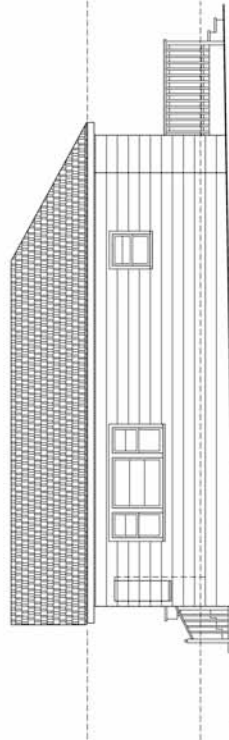
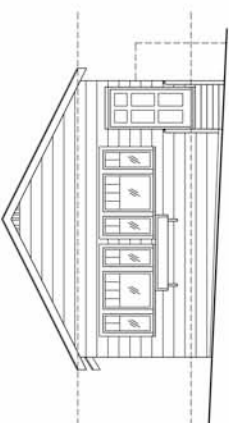
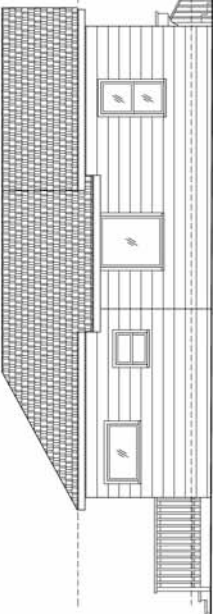
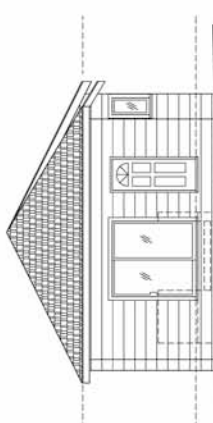
View from 9th Street

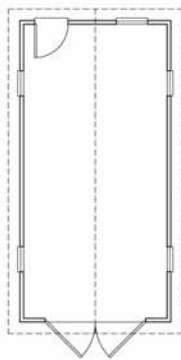


SHADED AREA INDICATES 1903 FOOTPRINT OF HOUSE



Garage - View from 9th Street



**Existing Floor Plans**

REVISIONS		
NO.	DATE	DESCRIPTION

**Shirk Architects**  
1100 Shirk Street  
Folsom, CA 95630  
Tel: 916-923-4411  
Fax: 916-923-4412  
www.shirkarchitect.com

**Shirk Architects**  
7044  
220 Folsom Avenue, Suite E, Folsom, CA 95630  
916-923-4411

REGISTERED ARCHITECT  
C 16191  
BOARD OF ARCHITECTS  
STATE OF CALIFORNIA

**Site Plan**

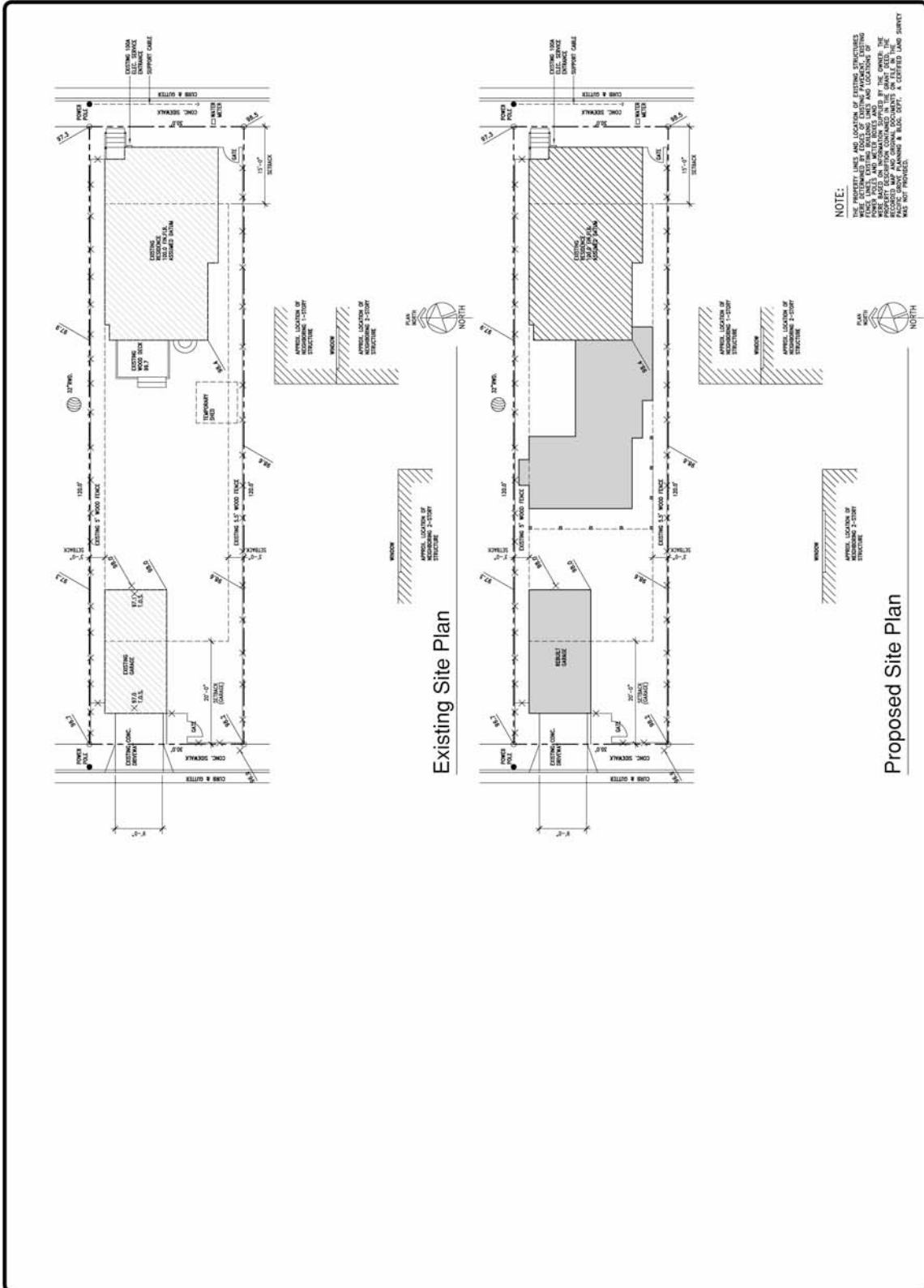
ARCHITECT AND ENGINEER TO PREPARE FOR THE BITTER RESIDENCE  
414 6TH STREET, PACIFIC GROVE, CA 93950

**Bitter Residence**

DATE: 01/23/2018  
SCALE: AS SHOWN  
DRAWN BY: [unclear]  
CHECKED BY: [unclear]  
PROJECT: [unclear]

**C1**

JOB NO. [unclear]



Existing Site Plan

Proposed Site Plan



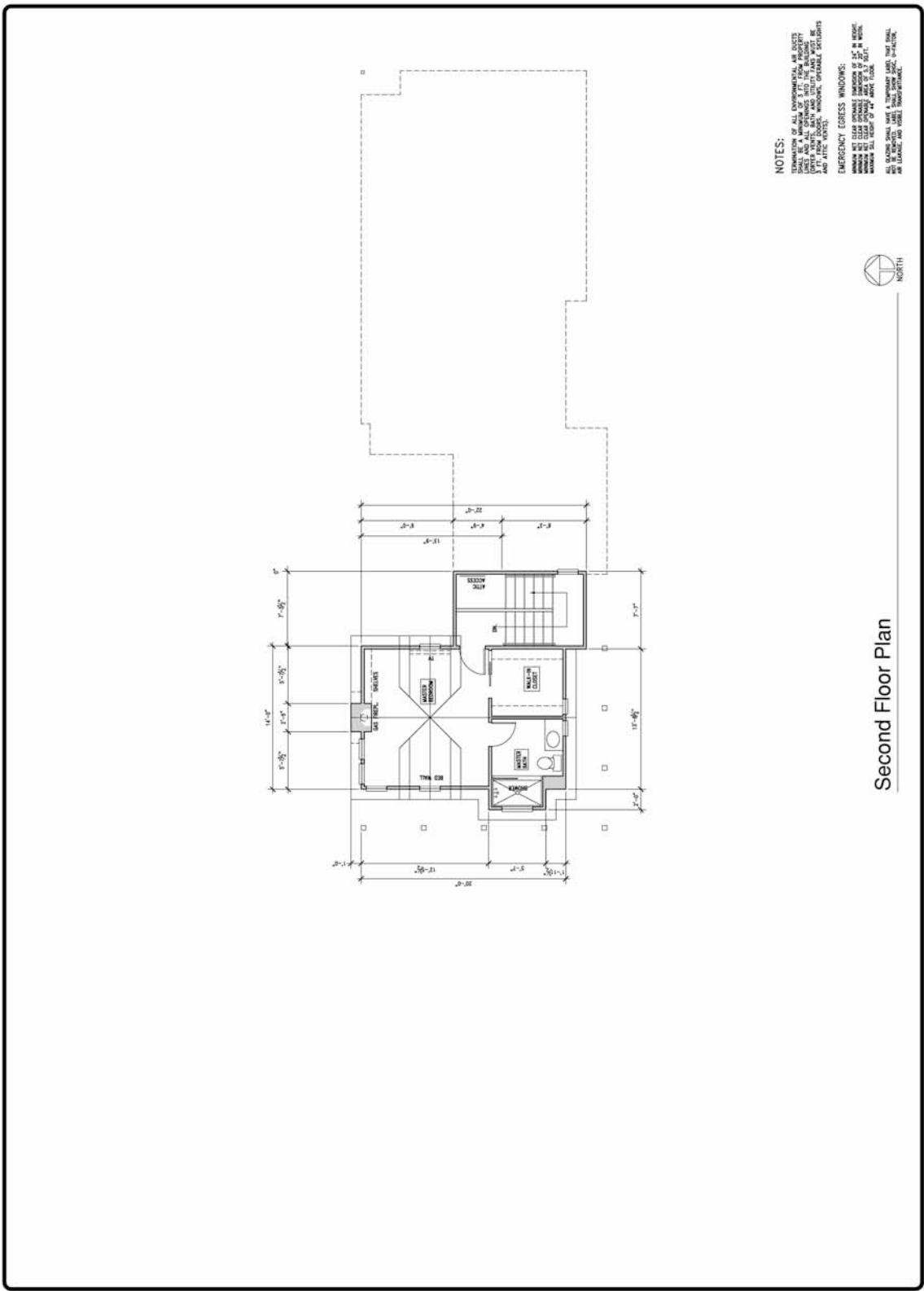
NO.	REVISIONS

**Second Floor Plan**  
 Bitter Residence  
 614 8th Street Pacific Grove, CA 93955



**Rick Steves Architect**  
 Rick & Toni  
 1207 Folsom Avenue Suite E, Pacific Grove, CA 93955  
 (408) 649-1131  
 rickstevesarchitect.com

**A4**  
 DATE: JUNE 2018  
 PROJECT: Bitter Residence  
 SHEET: 1503



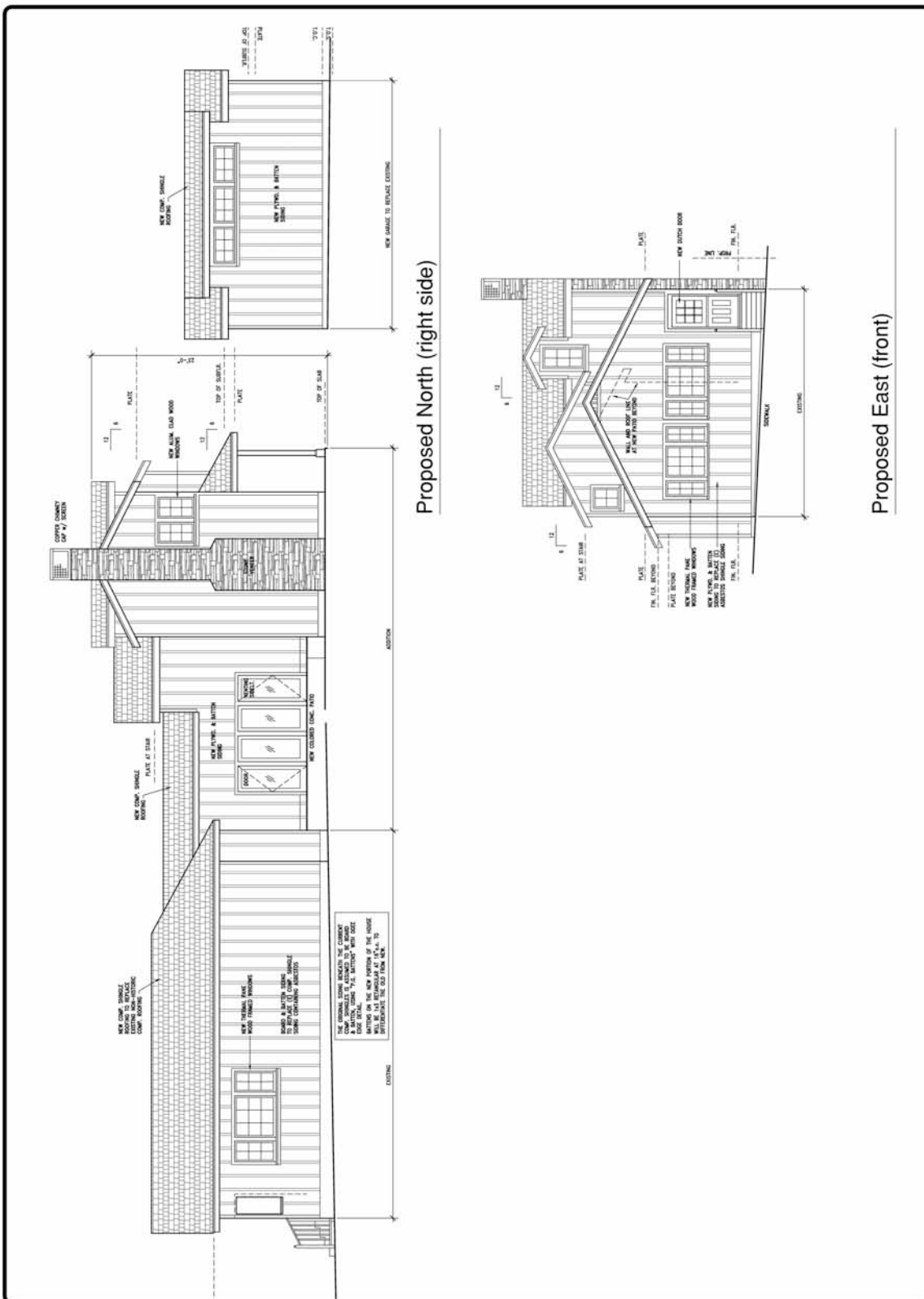
NO.	REVISIONS


  
**Glenn Stiles Architects**

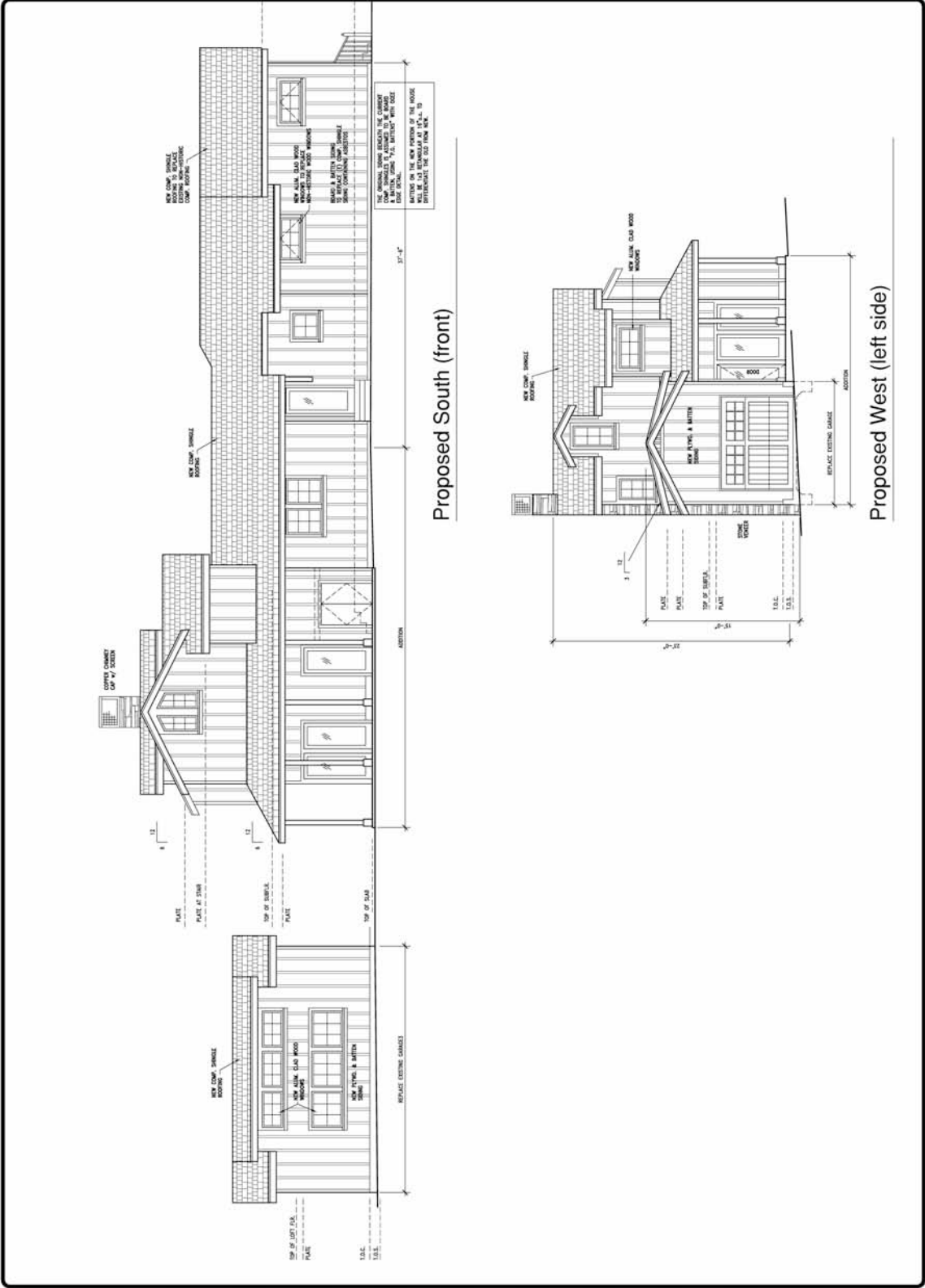
Glenn Stiles Architects  
 230 Franklin Street, Suite 100  
 San Francisco, CA 94102  
 Phone: 415.774.1111  
 Fax: 415.774.1112  
 glennstiles.com

**North & East Elevations**  
 ARCHITECT AND ENGINEER TO ARCHITECT  
 BITTER RESIDENCE  
 414 8TH STREET, PACIFIC GROVE, CA 93950

DATE: JUNE 2013  
 PROJECT: BITTER RESIDENCE  
 SHEET: NORTH & EAST ELEVATIONS  
 1503  
**A5**  
 OF 24 SHEETS







NO.	REVISIONS

South & West Elevations  
 ARCHITECT AND ENGINEER TO MAKE OR EXTEND EXISTING  
**Bitler Residence**  
 414 9TH STREET, PACIFIC GROVE, CA 93950

Rick Stiles Architect  
 Rick Stiles  
 235 Pacific Avenue Suite K, Pacific Grove, CA 93950  
 (831) 342-1131  
 www.rickstiles.com

LICENSED ARCHITECT  
 C 14191  
 BERNARD K. RAYNER

DATE: JUNE 2013  
 PROJECT: 11/17-13-17  
 SHEET: A6  
 OF: 24 SHEETS

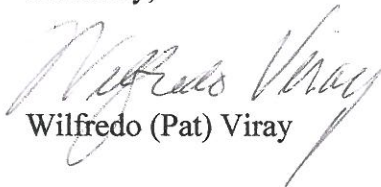
November 3, 2015

Wilfredo (Pat) Viray  
406 10<sup>th</sup> Street  
Pacific Grove, CA 93950

To Pacific Grove Architectural Review Board or Whom It May Concern:

I am writing in reference to Ryan and Kate Bitter, my neighbor who live at 414 9<sup>th</sup> Street in Pacific Grove. I happily give my support to the remodeling of their home. I have no concerns whatsoever, and I believe it will enhance the neighborhood.

