



**CITY OF PACIFIC GROVE**  
300 Forest Avenue, Pacific Grove, California 93950

**AGENDA REPORT**

**TO:** Architectural Review Board

**FROM:** Laurel O'Halloran, Associate Planner

**MEETING DATE:** September 12, 2017

**ADDRESS:** 155 12<sup>th</sup> Street, Pacific Grove (APN 006-198-010)

**ZONING/  
LAND USE:** R-3-PGR/High Density to 29.0 DU/ac

**SUBJECT:** Architectural Permit 17-815 to allow the addition of 997 square feet on the first floor and a second story addition of 664 square feet to an existing 821 square foot residence on the City's Historic Resources Inventory for a total residence of 2,110 including a 290 sf garage and a proposed 153 square foot 2nd story deck.

**APPLICANT:** Mike Fletcher, Owner

**CEQA STATUS:** Categorical Exemption; §15331

**PROJECT DESCRIPTION**

Architectural Permit 17-815 would allow the addition of 997 square feet on the first floor and a second story addition of 664 square feet to an existing 821 square foot residence on the City's Historic Resources Inventory for a total residence of 2,110 including a 290 sf garage and a proposed 153 square foot 2nd story deck.

**BACKGROUND**

On August 23, 2017 Mike Fletcher applied for an Architectural Permit to allow the remodel and addition of the existing single story residence located at 155 12<sup>th</sup> Street. The residence is on the City's Historic Resources Inventory.

The proposed development will meet the development regulations set forth in the R-3-PGR zoning district including setbacks and height requirements.

The residence is also located in an Area of Special Biological Significance

**DISCUSSION**

The subject residence is a single-story clapboard siding framed residence that was built in 1928. The proposed addition is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties. This proposed project is consistent with existing rehabilitation with addition projects in the neighborhood. Additions in the subject neighborhood work to make the houses more livable in the twenty-first century, but still preserve the original structure and character.

The following General Plan, Historic and Archaeological Resources, Chapter 7, goals, policies, and programs are applicable to the Architectural Permit application.

Program M Ensure that development in the Retreat, and in other historic areas, is consistent with maintaining their traditional scale and character.

Zoning Code:

The residence is located in the R-3-PGR district. The allowable maximum building coverage is 50% and the proposed project site will have a building coverage of 48.2%. The allowable maximum site coverage is 60% and the proposed project site will have site coverage of 56%. The allowable maximum gross floor area is 2,400 sf and the proposed project will create a 2,400 sf residence.

Trees and Landscaping:

No tree removal is being proposed as part of this development. The City Arborist will insure that tree protection measures are being met.

Architectural Review Guidelines for Historic Buildings:

The project proposal appears to adhere to the following Architectural Review Guidelines:

*Guideline: Neighborhood Context:*

The proposed addition complements the neighborhood. The neighborhood itself retains many historic properties. There are newer buildings as well as altered historic buildings which make reference to the historic context; neighborhood change should be slow and evolutionary.

*Guideline 2: Effects of additions on historic scale and character:*

The new work can be distinguished from the historic building which assists to preserves the overall character of the historic structure.

*Guideline #3: Preservation of character-defining features.*

The proposed addition preserves distinctive features that serve to define the structure as historic.

*Guideline #4: Compatibility of new work with old:*

By differentiating the new work with the historic building the addition is compatible with the original historic building.

Historic Review:

The August, 2017 Phase 2 Historic Report by Elizabeth Moore has concluded the proposed project is in conformance with the Secretary of the Interior Standards.

The assessment found that the proposed design alterations to the historic residence meet the Secretary of the *Interior's Standards for Rehabilitation*. The proposed changes do not impact the remaining character-defining features or overall historic integrity of the building. The style of the new construction as proposed is similar to and subtly differentiated from that of the historic house. Because the proposed alterations to the building meet the *Standards*, the

alterations are considered as mitigated to a level of less than a significant impact on the historic resource and do not constitute a substantial adverse change to the historic resource.