Sincerely,



Wilfredo (Pat) Viray

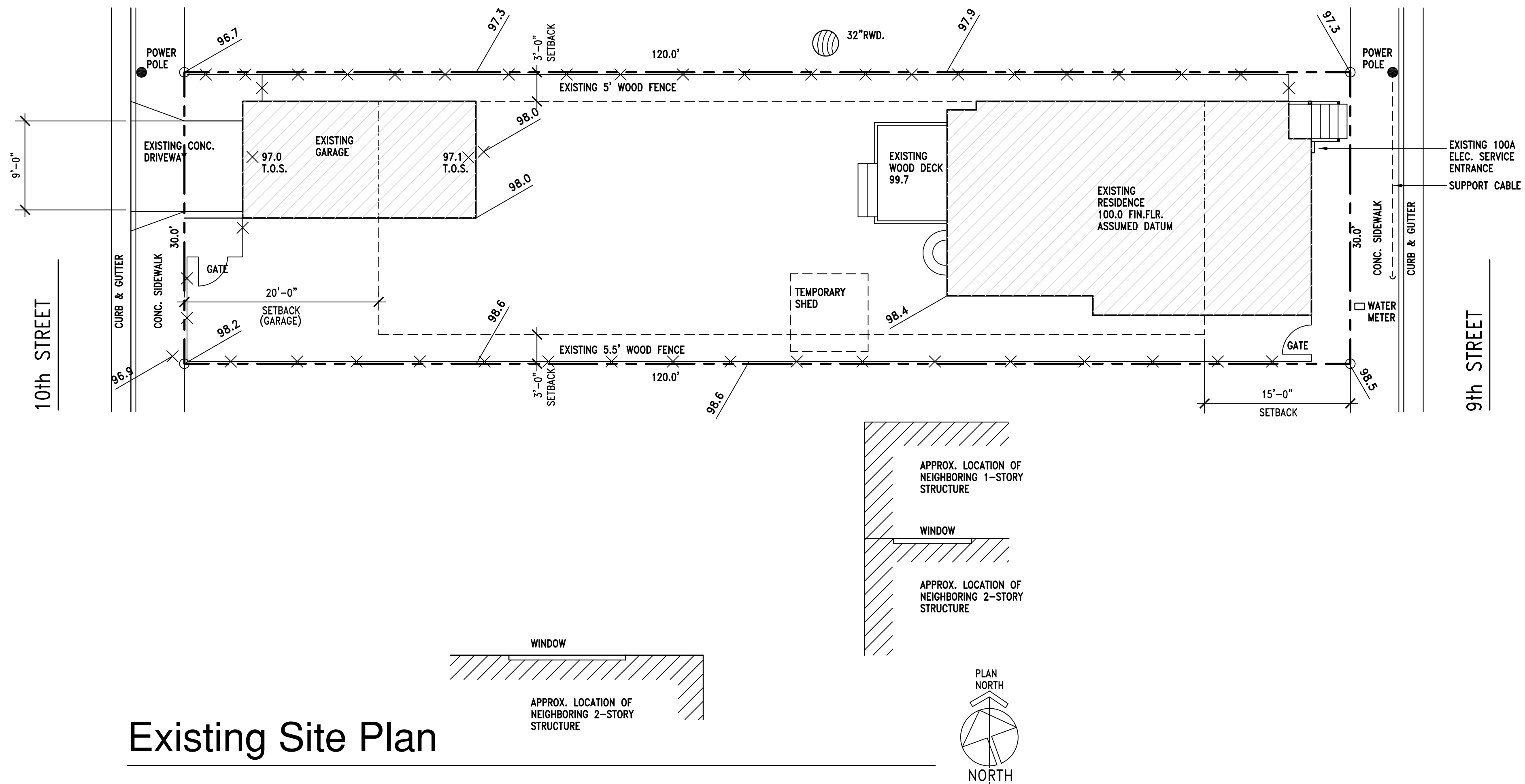
RECEIVED

NOV 3 2015

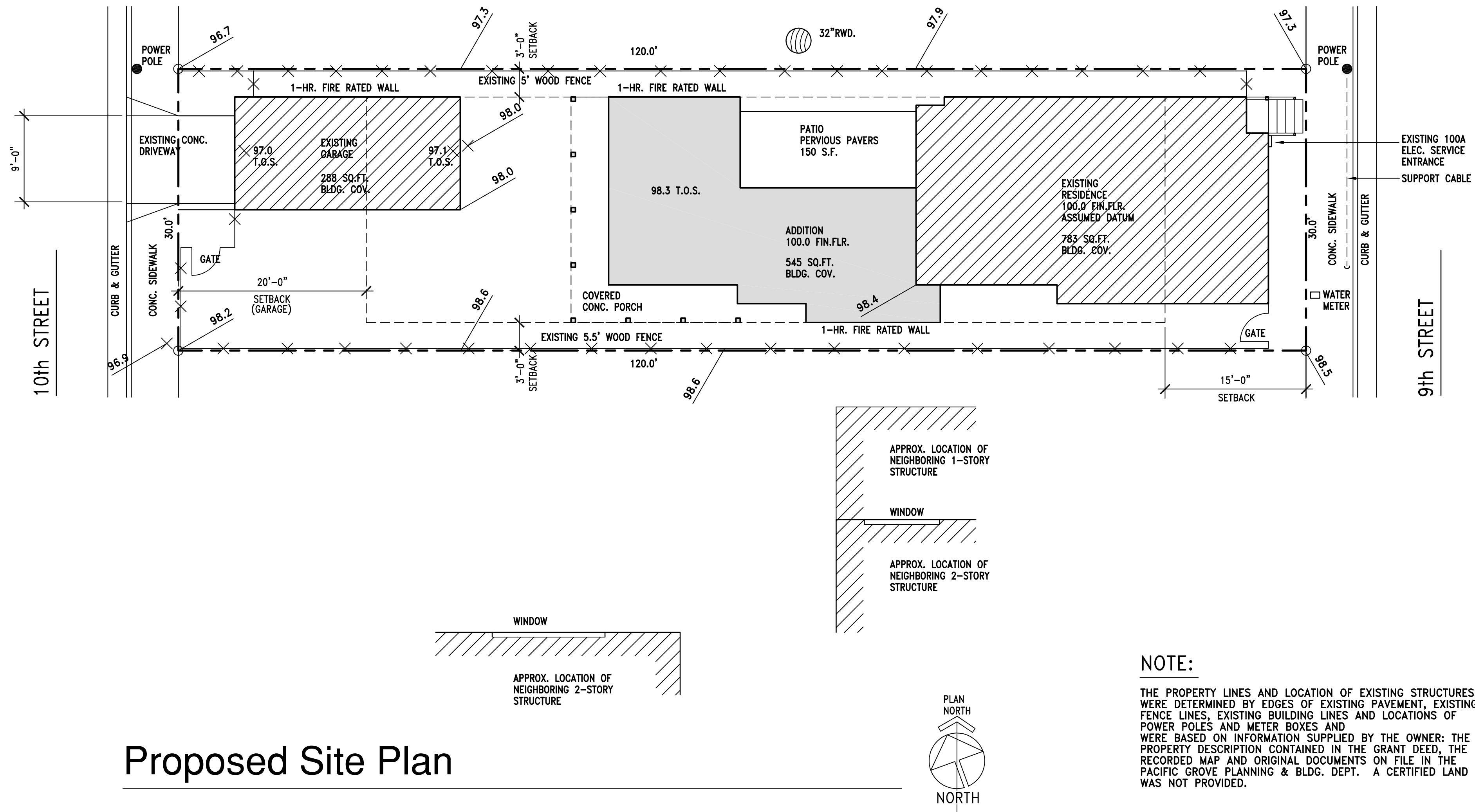
CITY OF PACIFIC GROVE  
COMMUNITY DEV DEPT



REVISIONS	BY
△ SEPT. 2015	



Existing Site Plan



Proposed Site Plan

**NOTE:**

THE PROPERTY LINES AND LOCATION OF EXISTING STRUCTURES WERE DETERMINED BY EDGES OF EXISTING PAVEMENT, EXISTING FENCE LINES, EXISTING BUILDING LINES AND LOCATIONS OF POWER POLES AND METER BOXES AND WERE BASED ON INFORMATION SUPPLIED BY THE OWNER. THE PROPERTY DESCRIPTION CONTAINED IN THE GRANT DEED, THE RECORDED MAP AND ORIGINAL DOCUMENTS ON FILE IN THE PACIFIC GROVE PLANNING & BLDG. DEPT. A CERTIFIED LAND SURVEY WAS NOT PROVIDED.

**Rick Steres Architect**

Phone: 831-646-1131  
230 Fountain Avenue Suite 6, Pacific Grove, CA, 93950  
Email: ricksteres@hotmail.com

ARCHITECT VINUITY  
C 14191  
RICHARD B. STERES  
APR. 28. 2017  
APR. 2017

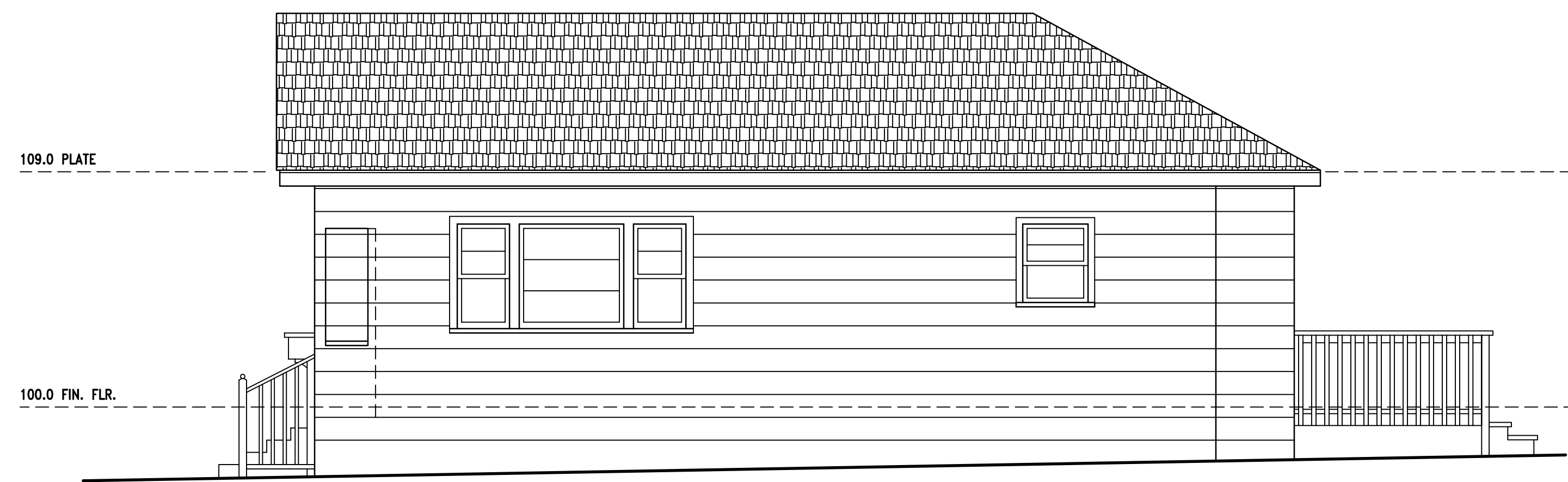
**Site Plan**

ADDITION AND REMODEL TO HOME ON HISTORIC REGISTRY

**Bitter Residence**

414 9TH STREET PACIFIC GROVE CA 93950

DATE	JUNE 2015
SCALE	1/8"=1'-0"
JOB NUMBER	1503
SHEET	C1
OF 24 SHEETS	

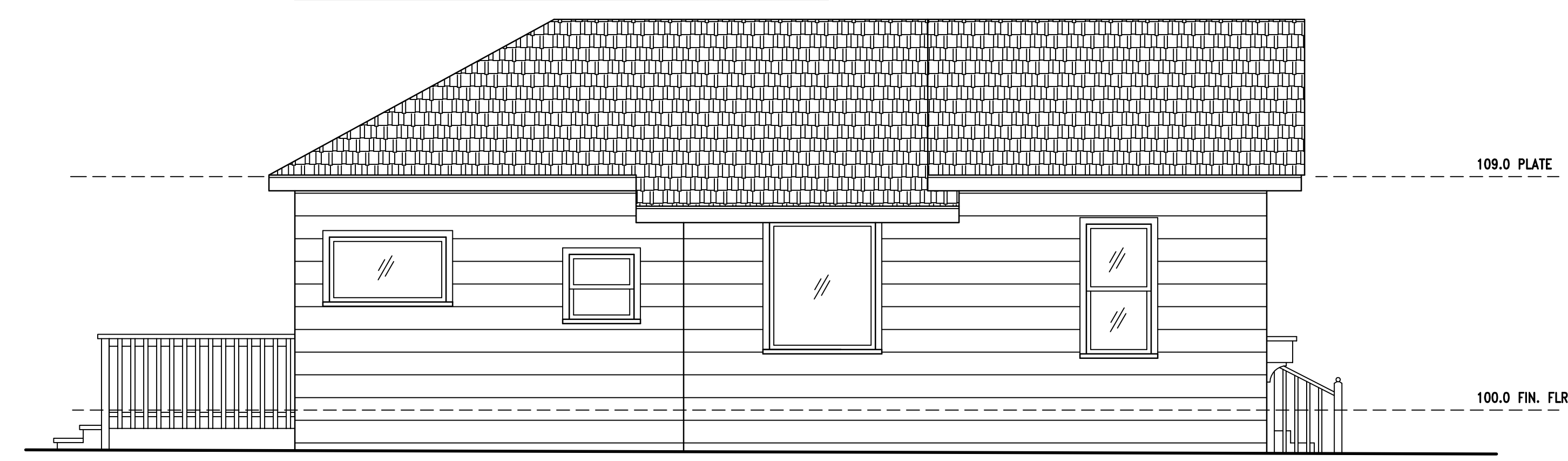


North Elevation

1/4"=1'-0"



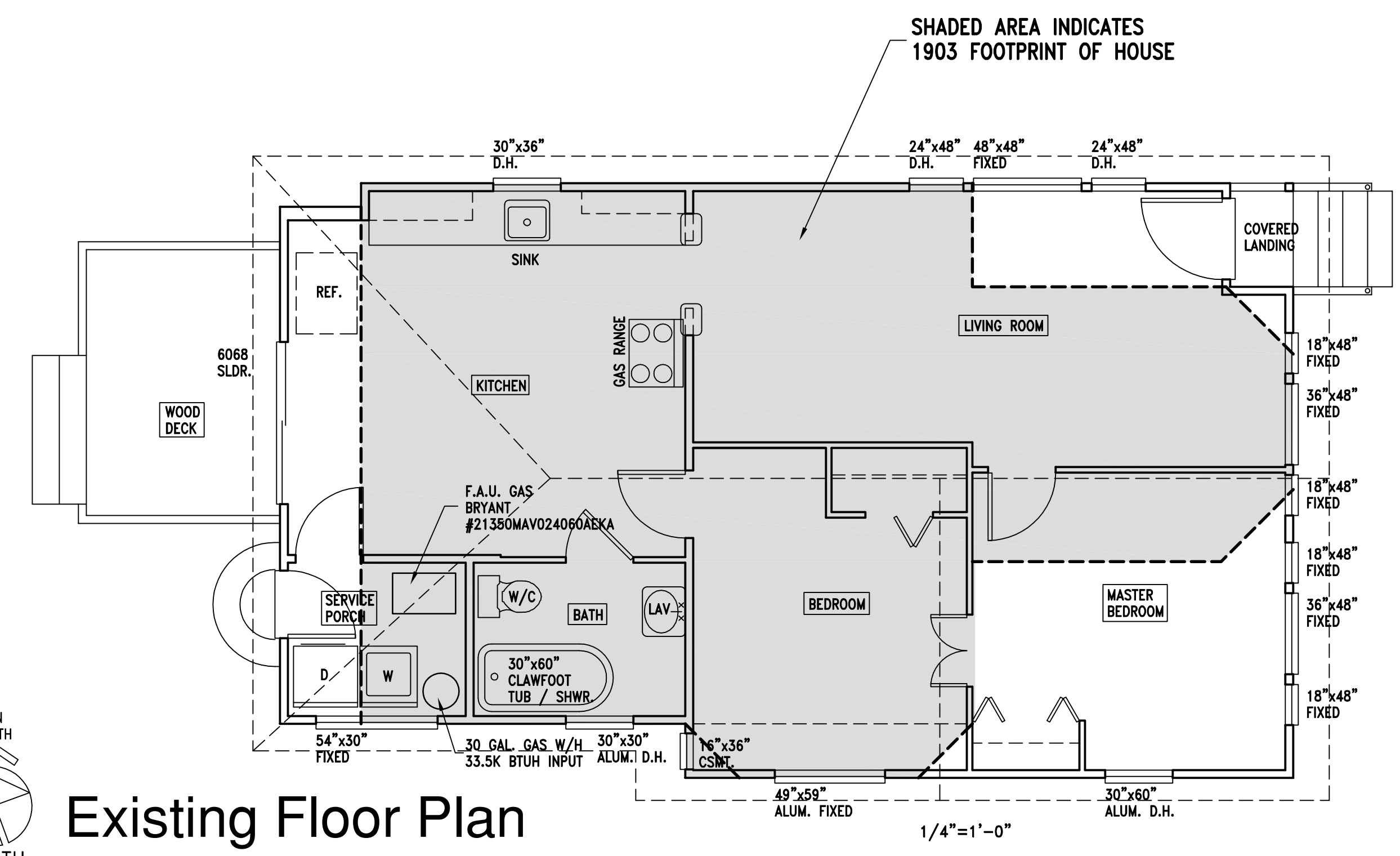
East Elevation



South Elevation

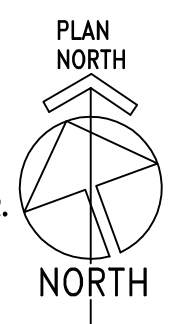


West Elevation



Existing Floor Plan

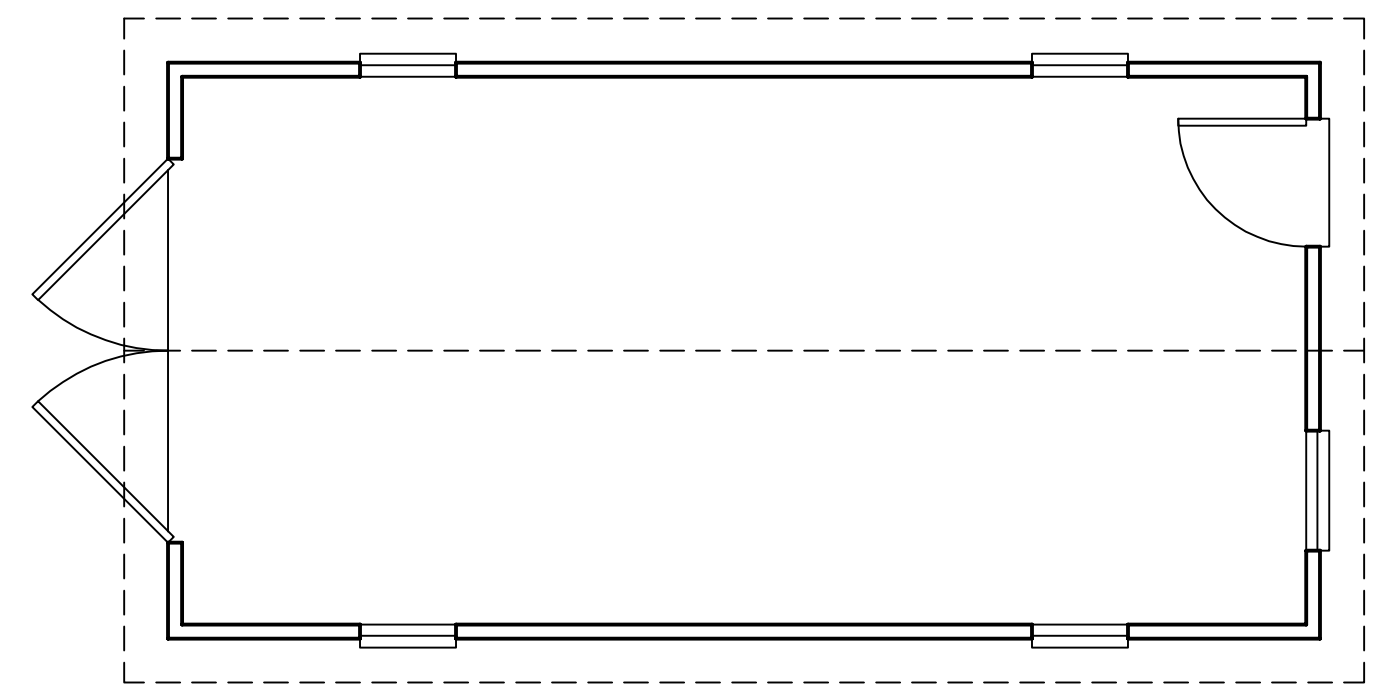
SHADED AREA INDICATES 1903 FOOTPRINT OF HOUSE



View from 9th Street



Garage - View from 9th Street

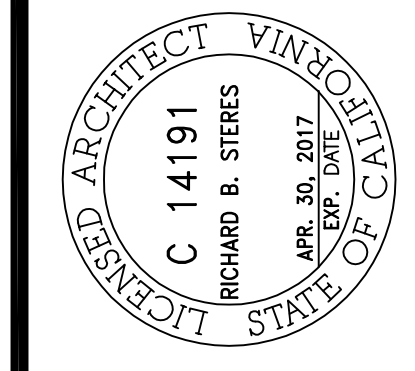


Existing Garage Plan

1/4"=1'-0"

REVISIONS	BY
▲ SEPT. 2015	

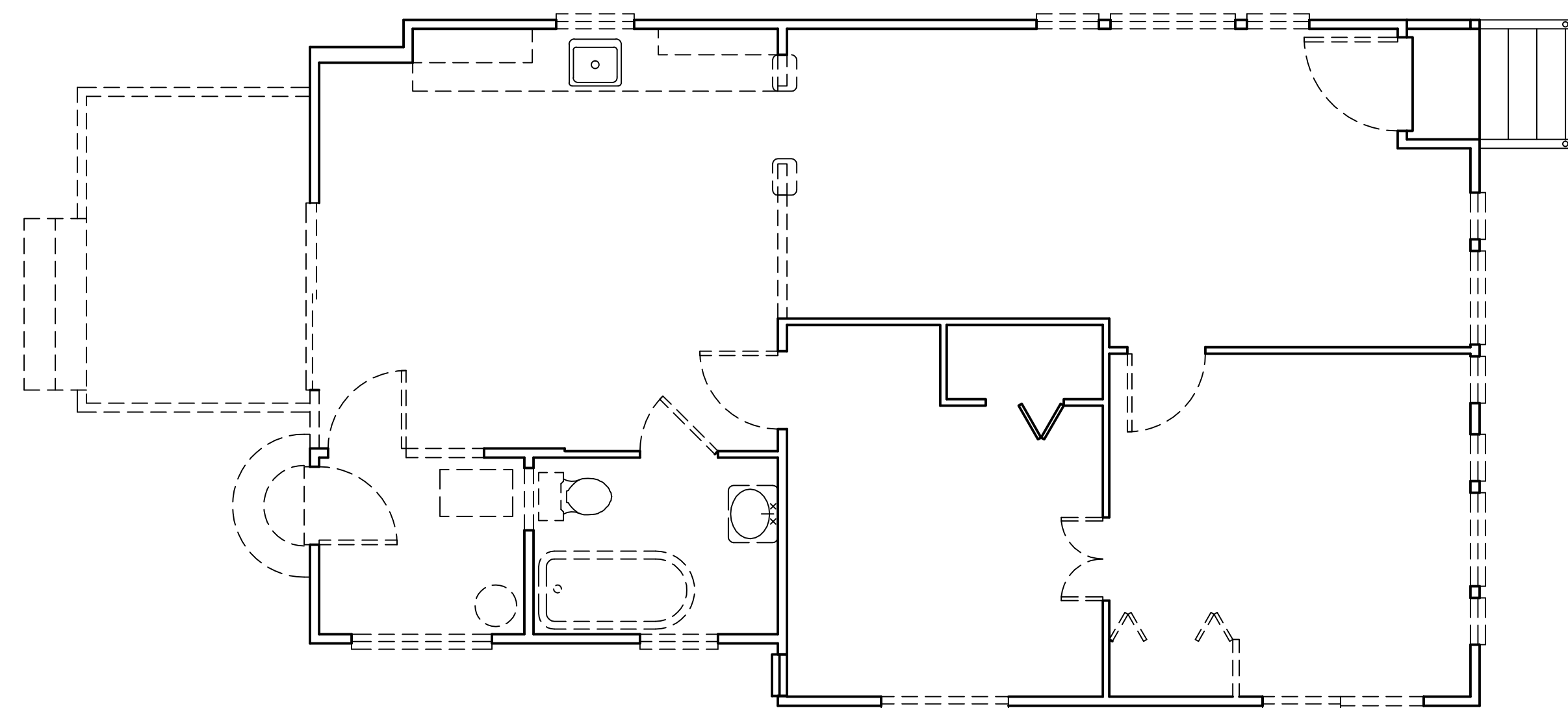
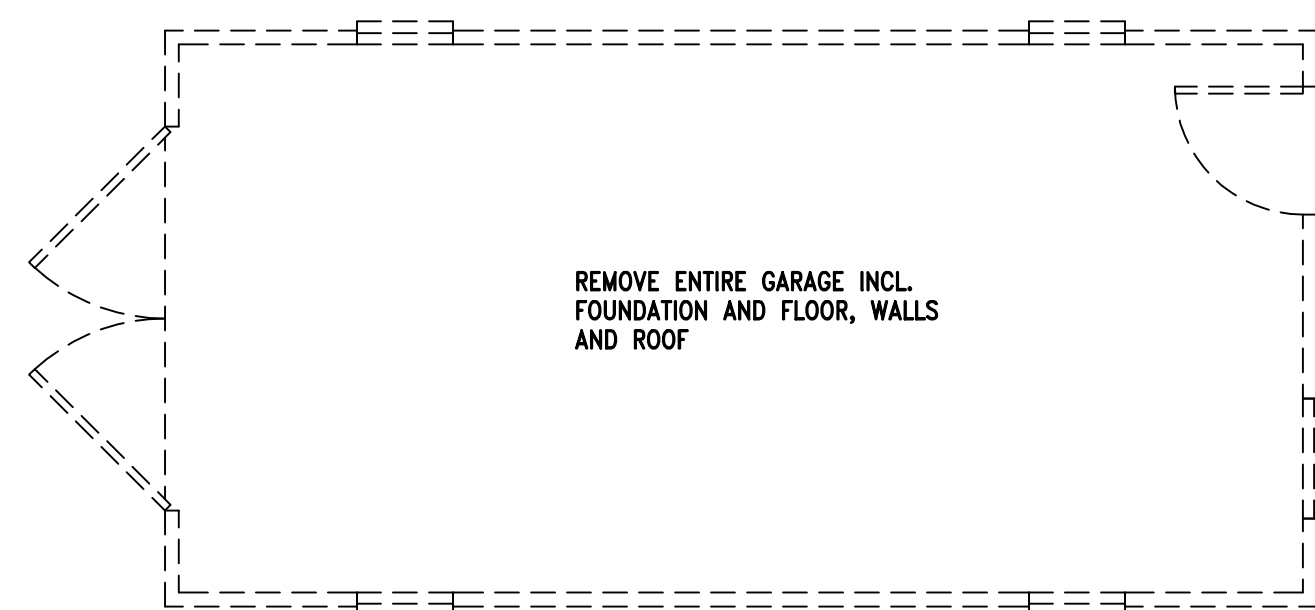
**Rick Steres Architect**  
 Phone: 831-646-1131  
 230 Fountain Avenue Suite 6, Pacific Grove, CA 93950  
 Email: ricksteres@hotmail.com



**Record of Existing Structure**  
 ADDITION AND REMODEL TO HOME ON HISTORIC REGISTRY  
**Bitter Residence**  
 414 9TH STREET PACIFIC GROVE CA 93950

DATE	JUNE 2015
SCALE	1/4"=1'-0"
JOB NUMBER	1503
SHEET	

**A1**  
 OF 24 SHEETS



**HISTORIC REGISTRY:**

THIS STRUCTURE IS ON THE CITY'S HISTORIC REGISTRY. REMOVE ONLY THOSE ITEMS AND PORTIONS OF THE STRUCTURE APPROVED FOR DEMOLITION. REFER ALL QUESTIONS TO THE ARCHITECT.

**DEMOLITION NOTES:**

WALLS TO REMAIN ARE SHOWN SOLID.

WALLS AND OTHER ITEMS TO BE REMOVED OR RELOCATED ARE SHOWN DASHED.

EXIST. FOUNDATION & FLOOR STRUCTURE TO REMAIN.

A DEMOLITION PERMIT MUST BE OBTAINED FROM THE BUILDING DEPT. PRIOR TO START OF WORK.

EXTERIOR SHINGLE SIDING MAY CONTAIN ASBESTOS AND SHALL BE TESTED AND HANDLED IN ACCORDANCE WITH THE LATEST REQUIREMENTS OF THE ENVIRONMENTAL PROTECTION AGENCY. CONTACT THE DEPT. OF TOXIC SUBSTANCES CONTROL, BERKELEY, CA. 510/540-2122.

**Demolition Plan**

REVISIONS	BY

**Rick Steres Architect**  
 Phone & Fax: 831-646-1131  
 230 Fountain Avenue Suite 6, Pacific Grove, CA 93950  
 Web Site: ricksterearchitect.com



**Demolition Plan**  
 ADDITION AND REMODEL TO HOME ON HISTORIC REGISTRY  
**Bitter Residence**  
 414 9TH STREET PACIFIC GROVE CA 93950

DATE  
JUNE 2015  
 SCALE  
1/4"=1'-0"  
 JOB NUMBER  
1503  
 SHEET  
**A2**  
 OF 24 SHEETS

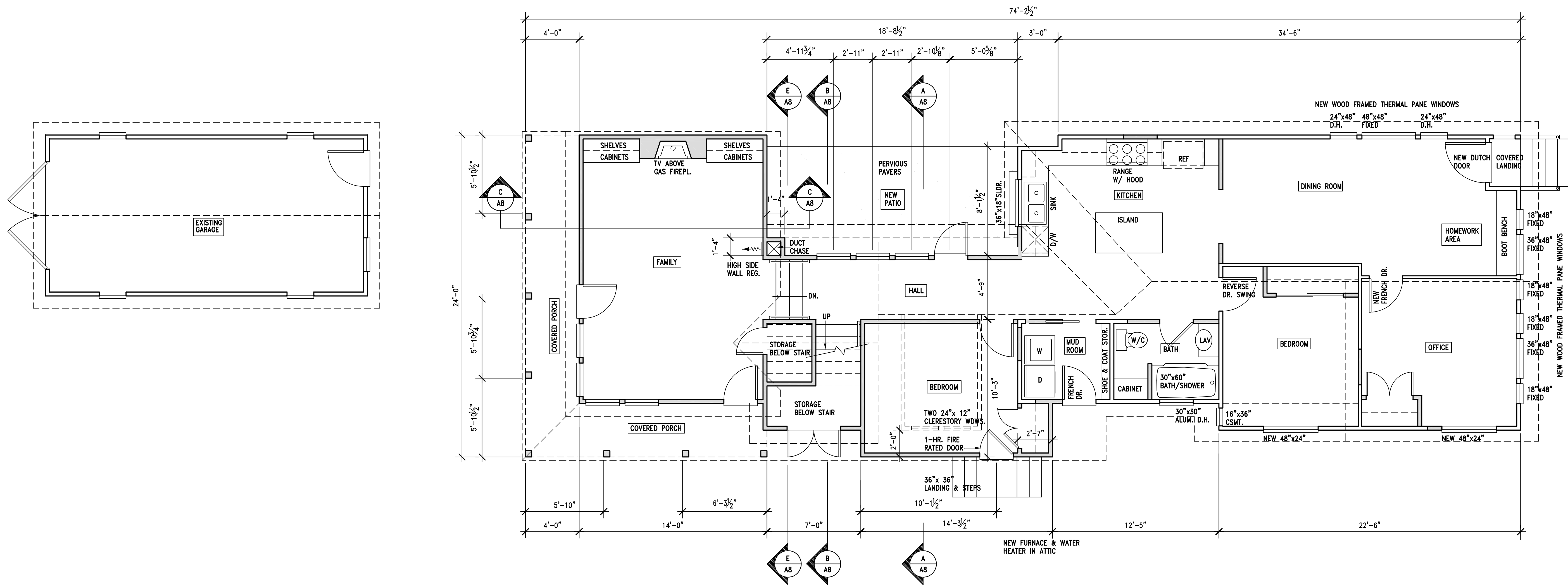
REVISIONS	BY
▲ SEPT. 2015	

**Rick Steres Architect**  
 Phone & Fax: 831-646-1131  
 230 Founthin Avenue Suite 6, Pacific Grove, CA, 93950  
 Email: ricksteres@hotmail.com  
 Web Site: ricksteresarchitect.com

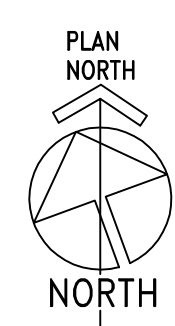
ARCHITECT VINUQUITY LICENSE STATE OF CALIFORNIA  
 C 14191  
 RICHARD B. STERES  
 APR 28, 2017  
 APR 28, 2017

**First Floor Plan**  
 ADDITION AND REMODEL TO HOME ON HISTORIC REGISTRY  
**Bitter Residence**  
 414 9TH STREET PACIFIC GROVE CA 93950

DATE	JUNE 2015
SCALE	1/4"=1'-0"
JOB NUMBER	1503
SHEET	A3
OF 24 SHEETS	



First Floor Plan



**NOTES:**

TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FT. FROM PROPERTY LINES AND ALL OPENINGS INTO THE BUILDING (DRYER VENTS, BATH AND UTILITY FANS MUST BE 3 FT. FROM DOORS, WINDOWS, OPERABLE SKYLIGHTS AND ATTIC VENTS).

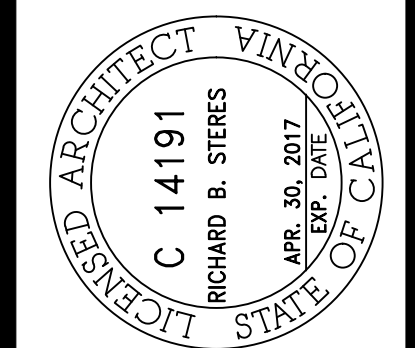
**EMERGENCY EGRESS WINDOWS:**

MINIMUM NET CLEAR OPENABLE DIMENSION OF 24" IN HEIGHT.  
 MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH.  
 MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ.FT.  
 MAXIMUM SILL HEIGHT OF 44" ABOVE FLOOR.

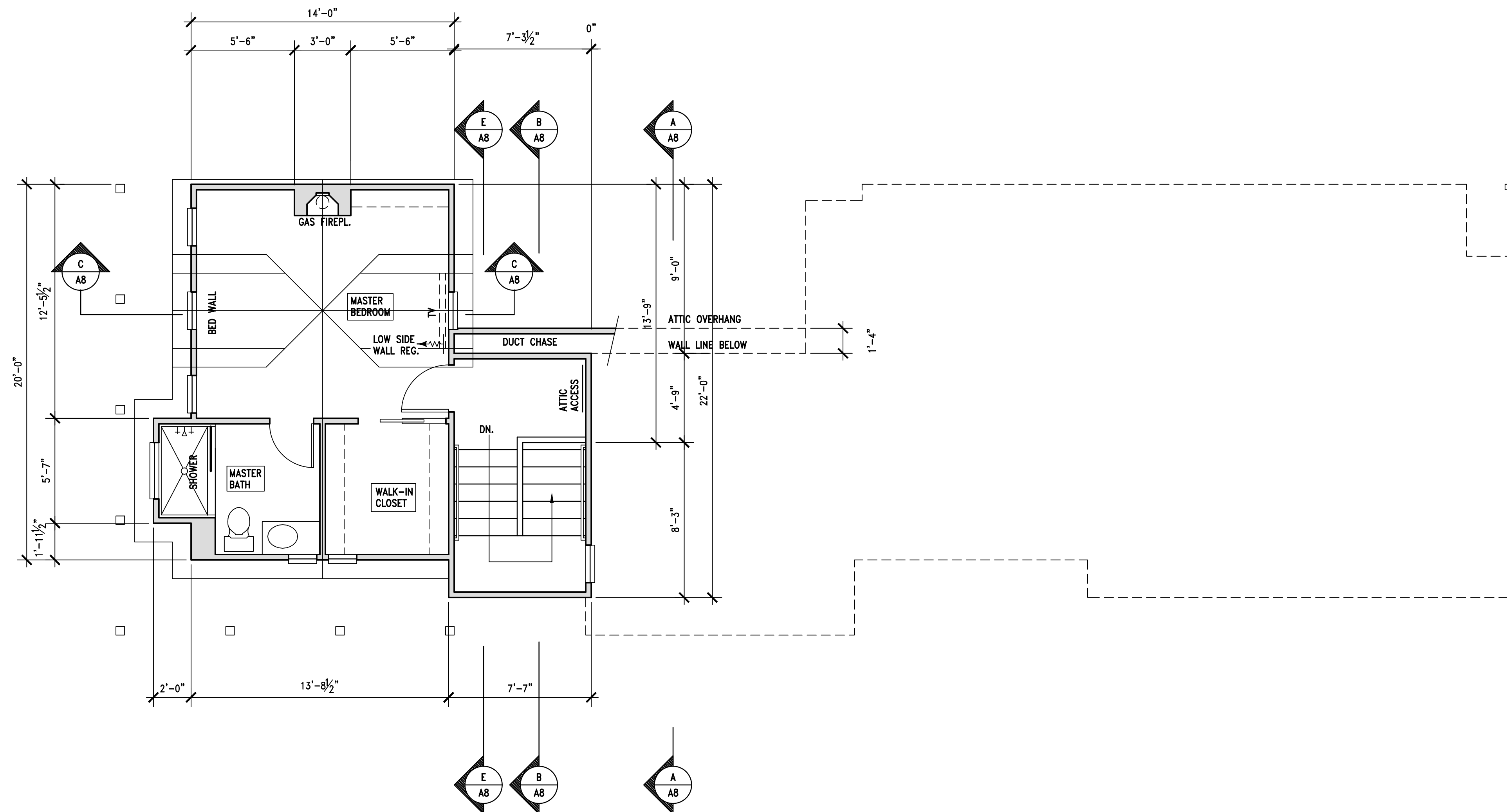
ALL GLAZING SHALL HAVE A TEMPORARY LABEL THAT SHALL NOT BE REMOVED. LABEL SHALL SHOW SHGC, U-FACTOR, AIR LEAKAGE, AND VISIBLE TRANSMITTANCE.