Details:

The proposed project will have a mix of horizontal siding and board and batten siding with a new composition shingle roof. The windows will be Jelden wood and wood clad windows to match the existing window style.

**ENVIRONMENTAL REVIEW**

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15331. The proposed addition and alterations do not present any unusual circumstances that would result in a potentially significant environmental impact. The proposed alterations do not constitute a substantial adverse change to the structure, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

**RECOMMENDATION**

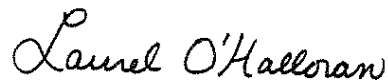
Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, Staff recommends that the Architectural Review Board:

APPROVE AP 17-815 pursuant to PGMC 23.70.060(c) (1) and 23.68.050(c) and subject to the attached Findings and Conditions.

**ATTACHMENTS**

- A. Permit Application
- C. Draft Permit
- E. CEQA Documentation
- D. Phase II Historic report
- F. Project Plans

RESPECTFULLY SUBMITTED:



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Laurel O'Halloran  
Associate Planner



# CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

## Permit Application

Item 7b

Application # AP 17-815  
Date: 8-23-17  
Total Fees: \$ 581.30

APPLICANT/OWNER:	Project Address: <u>155 12th St, Pacific Grove</u> APN: <u>006-198-010-000</u>	
	Project Description: <u>Remodel Existing Structure and add approx. 1500 SQFT.</u>	
PLANNING STAFF USE ONLY:	Tree Work? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
	Applicant	
	Name: <u>Mike Fletcher</u>	
	Phone: <u>(831) 594-3904</u>	
	Email: <u>timble@lcmc.com</u>	
	Mailing Address: <u>10637 Hillside Lane Carmel, CA 93923</u>	
PLANNING STAFF USE ONLY:	Owner	
	Name: <u>155 12th Street LLC</u>	
	Phone: <u>(831) 594-3904</u>	
	Email: <u>timble@lcmc.com</u>	
	Mailing Address: <u>10637 Hillside Lane, Carmel, CA 93923</u>	
	Permit Request:	
<input type="checkbox"/> CRD: Counter Determination <input type="checkbox"/> SP: Sign Permit <input type="checkbox"/> LM: Lot Merger <input type="checkbox"/> EIR: Environmental Impact		
<input checked="" type="checkbox"/> AP: Architectural Permit <input type="checkbox"/> UP: Use Permit <input type="checkbox"/> IHS: Initial Historic Screening <input type="checkbox"/> VAR: Variance		
<input type="checkbox"/> AAP: Administrative AP <input type="checkbox"/> AUP: Administrative UP <input type="checkbox"/> HPP: Historic Preservation <input type="checkbox"/> MMP: Mitigation Monitoring		
<input type="checkbox"/> ADC: Arch Design Change <input type="checkbox"/> ADU: Acc. Dwelling Unit <input type="checkbox"/> A: Appeal <input type="checkbox"/> Stormwater Permit		
<input type="checkbox"/> ASP: Admin Sign Permit <input type="checkbox"/> LLA: Lot Line Adjustment <input type="checkbox"/> TPD: Tree Permit W/ Dev't <input type="checkbox"/> Other: _____		
PLANNING STAFF USE ONLY:	CEQA Determination:	
	<input type="checkbox"/> Exempt <input type="checkbox"/> Initial Study & Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	
	Review Authority:	
	<input type="checkbox"/> Staff <input type="checkbox"/> HRC <input type="checkbox"/> ZA <input type="checkbox"/> PC <input type="checkbox"/> SPRC <input type="checkbox"/> CC <input checked="" type="checkbox"/> ARB <input type="checkbox"/> _____	
	Active Permits:	
	<input type="checkbox"/> Active Planning Permit <input type="checkbox"/> Active Building Permit <input type="checkbox"/> Active Code Violation Permit #: _____	
PLANNING STAFF USE ONLY:	Overlay Zones:	
	<input type="checkbox"/> Butterfly Zone <input type="checkbox"/> Coastal Zone <input checked="" type="checkbox"/> Area of Special Biological Significance (ASBS) <input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)	
	Property Information	
	Lot: <u>5</u> Block: <u>32</u> Tract: <u>Retreat</u>	
	ZC: <u>R-3-PGR</u> GP: <u>HDR 29.0</u> Lot Size: <u>3.4000</u>	
	<input checked="" type="checkbox"/> Historic Resources Inventory <input type="checkbox"/> Archaeologically Sensitive Area	
PLANNING STAFF USE ONLY:	Staff Use Only:	
	Received by: <u>A. Kzi 2</u> AUG 23 2017	
	Assigned to: <u>Laura</u> CITY OF PACIFIC GROVE COMMUNITY DEV DEPT	
	PAID 3,581.30 8-23-17	

**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.

I further acknowledge it is my responsibility to determine whether additional permits are required.

Applicant Signature: [Signature]

Date: 8/22/17

Owner Signature (Required): [Signature]

Date: 8/22/17

Updated: 07/03/2017



# PROJECT DATA SHEET

**Project Address:** 155 12TH STREET

**Submittal Date:**

**Item 7b**

**Applicant(s):** FLETCHER CONST

**Permit Type(s) & No(s):**

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
<b>Zone District</b>	R3PGR	R3PGR	R3PGR	
<b>Building Site Area</b>	3,600 S.F.	3,600 S.F.	3,600 S.F.	
<b>Density (multi-family projects only)</b>	NA	NA	NA	
<b>Building Coverage</b>	50%	22.8%	48.2%	
<b>Site Coverage</b>	60%	25.2%	56%	
<b>Gross Floor Area</b>	2,400 S.F.	878 S.F.	2,400 S.F.	TABLE 23.26.060
<b>Square Footage not counted towards Gross Floor Area</b>	NA	228 S.F.	97 S.F.	
<b>Impervious Surface Area Created and/or Replaced</b>	NA	935 S.F.	1,080 S.F.	
<b>Exterior Lateral Wall Length to be demolished in feet &amp; % of total*</b>	56'0" 50%	NA	58'11" 44%	10' PROPOSED DEMO FACING PUBLIC ROW
<b>Exterior Lateral Wall Length to be built</b>			142'7"	
<b>Building Height</b>	30' MAX.	19'6" 3	26' "	
<b>Number of stories</b>	3	1	2	
<b>Front Setback</b>	4'8"	5'4" 8"	4'8"	
<b>NORTH Side Setback (specify side)</b>	6'	4'	6'	
<b>SOUTH Side Setback (specify side)</b>	6'	6'	6'	
<b>Rear Setback</b>	5'8"	5'8"	5'9"	
<b>Garage Door Setback</b>	20'	NA	20'	
<b>Covered Parking Spaces</b>	1	0	1	
<b>Uncovered Parking Spaces</b>	1	0	1	
<b>Parking Space Size (Interior measurement)</b>	9' x 20'	NA	13'11" x 20'	
<b>Number of Driveways</b>	1	0	1	
<b>Driveway Width(s)</b>	24'	NA	9'7"	40' MAX OF LOT WIDTH
<b>Back-up Distance</b>				
<b>Eave Projection (Into Setback)</b>	3' maximum	3'0"	1'0" MAX.	
<b>Distances Between Eaves &amp; Property Lines</b>	3' minimum	3'0"	3'0" MIN.	WORSE CASE NOTED
<b>Open Porch/Deck Projections</b>				
<b>Architectural Feature Projections</b>	NA	NA	NA	
<b>Number &amp; Category of Accessory Buildings</b>	NA	NA	NA	
<b>Accessory Building Setbacks</b>	NA	NA	NA	
<b>Distance between Buildings</b>	NA	NA	NA	
<b>Accessory Building Heights</b>	NA	NA	NA	
<b>Fence Heights</b>	6' MAX.	6' MAX.	6' MAX.	