REVISIONS	BY

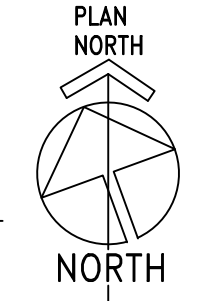
**Rick Steres Architect**  
 Phone & Fax: 831-646-1131  
 230 Fountain Avenue Suite 6, Pacific Grove, CA 93950  
 Web Site: ricksterearchitect.com



**Second Floor Plan**  
 ADDITION AND REMODEL TO HOME ON HISTORIC REGISTRY  
**Bitter Residence**  
 414 9TH STREET PACIFIC GROVE CA 93950



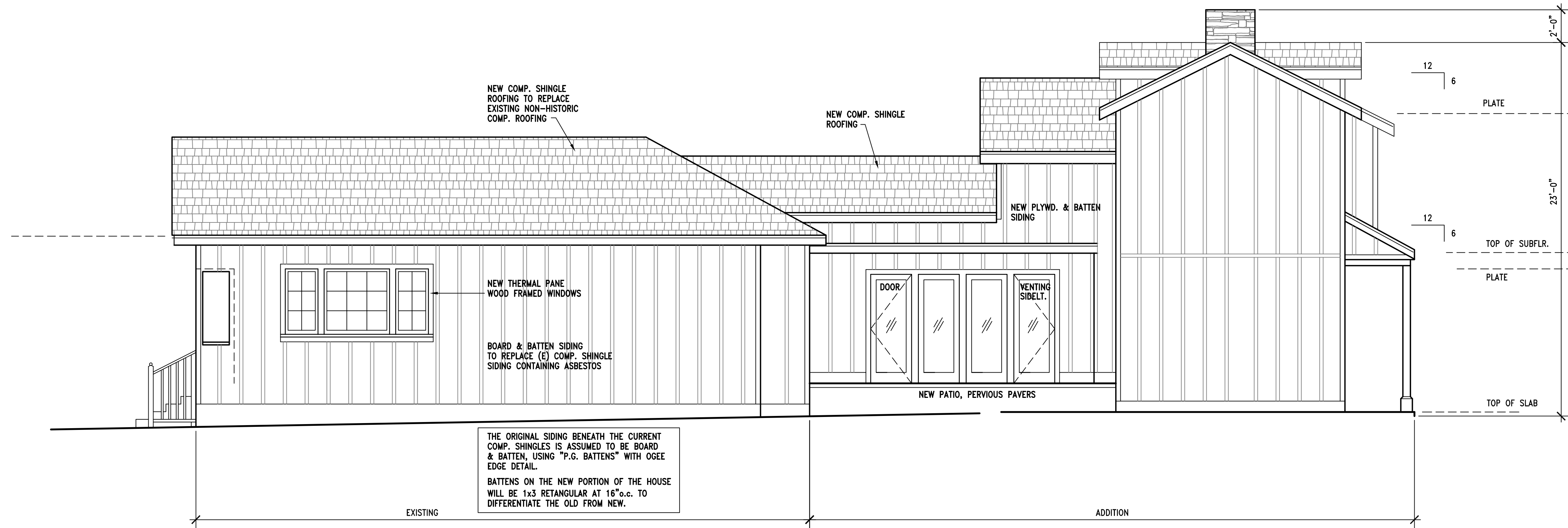
Second Floor Plan



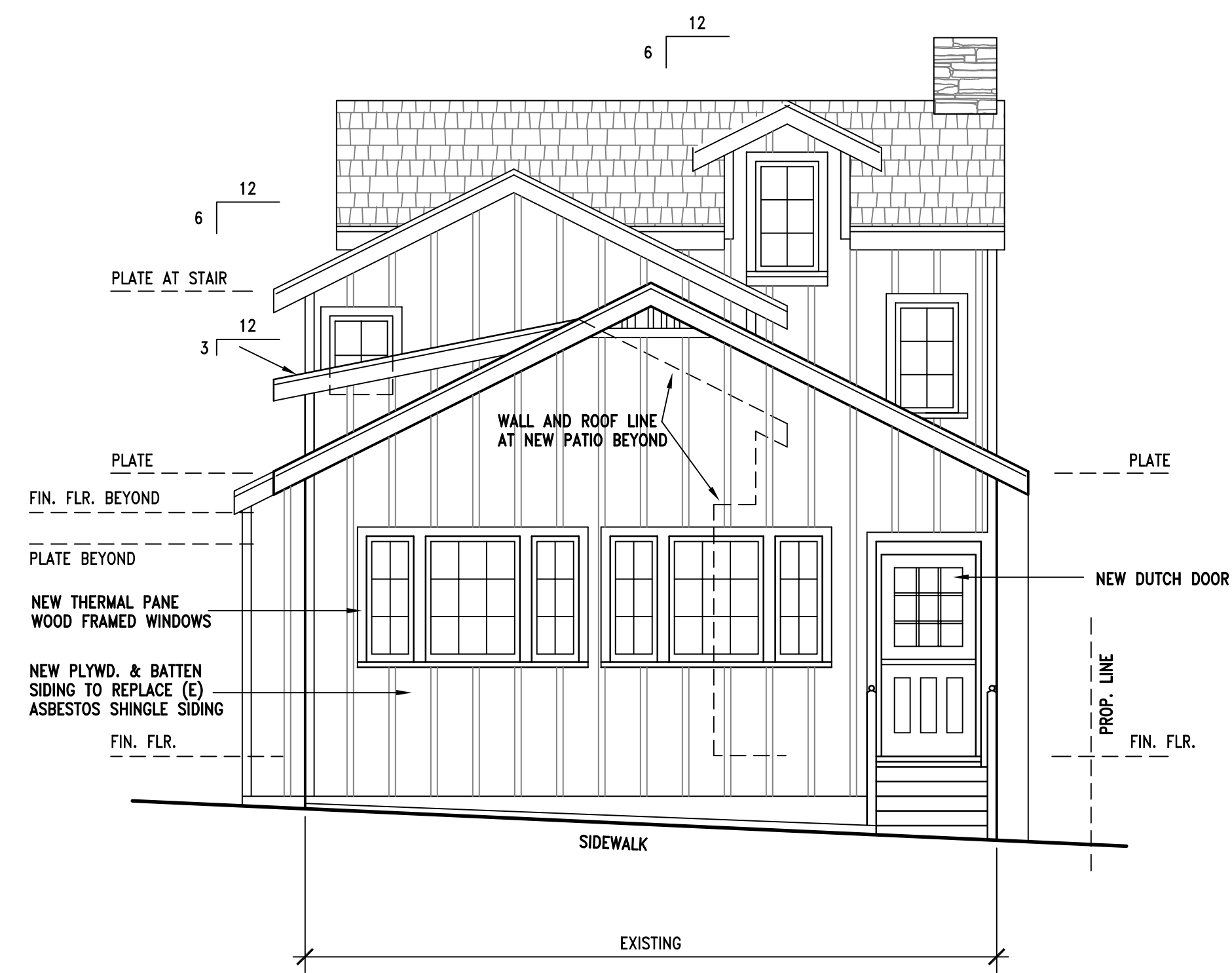
**NOTES:**  
 TERMINATION OF ALL ENVIRONMENTAL AIR DUCTS SHALL BE A MINIMUM OF 3 FT. FROM PROPERTY LINES AND ALL OPENINGS INTO THE BUILDING (DRYER VENTS, BATH AND UTILITY FANS MUST BE 3 FT. FROM DOORS, WINDOWS, OPERABLE SKYLIGHTS AND ATTIC VENTS).  
**EMERGENCY EGRESS WINDOWS:**  
 MINIMUM NET CLEAR OPENABLE DIMENSION OF 24" IN HEIGHT.  
 MINIMUM NET CLEAR OPENABLE DIMENSION OF 20" IN WIDTH.  
 MINIMUM NET CLEAR OPENABLE AREA OF 5.7 SQ.FT.  
 MAXIMUM SILL HEIGHT OF 44" ABOVE FLOOR.  
 ALL GLAZING SHALL HAVE A TEMPORARY LABEL THAT SHALL NOT BE REMOVED. LABEL SHALL SHOW SHGC, U-FACTOR, AIR LEAKAGE, AND VISIBLE TRANSMITTANCE.

DATE	JUNE 2015
SCALE	1/4"=1'-0"
JOB NUMBER	1503
SHEET	A4
OF 24 SHEETS	





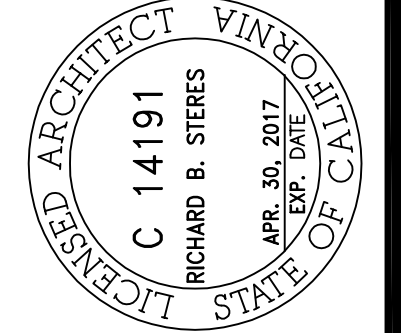
Proposed North (right side)



Proposed East (front)

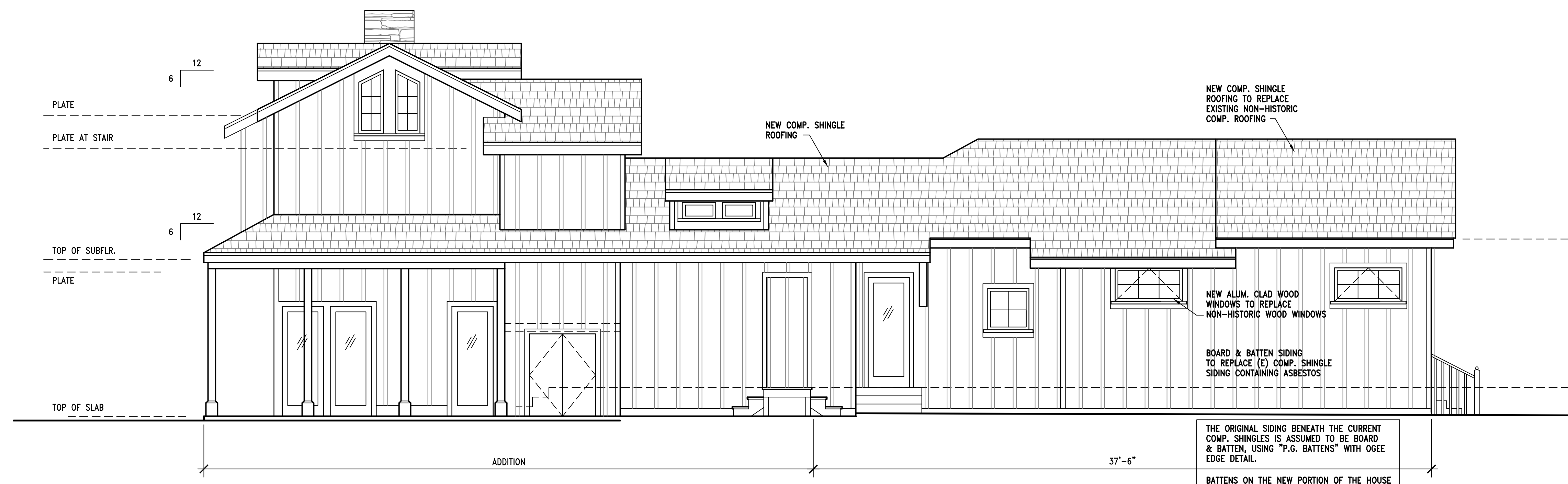
REVISIONS	BY
△ SEPT. 2015	

**Rick Steres Architect**  
 Phone & Fax: 831-646-1131  
 230 Fountain Avenue Suite 6, Pacific Grove, CA, 93950  
 Email: ricksteres@home.com  
 Web Site: ricksteresarchitect.com

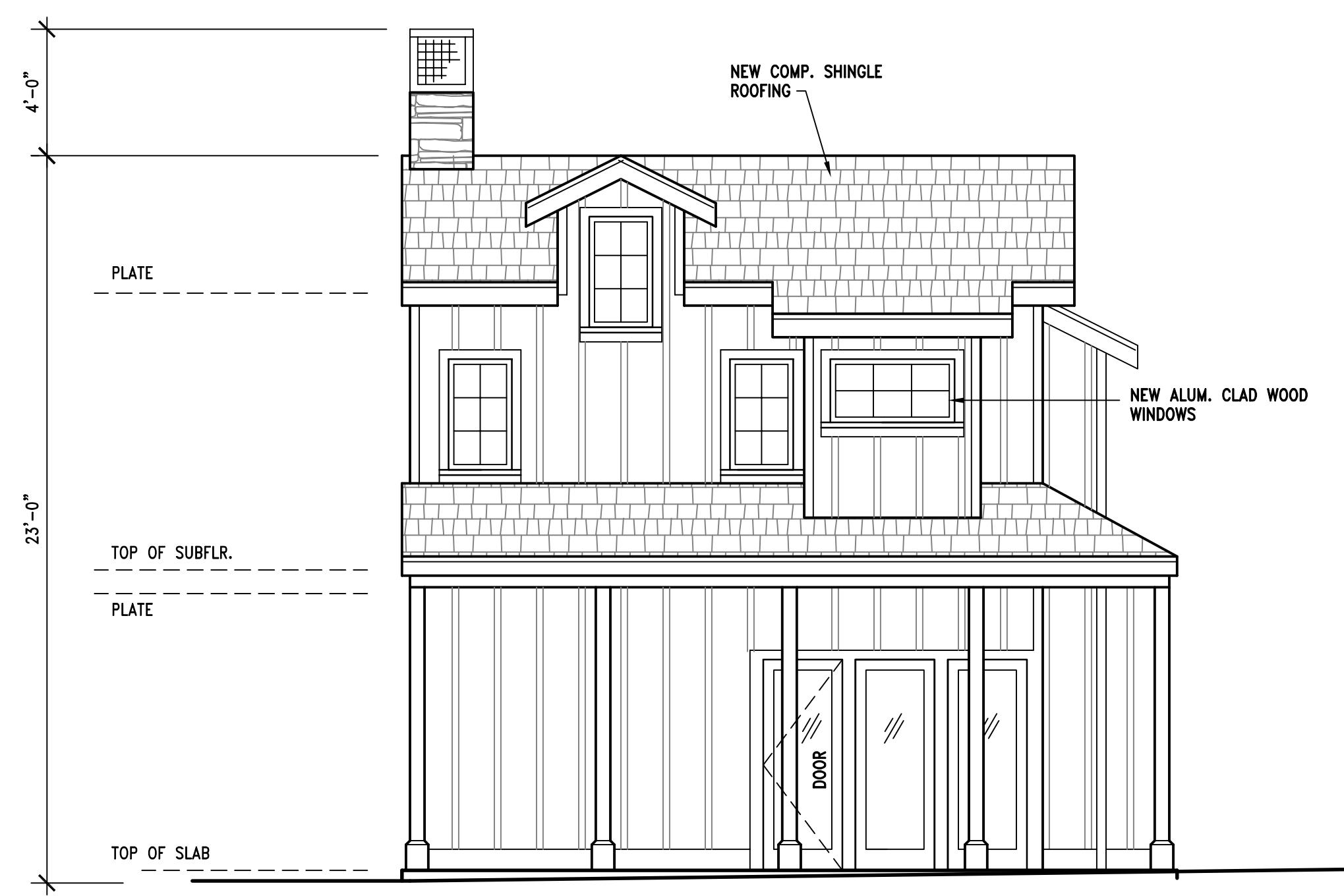


**North & East Elevations**  
 ADDITION AND REMODEL TO HOME ON HISTORIC REGISTRY  
**Bitter Residence**  
 414 9TH STREET PACIFIC GROVE CA 93950

DATE: JUNE 2015  
 SCALE: 1/4"=1'-0"  
 JOB NUMBER: 1503  
 SHEET



Proposed South (left side)



Proposed West (rear)

REVISIONS	BY
▲ SEPT. 2015	

**Rick Steres Architect**  
 Phone & Fax: 831-646-1131  
 230 Fountain Avenue Suite 6, Pacific Grove, CA 93950  
 Email: ricksteres@hotmail.com  
 Web Site: ricksteresarchitect.com

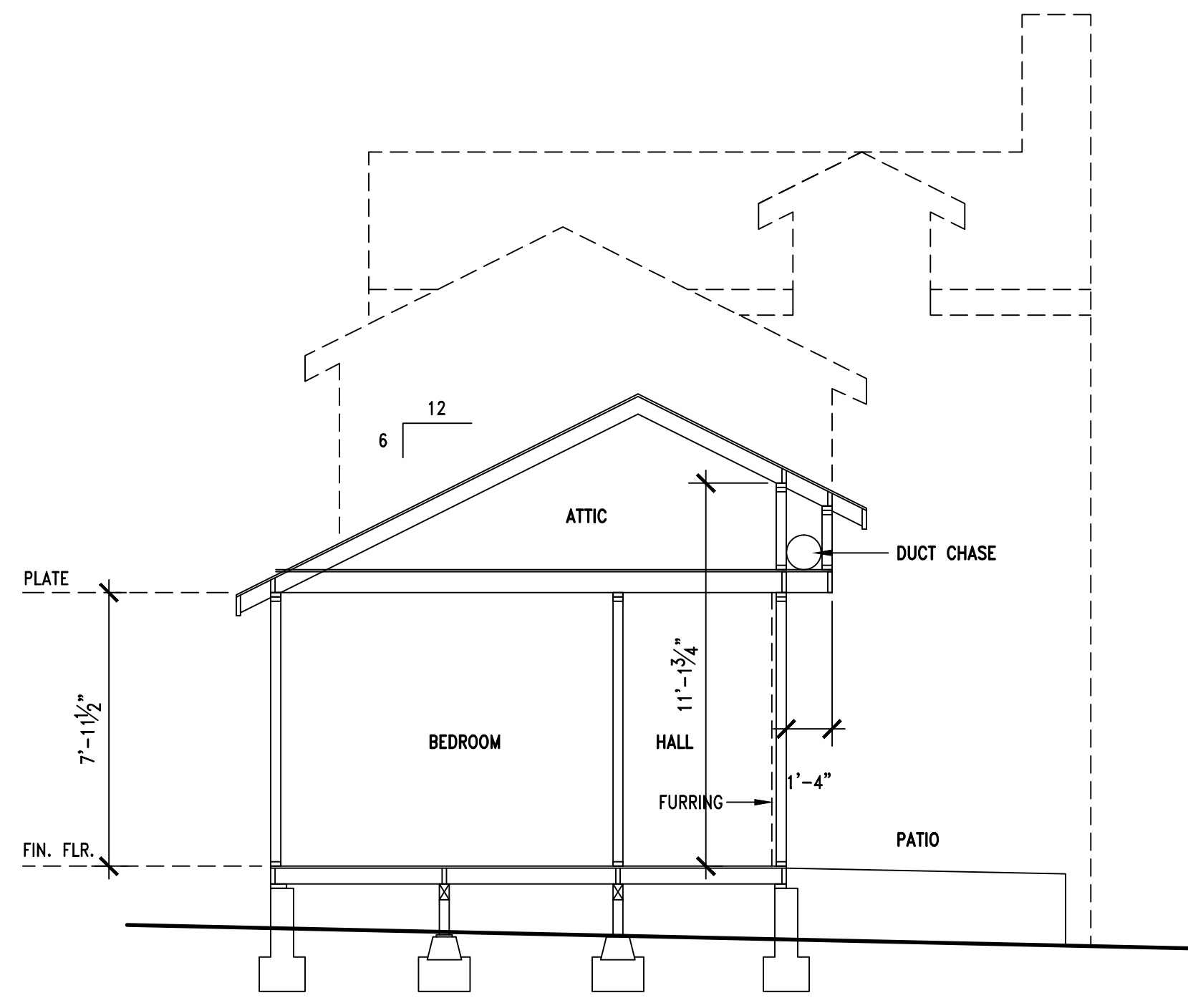
ARCHITECT VINTNORIA  
 C 14191  
 RICHARD B. STERES  
 APR 28 2017  
 STATE OF CALIFORNIA

**South & West Elevations**

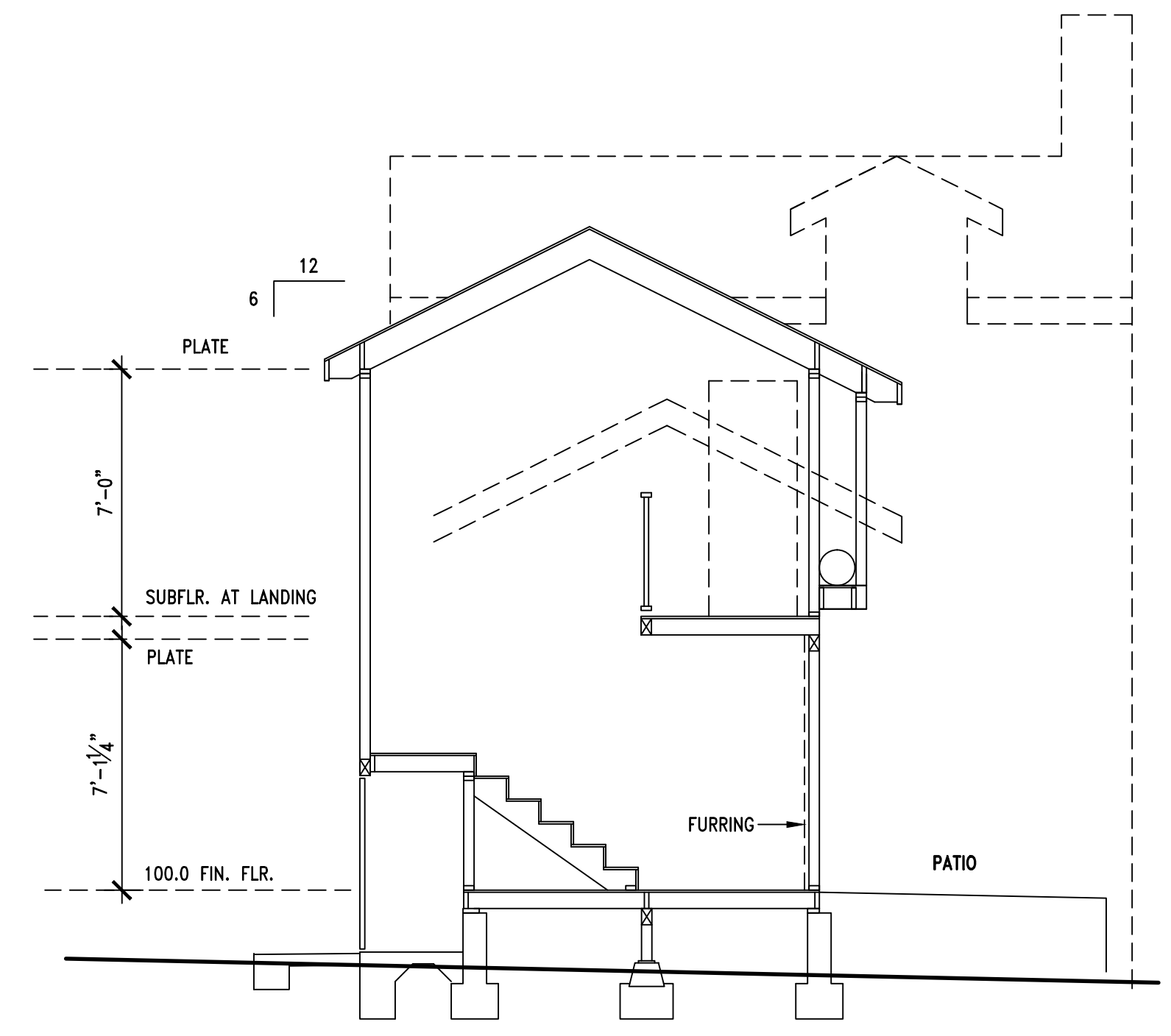
ADDITION AND REMODEL TO HOME ON HISTORIC REGISTRY  
**Bitter Residence**  
 414 9TH STREET PACIFIC GROVE CA 93950

DATE	JUNE 2015
SCALE	1/4"=1'-0"
JOB NUMBER	1503
SHEET	A6
OF 24 SHEETS	

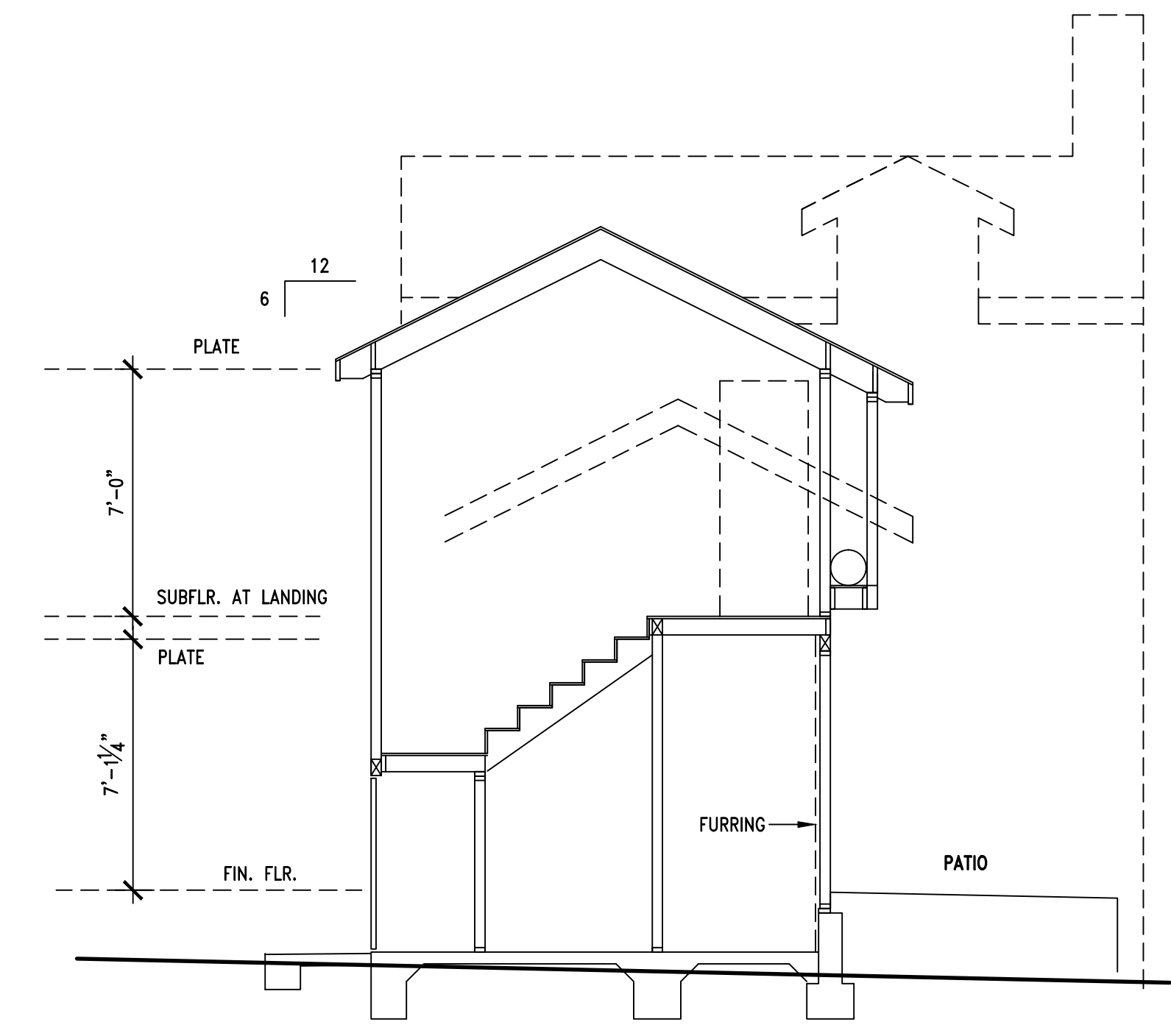
REVISIONS	BY



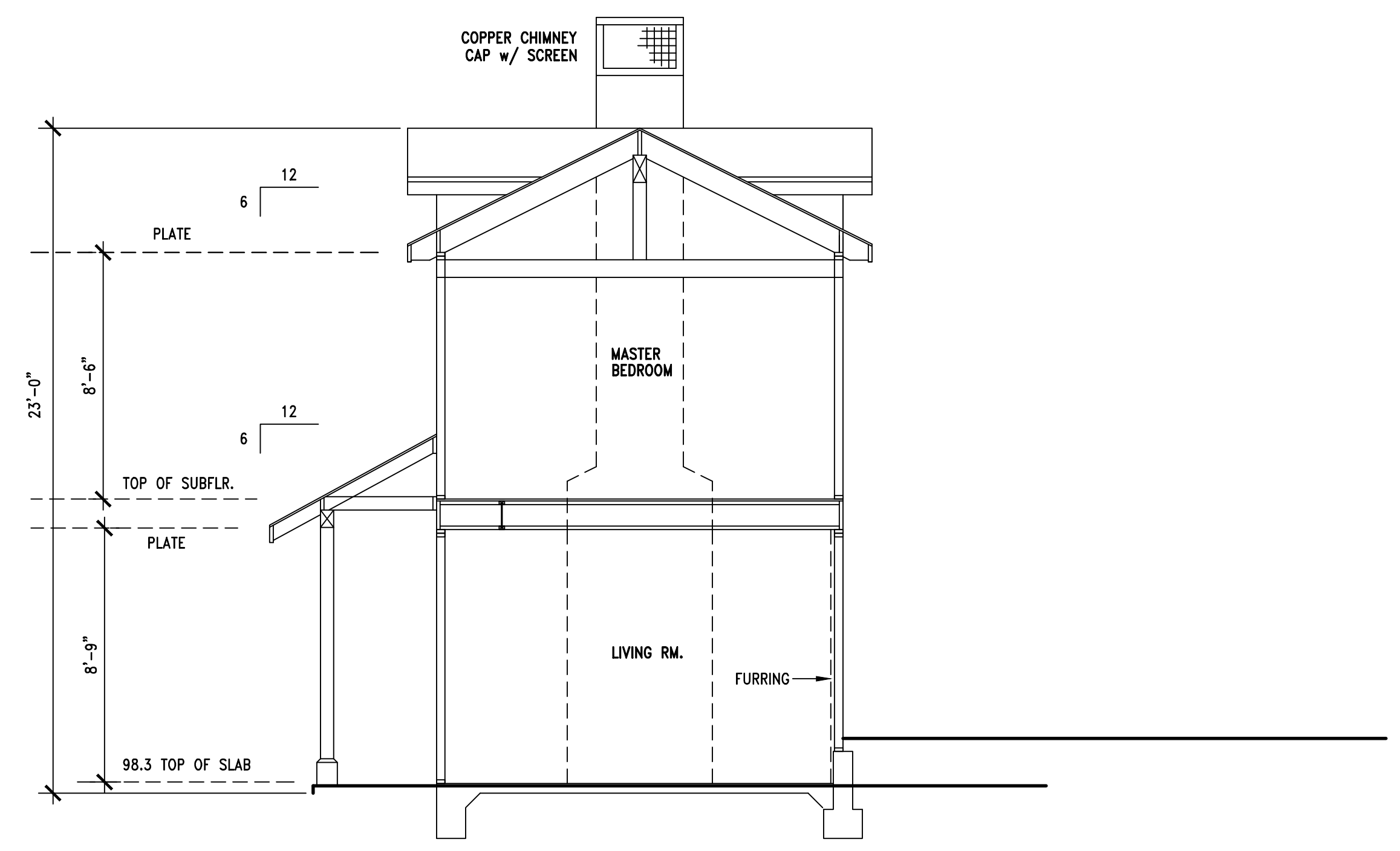
**A** Building Section



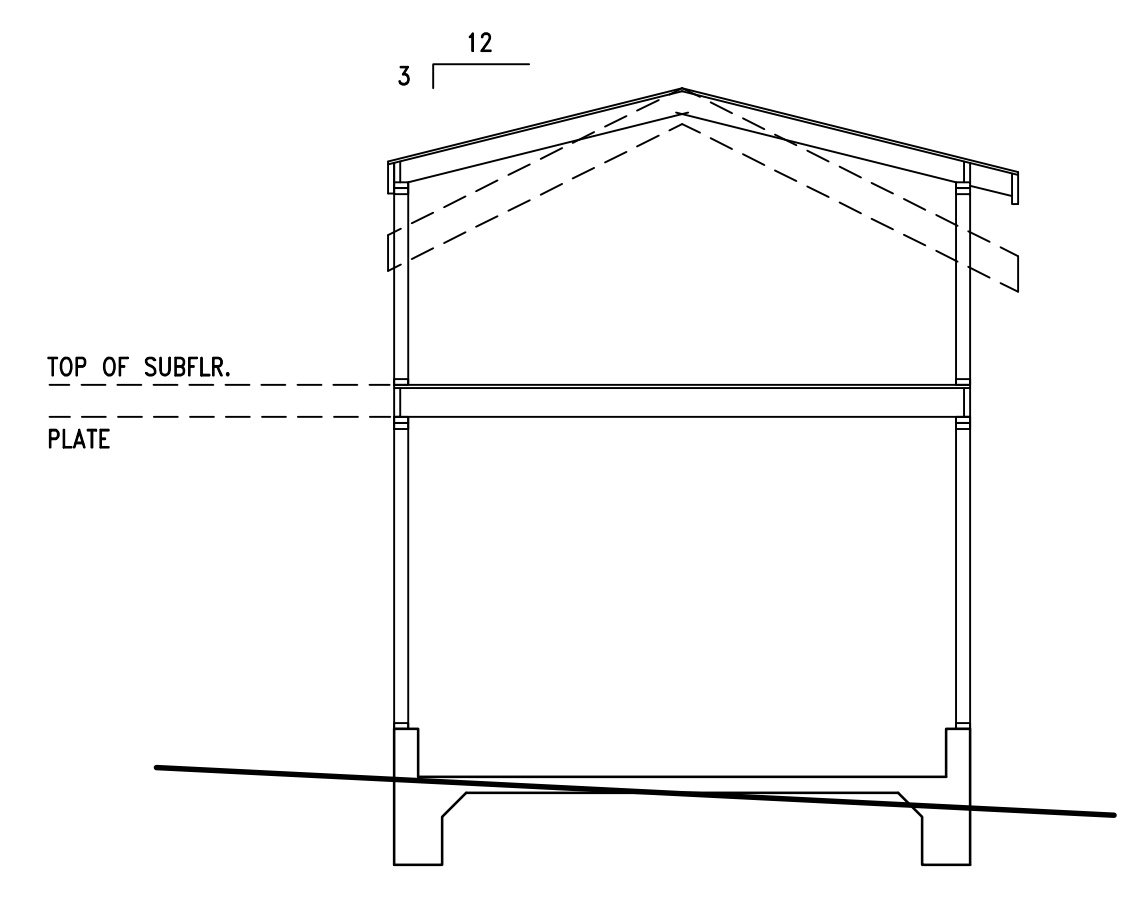
**B** Building Section



**E** Building Section

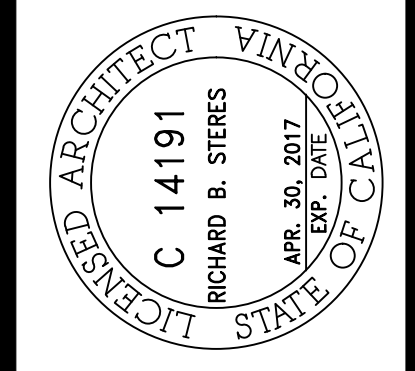


**C** Building Section



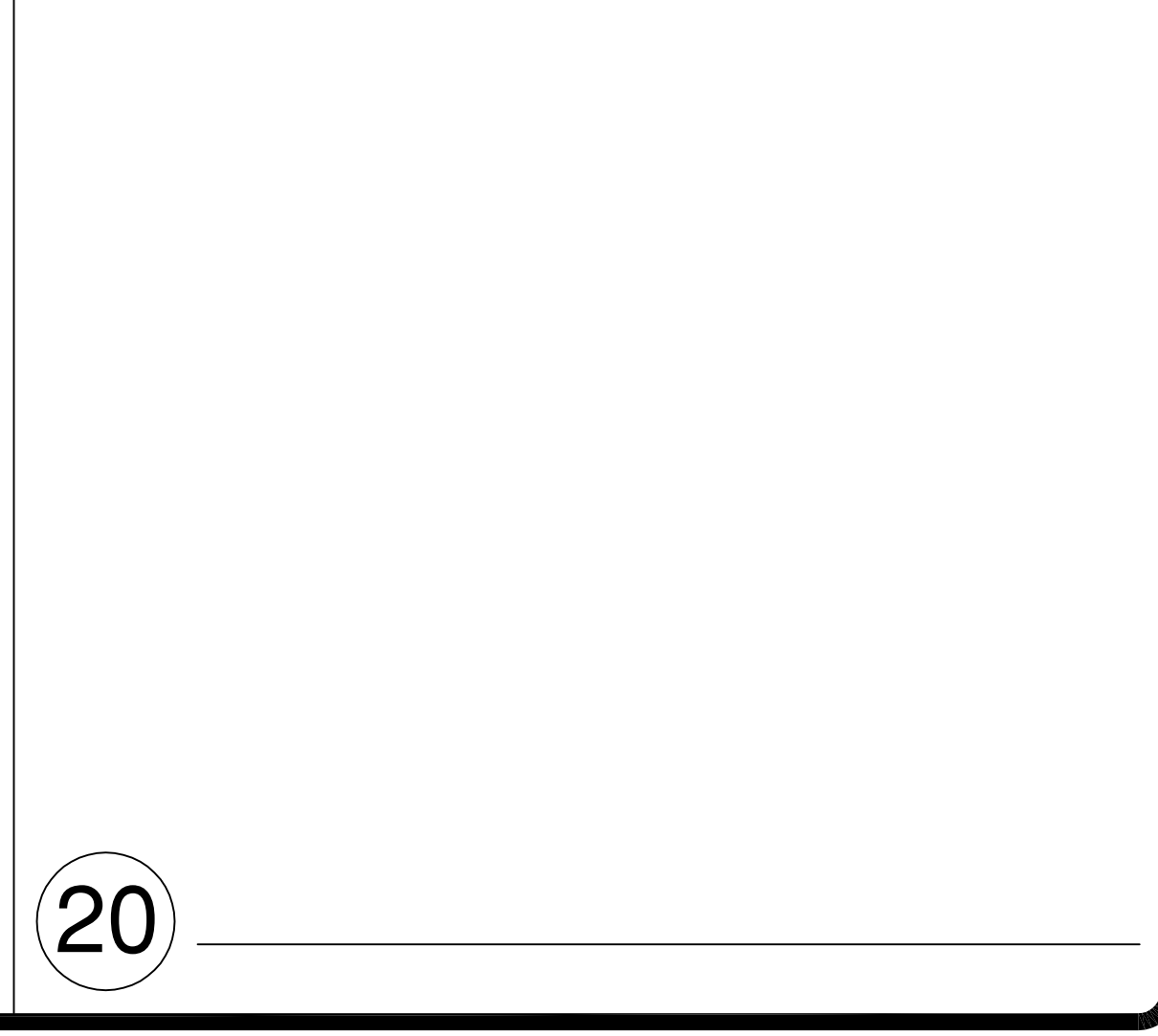
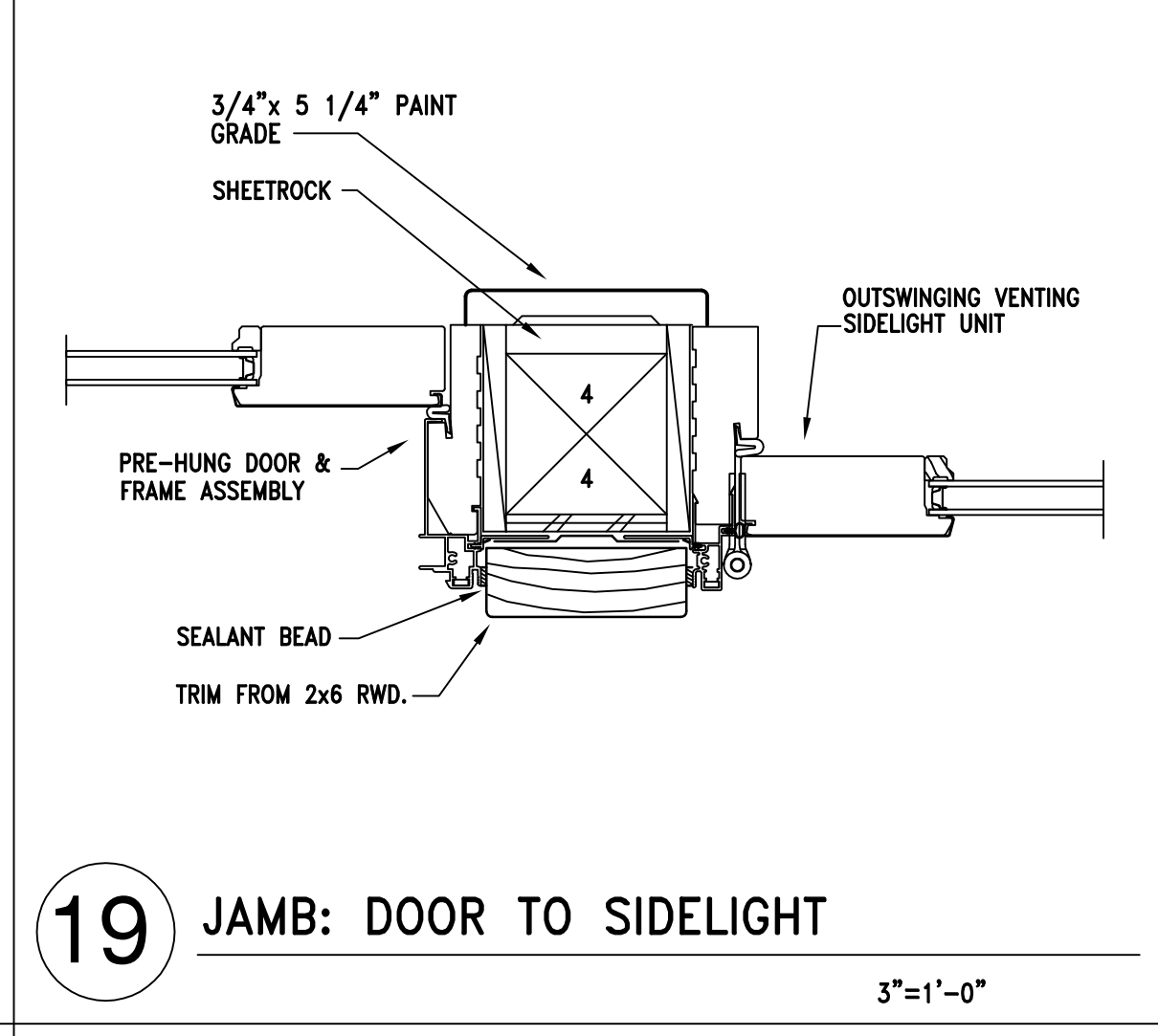
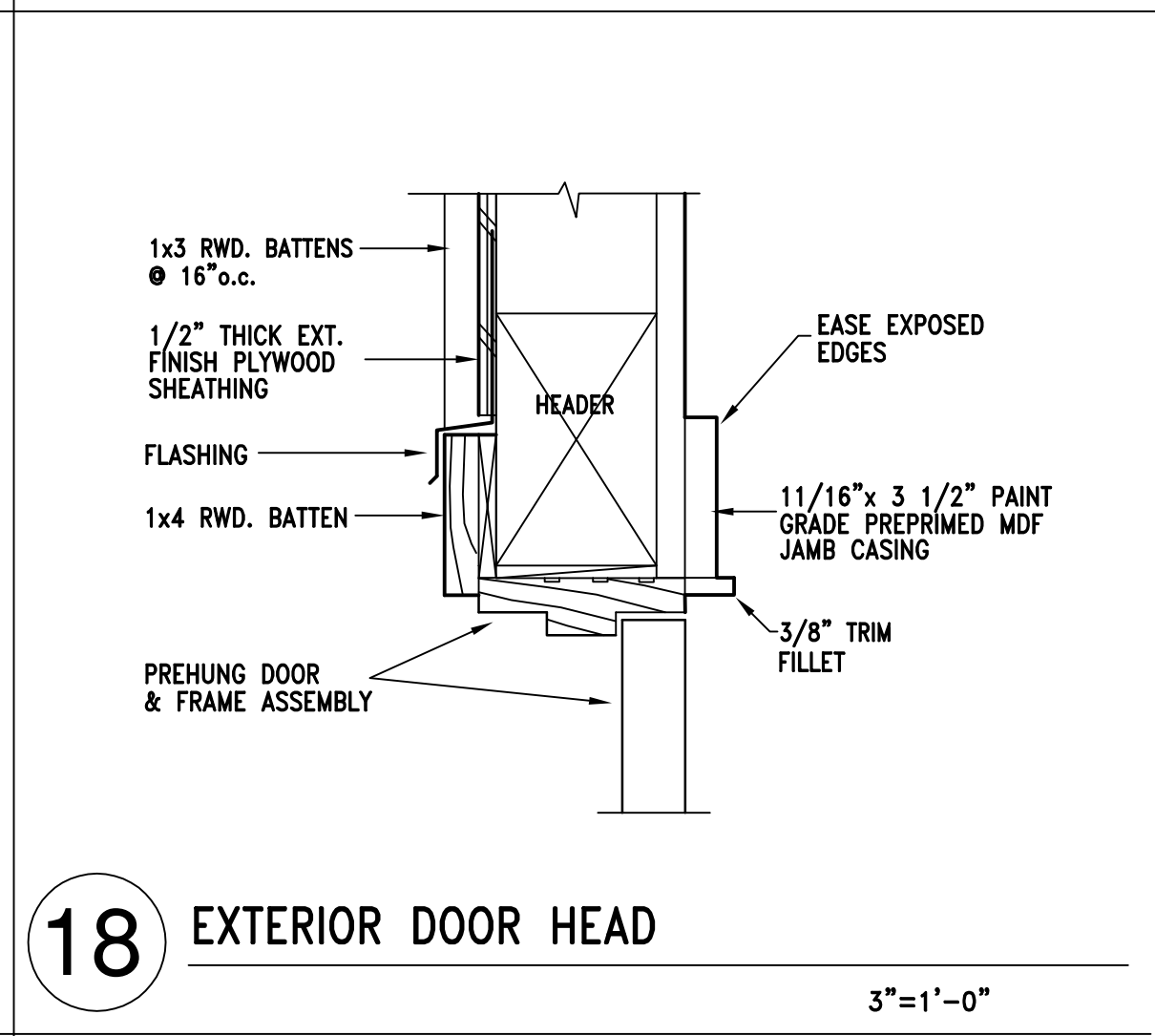
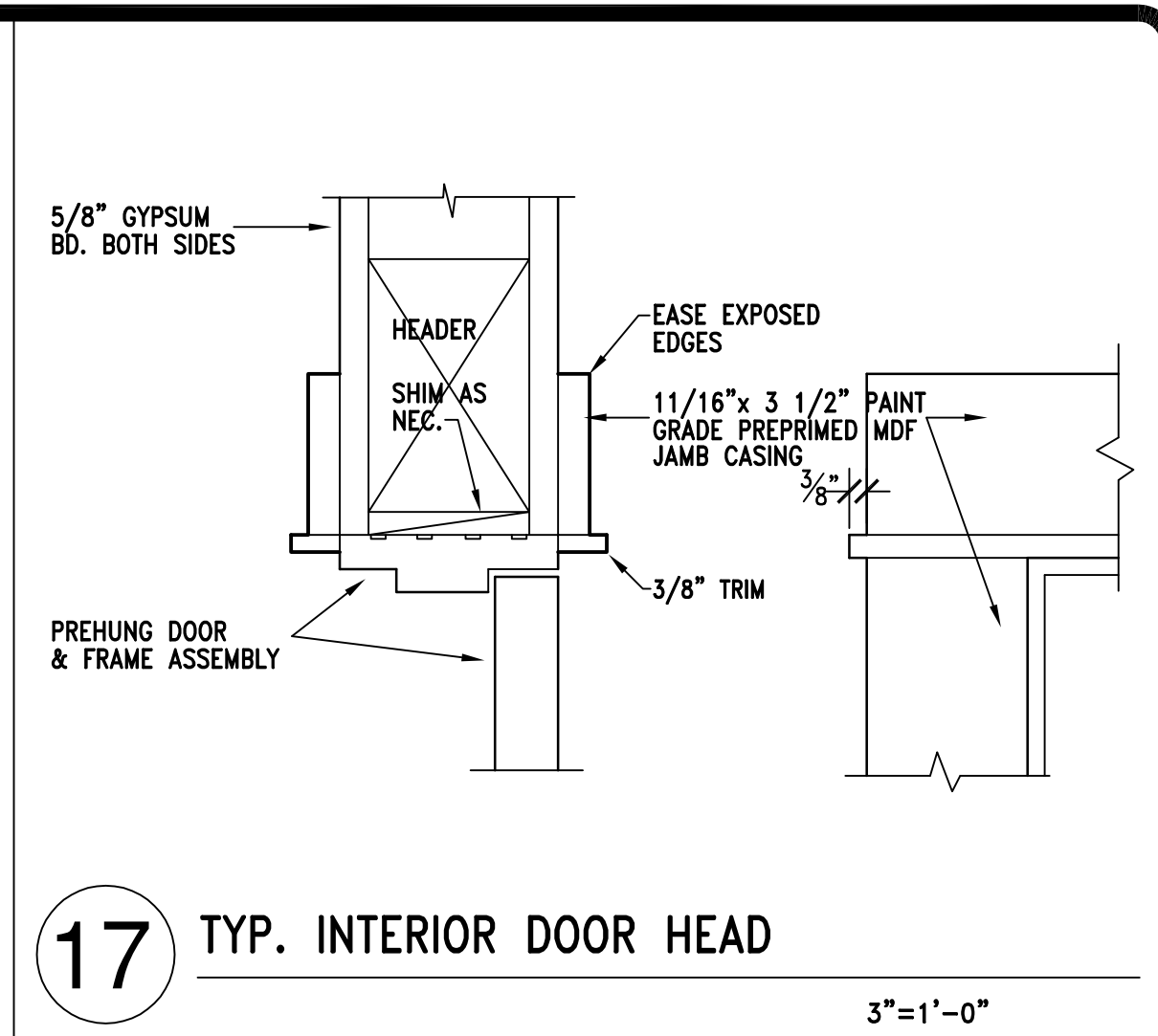
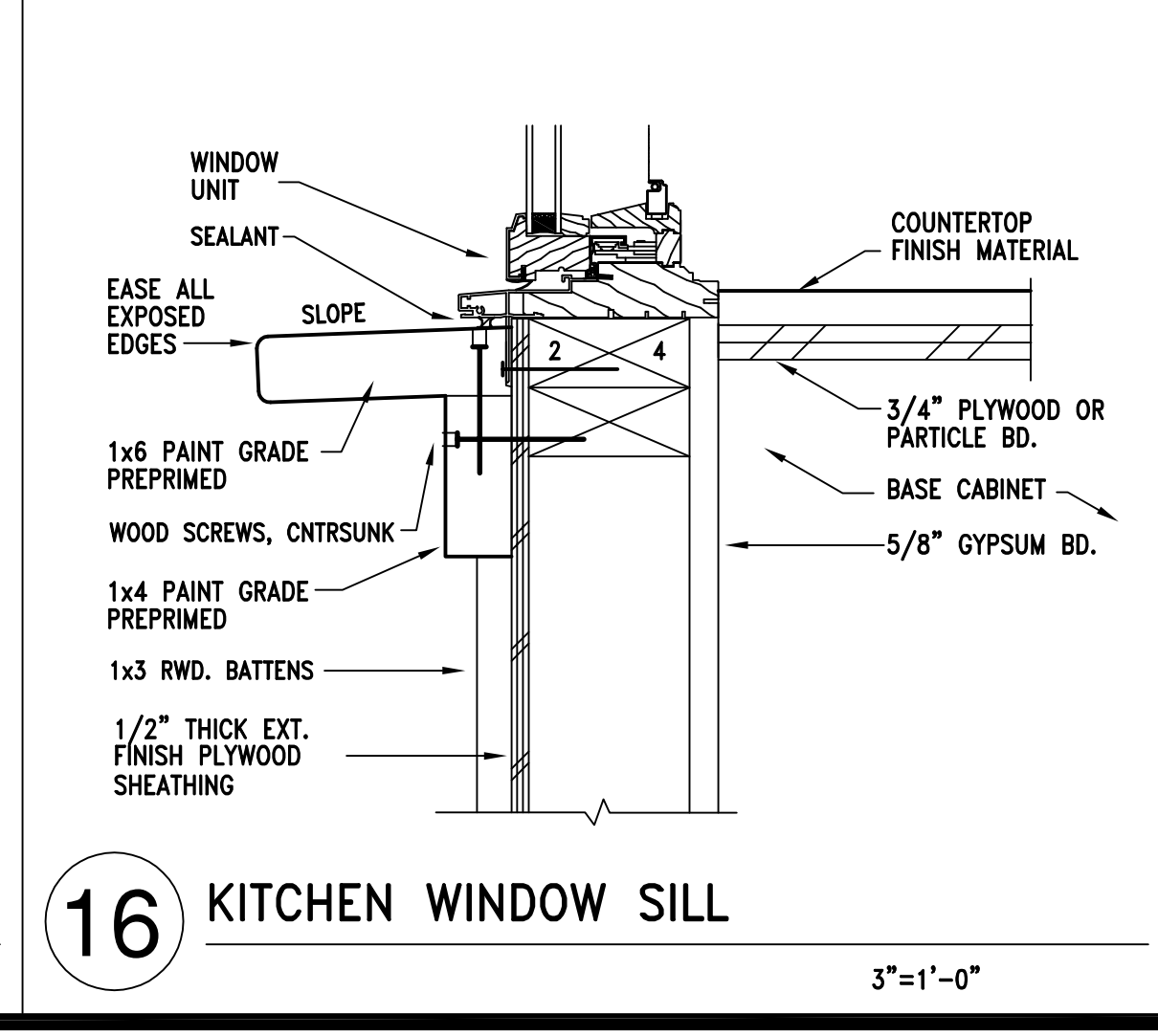
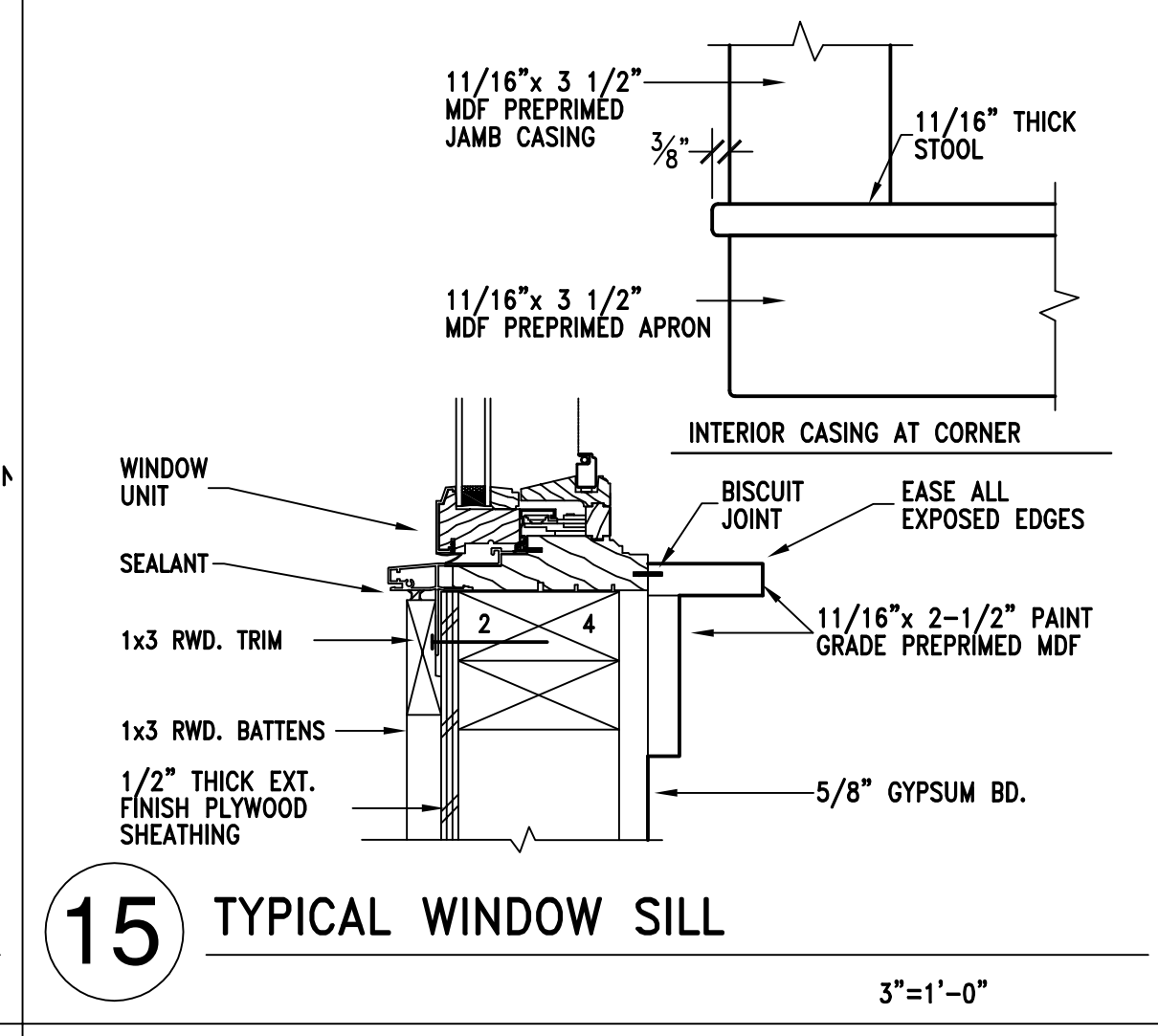
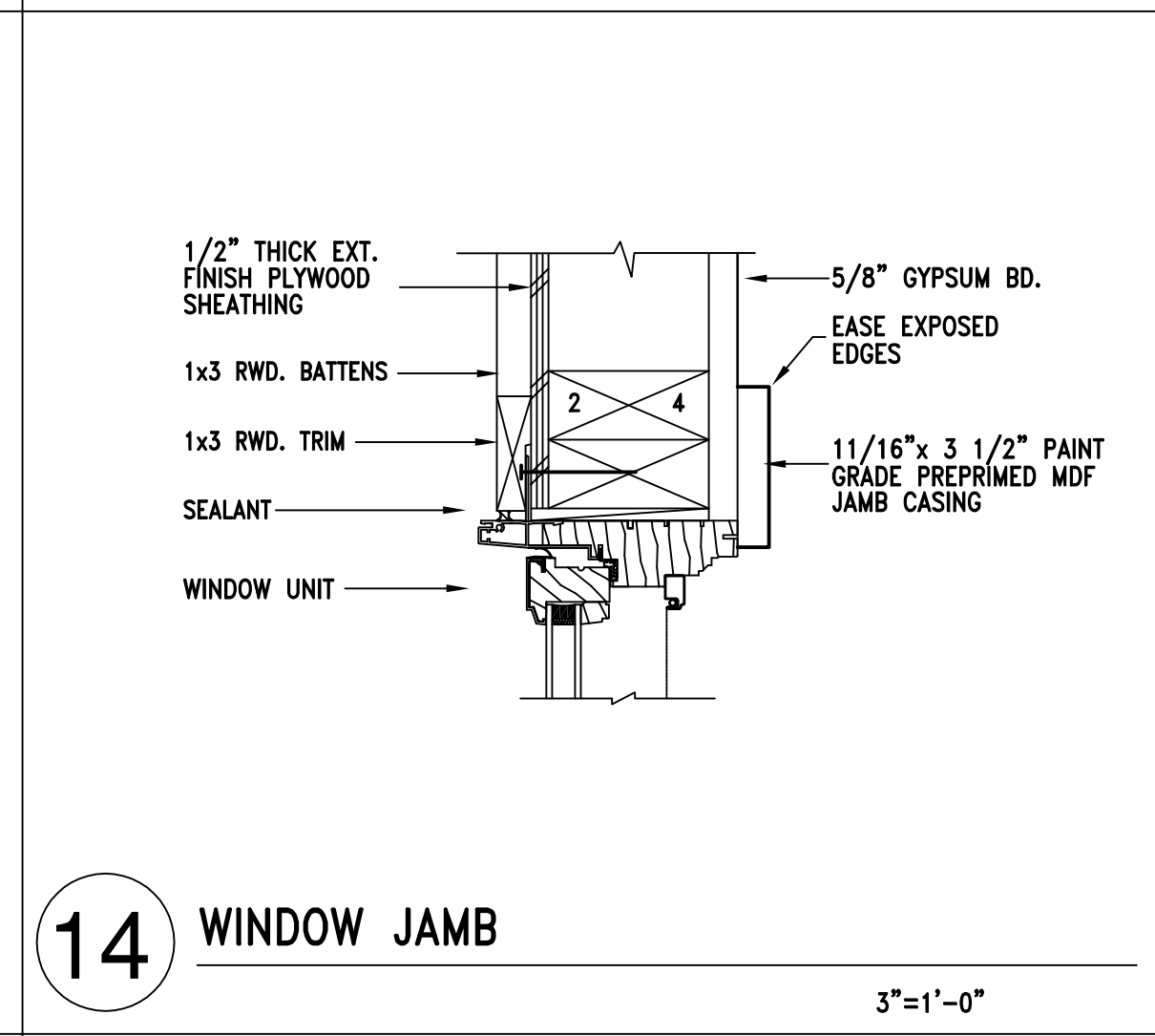
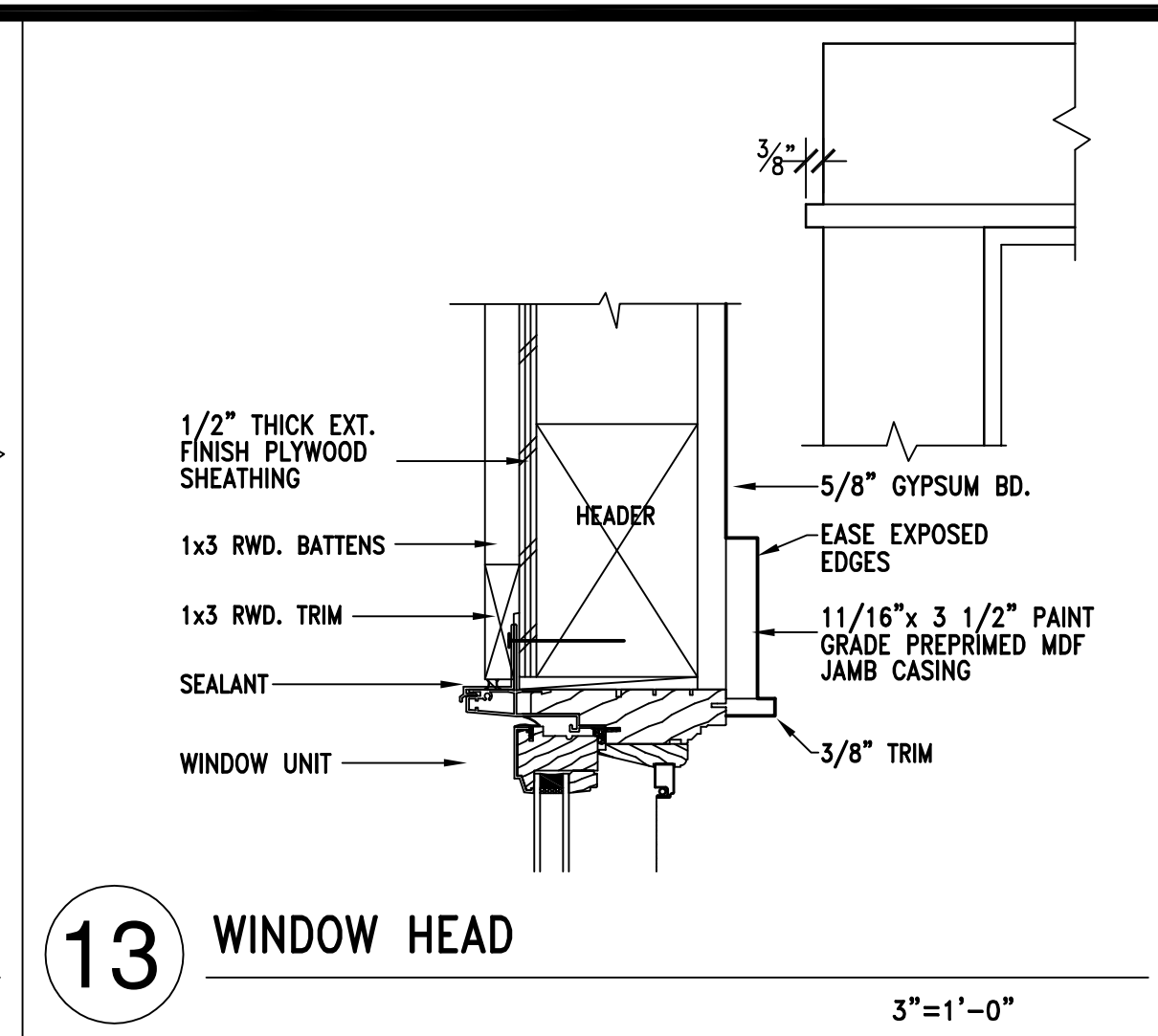
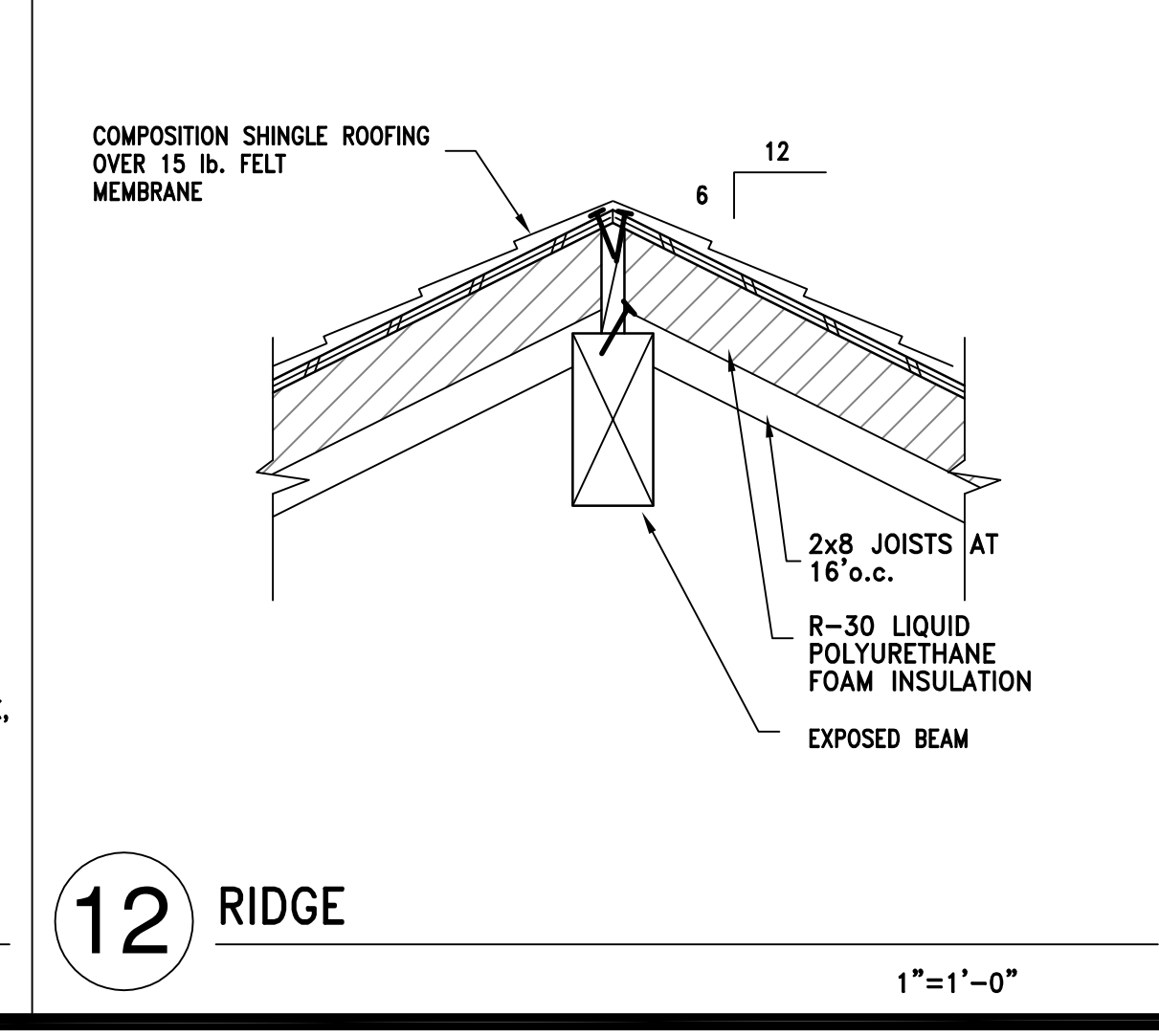
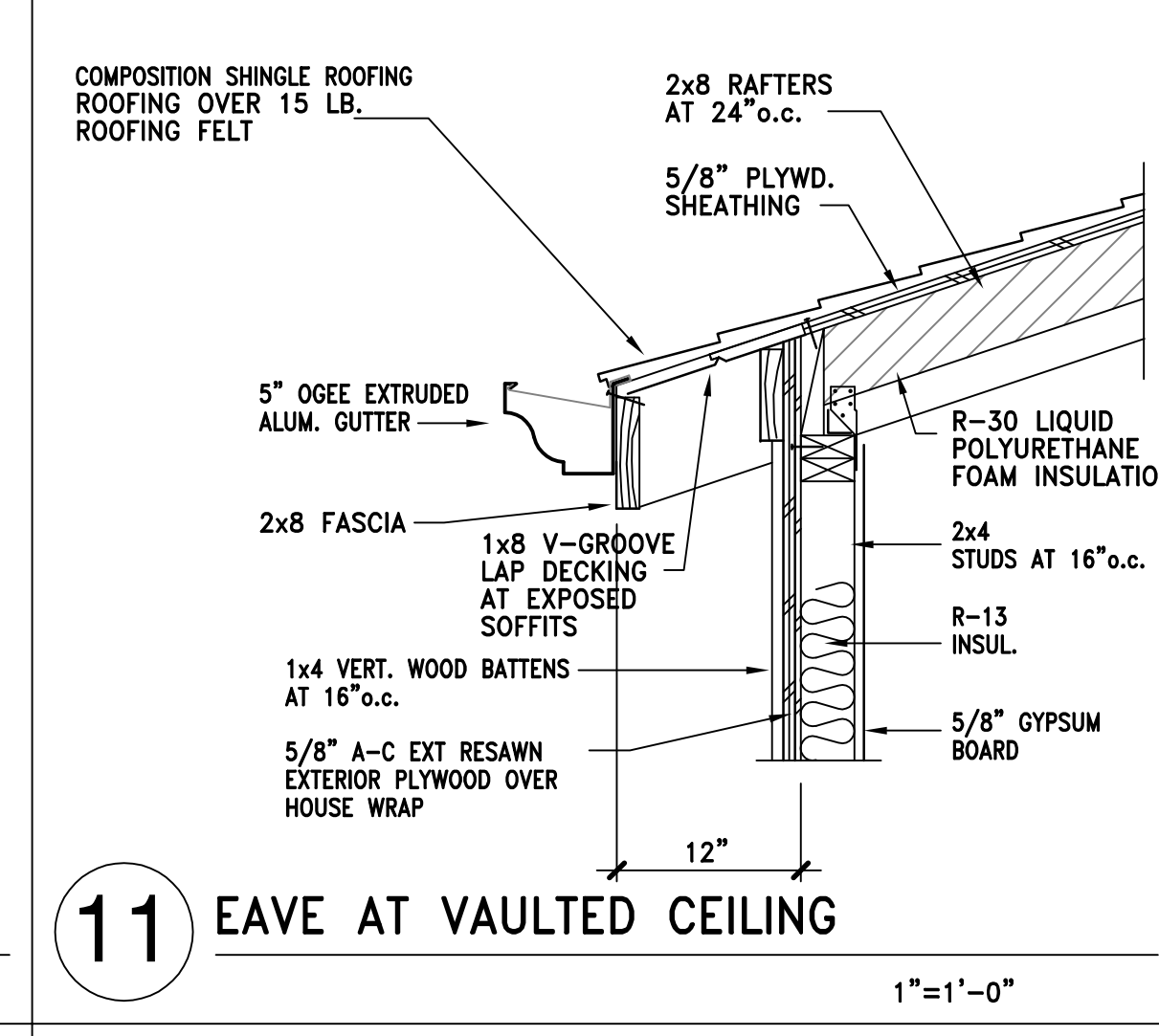
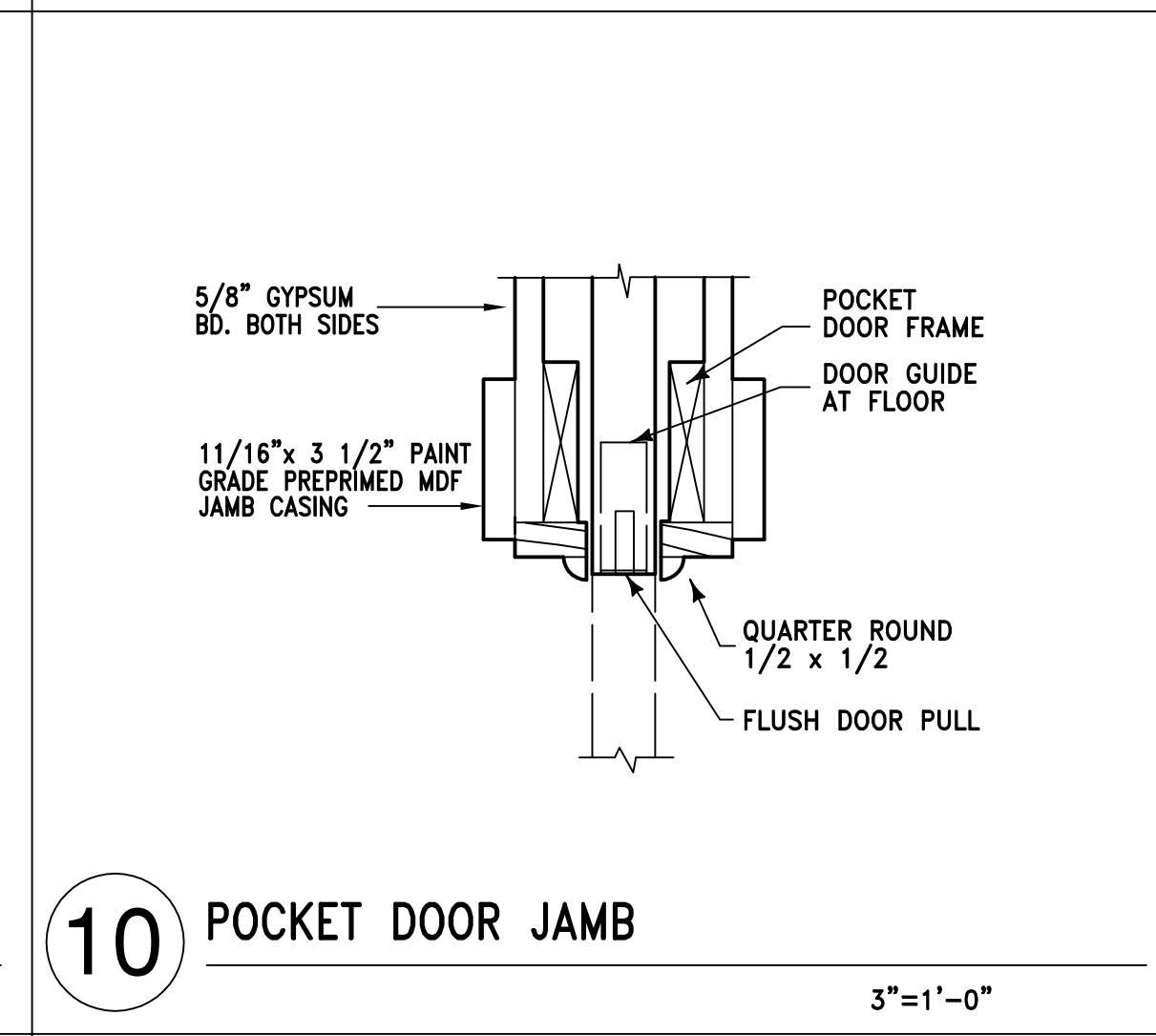
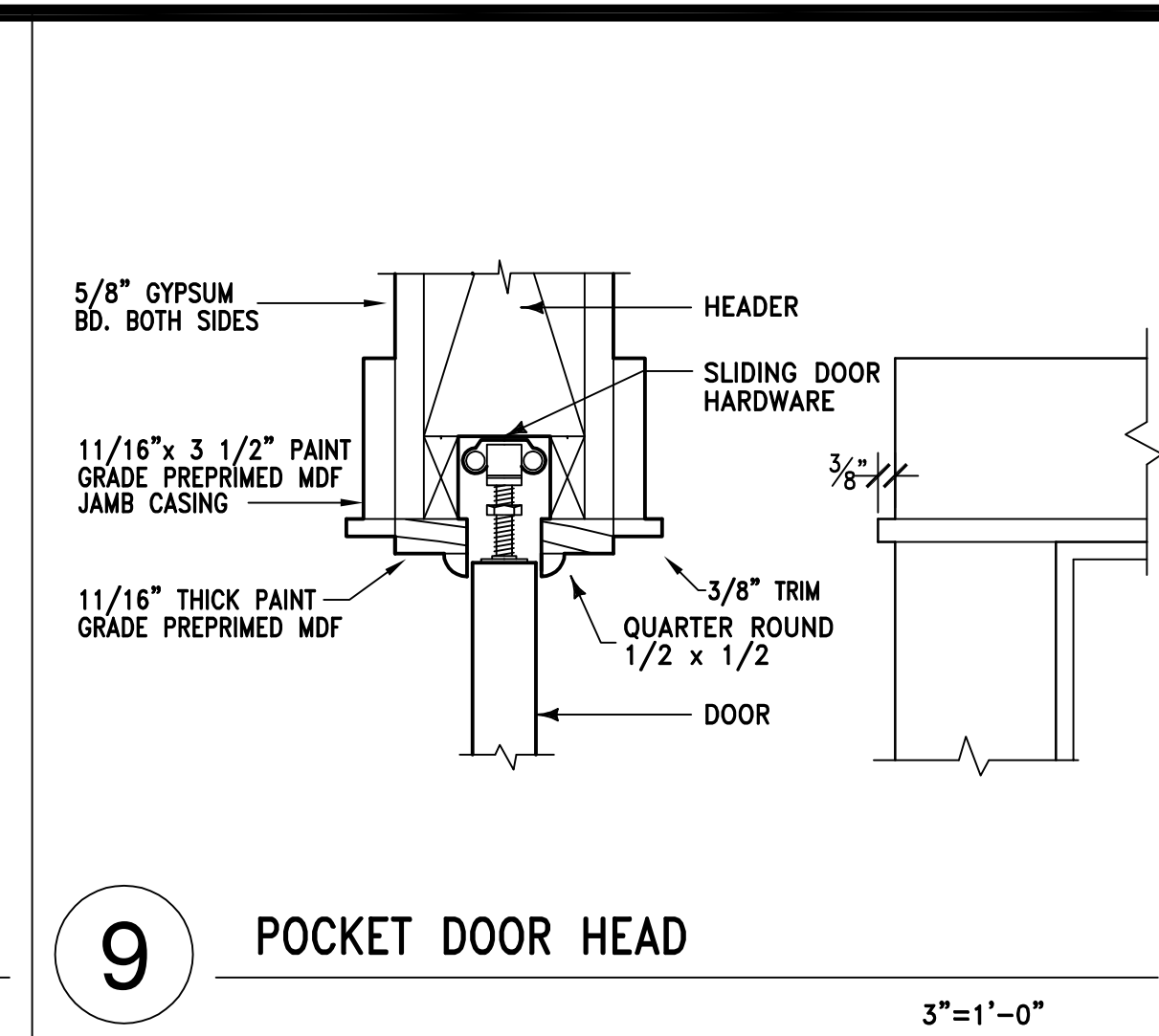
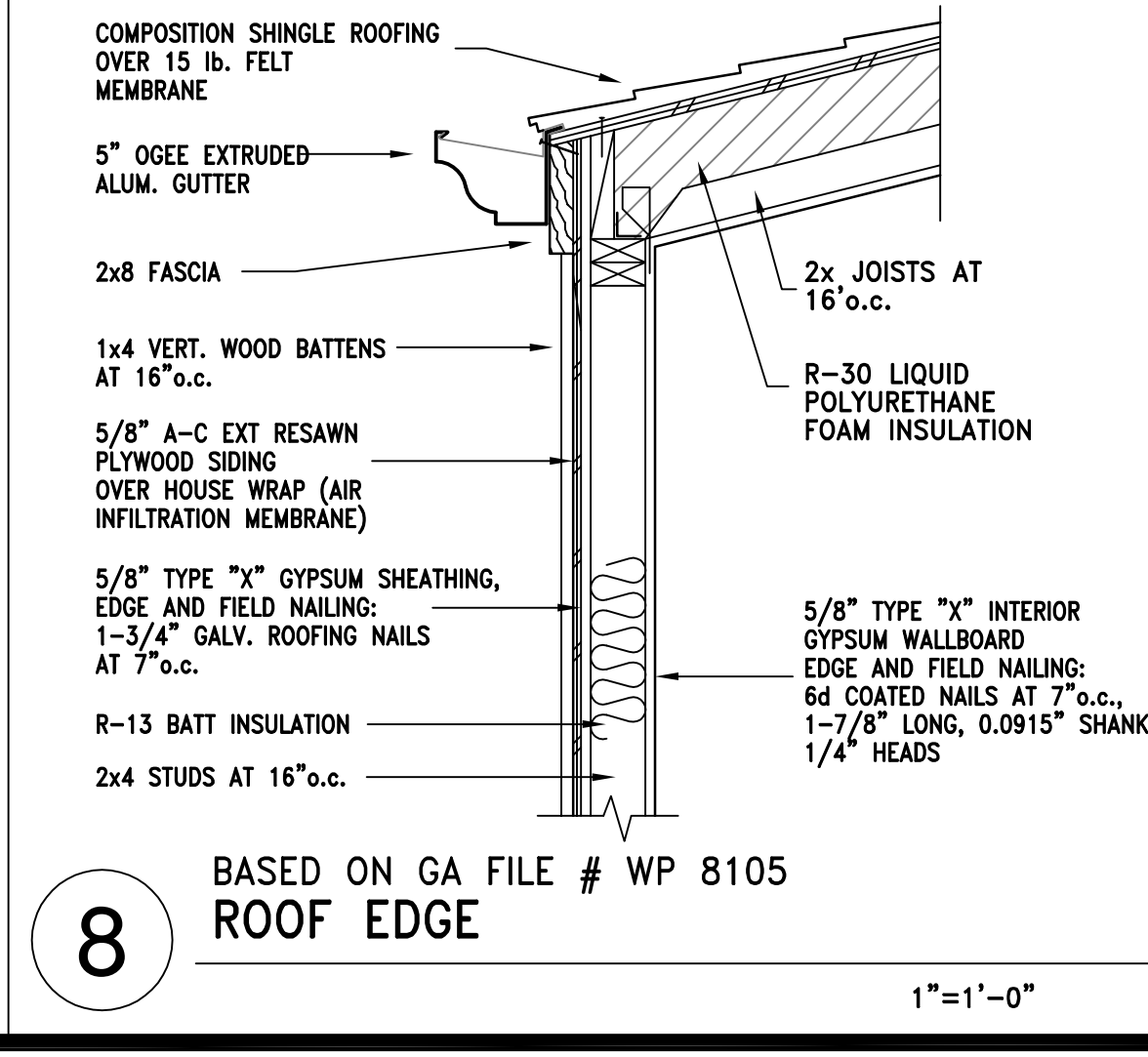
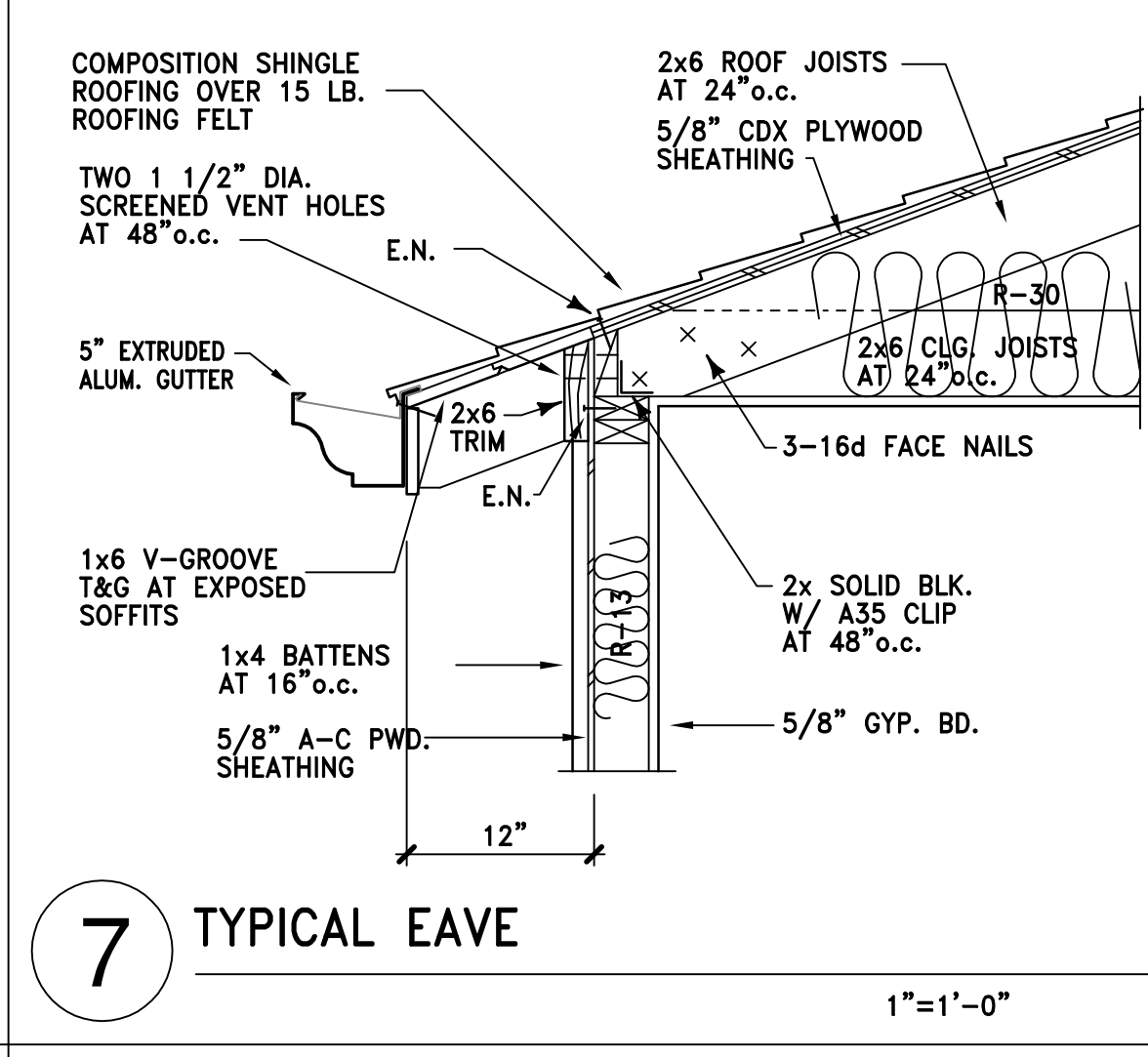
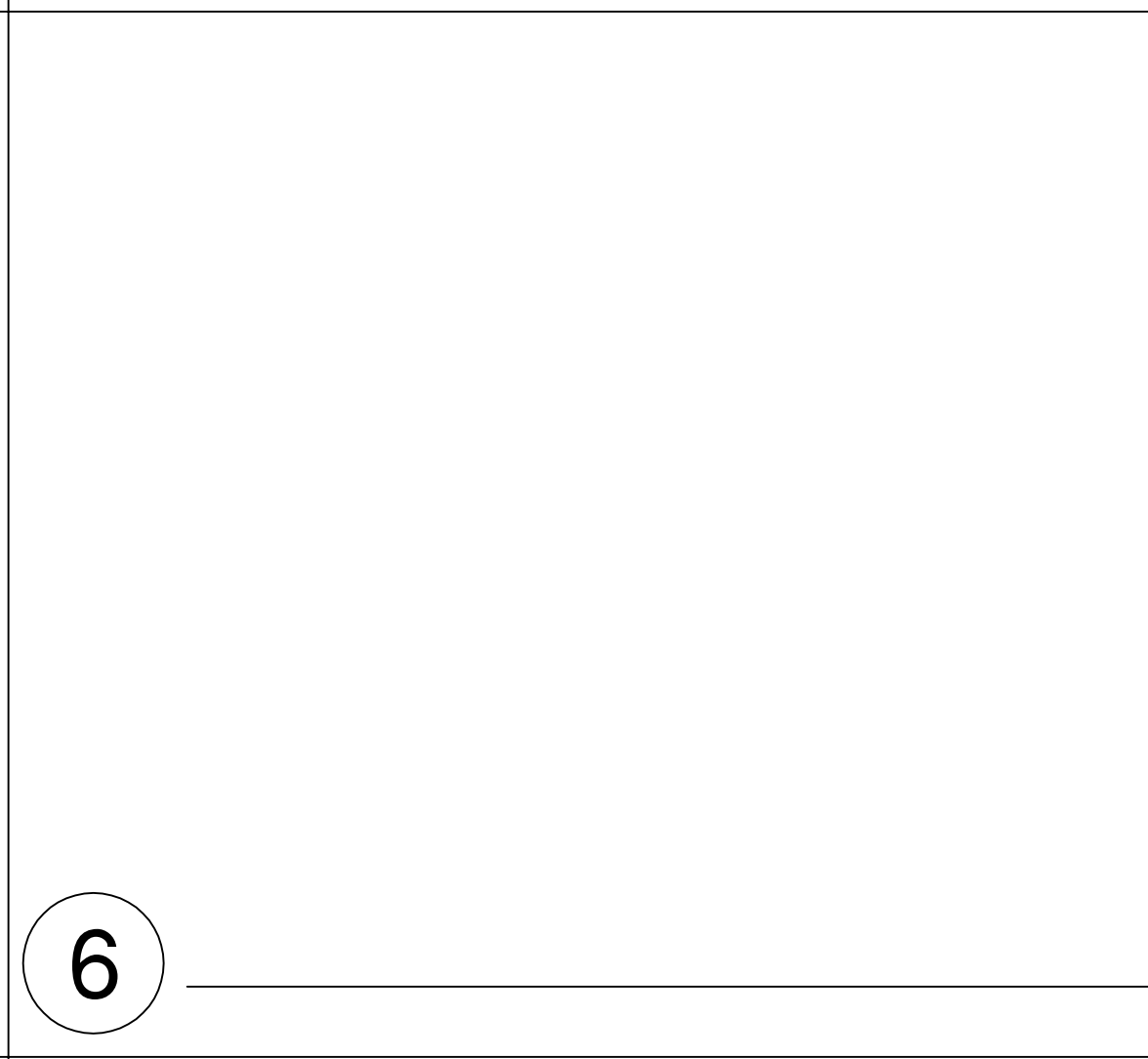
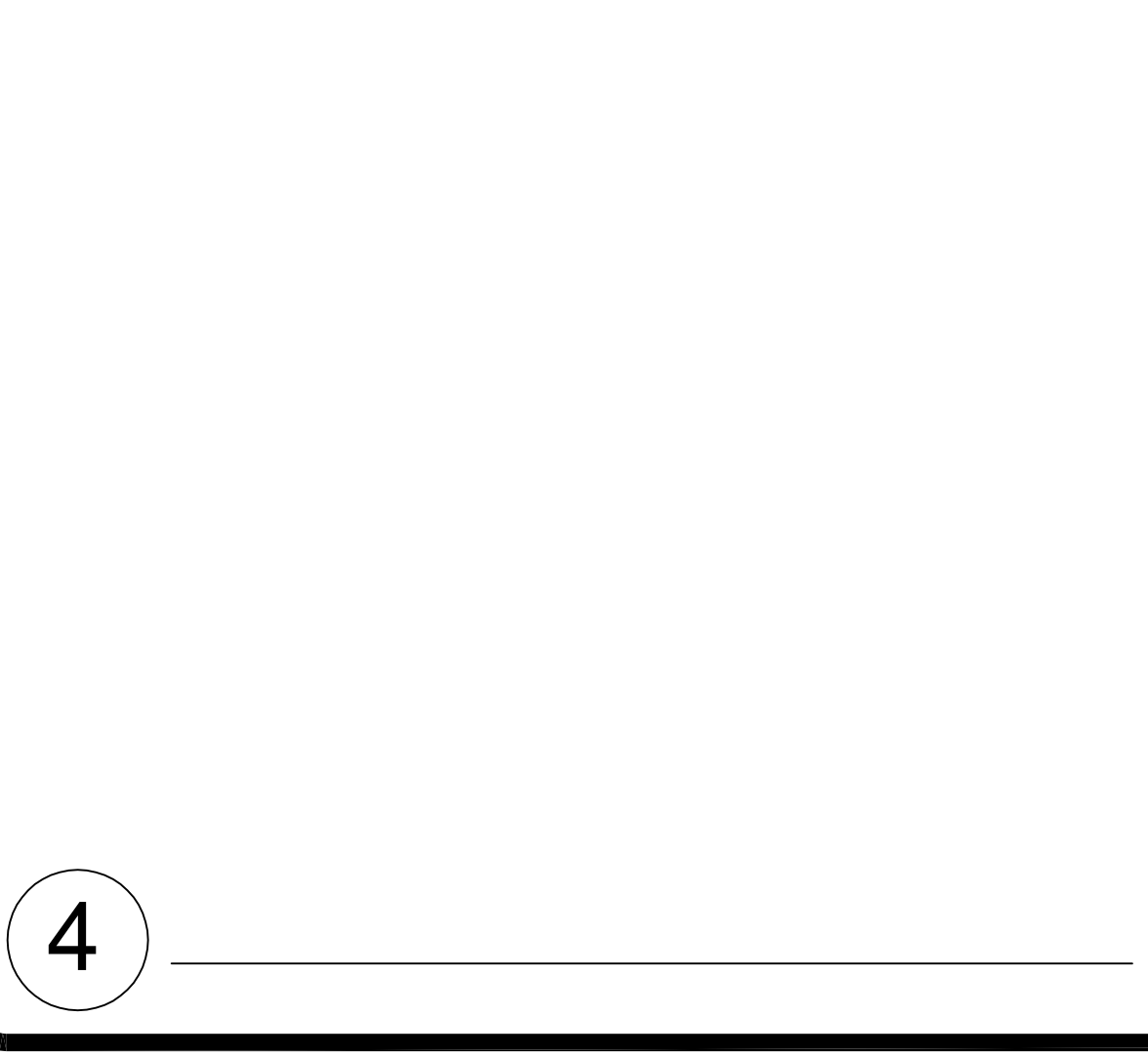
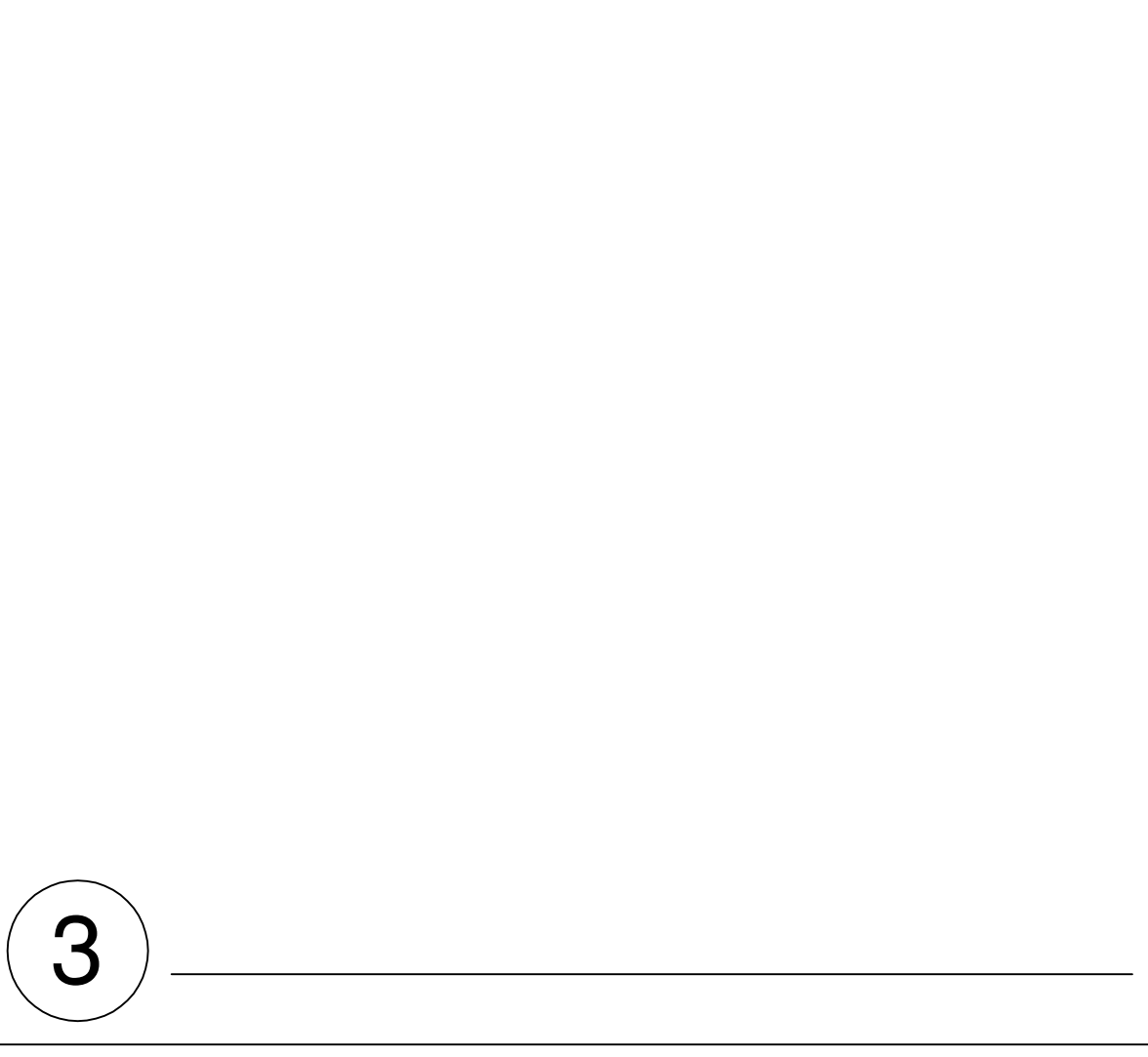
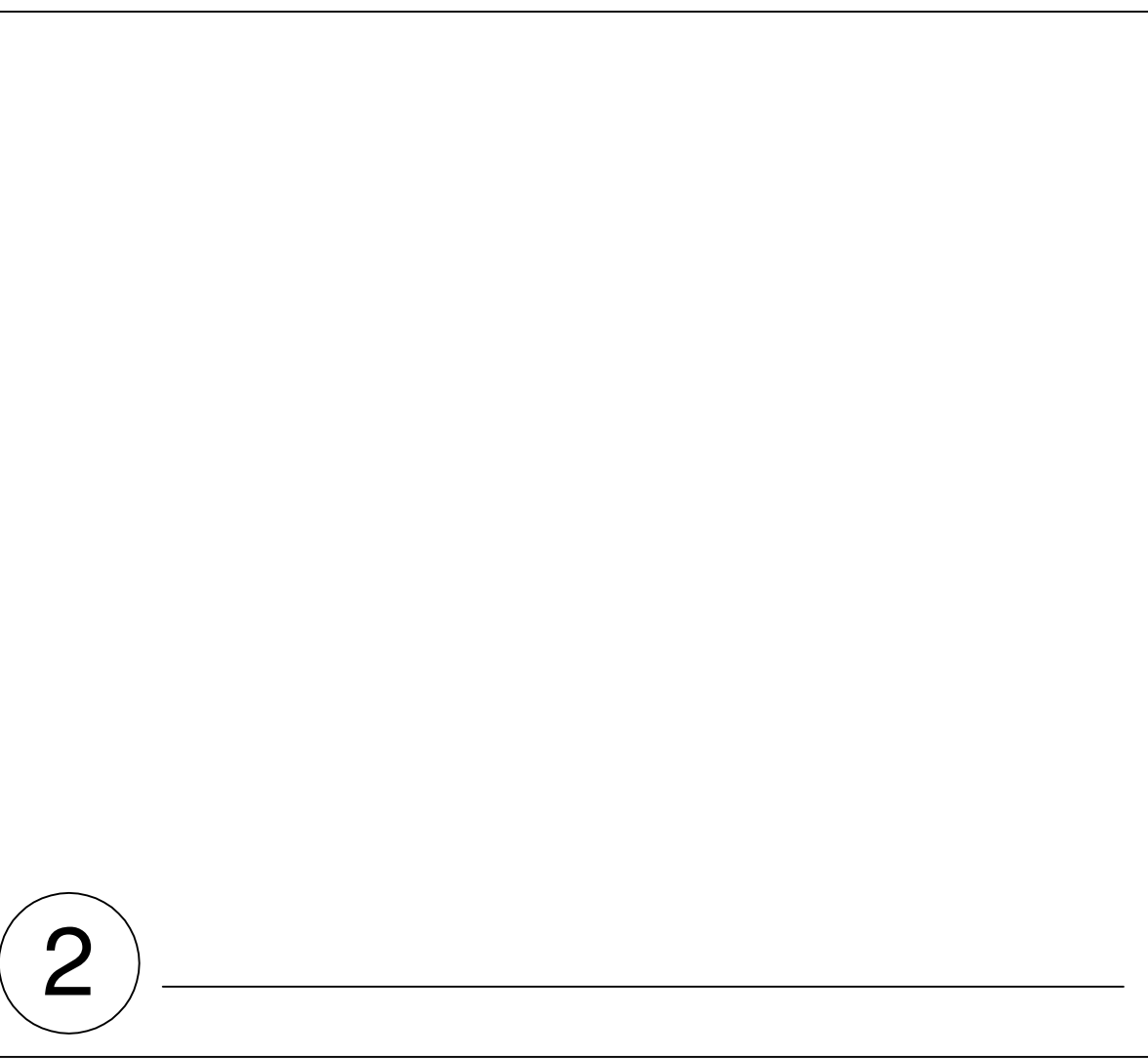
**D** Building Section

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**Building Sections**  
 ADDITION AND REMODEL TO HOME ON HISTORIC REGISTRY  
**Bitter Residence**  
 414 9TH STREET PACIFIC GROVE CA 93950

DATE: JUNE 2015  
 SCALE: 1/4"=1'-0"  
 JOB NUMBER: 1503  
 SHEET:



REVISIONS	BY

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 RICHARD B. STERES  
 APR. 28. 2017  
 STATE OF CALIFORNIA

Architectural Details  
 ADDITION AND REMODEL TO HOME ON HISTORIC REGISTRY  
**Bitter Residence**  
 414 9TH STREET PACIFIC GROVE CA 93950

DATE	JUNE 2015
SCALE	
JOB NUMBER	1503
SHEET	A10
OF 24 SHEETS	