\*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 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) 17-815

**FOR A PROPERTY LOCATED AT 155 12<sup>th</sup> STREET TO ALLOW THE ADDITION OF 997 SQUARE FEET ON THE FIRST FLOOR AND A SECOND STORY ADDITION OF 664 SQUARE FEET TO AN EXISTING 821 SQUARE FOOT RESIDENCE ON THE CITY'S HISTORIC RESOURCES INVENTORY FOR A TOTAL RESIDENCE OF 2,110 INCLUDING A 290 SF GARAGE AND A PROPOSED 153 SQUARE FOOT 2ND STORY DECK.**

#### FACTS

1. The subject site is located at 155 12<sup>th</sup> Street Pacific Grove, 93950 APN 006-198-010
2. The subject site has a designation of High Density 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-3-PGR zoning district.
4. The subject site is approximately 3,400 square feet.
5. The subject site is developed with a 878 square foot one -story single family dwelling.
6. The existing structure was built in 1928 and is on the City's Historic Resources Inventory.
7. A Phase II historic report was prepared by qualified historian Elizabeth Moore in August of 2017.
8. The subject site is located in the Area of Special Biological Significance Watershed (ASBS).
9. 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-3-PGR 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 for Historic homes 1,2,3,4 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) 17-815:

to allow the addition of 997 square feet on the first floor and a second story addition of 664 square feet to an existing 821 square foot residence on the City's Historic Resources Inventory for a total residence of 2,110 including a 290 sf garage and a proposed 153 square foot 2nd story 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 Community and Economic Development (C&ED) 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. **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.
9. **Archeology.** If archaeological resources or human remains are discovered during construction, work shall be halted within 50 meters of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of the City of Pacific Grove staff, and implemented.
10. **Building 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.
11. **Story Poles and Netting:** Following the 10 day appeal period all story poles and netting are required to be removed.

**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) 17-815
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 12<sup>th</sup> day of September 2017, by the following vote:

AYES:

NOES:

ABSENT:

RECUSE:

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.

\_\_\_\_\_  
Mike Fletcher, Owner

\_\_\_\_\_  
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](http://www.ci.pg.ca.us/cdd)

### NOTICE OF EXEMPTION FROM CEQA

Item 7b

**Property Address/Location:** 155 12th, Pacific Grove, CA 93950

**Project Description: AP 170815**

Description: Architectural Permit 17-815 to allow the addition of 997 square feet on the first floor and a second story addition of 664 square feet to an existing 821 square foot residence on the City's Historic Resources Inventory for a total residence of 2,110 including a 290 sf garage and a proposed 153 square foot 2nd story deck.

APN: 006198010000

ZC: R-3-PGR

Lot Size: 3,400 SF

Applicant Name: Mike Fletcher Phone #: 831-594-3904  
Mailing Address: 10637 Hillside Lane Carmel, CA 93923  
Email Address: hmbldr1@me.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:

- ☒ Statutory Exemption

Type and Section Number: Class 1 Section 15331

- ☐ Other:

**Exemption Findings:**

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15331 Historical Resource Restoration/Rehabilitation. The proposed addition and alterations do not present any unusual circumstances that would result in a potentially significant environmental impact. The proposed alterations do not constitute a substantial adverse change to the structure, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

**Contact:** Laurel OHalloran, Planning Department, City of Pacific Grove

**Contact Phone:** (831) 648-3183

**Signature:** Laurel OHalloran

**Date:** 9-5-17

E L I Z A B E T H M O O R E A R C H I T E C T  
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## PHASE II HISTORIC ASSESSMENTS

### NAME AND ADDRESS OF THE PROPERTY

155 12TH RESIDENCE - BUILT IN 1928  
155 12<sup>th</sup> Street  
Pacific Grove, CA 93950

### APPLICANT

Mike Fletcher  
10637 Hillside Lane  
Carmel CA 93923

### OWNER

155 12<sup>th</sup> St LLC  
10637 Hillside Lane  
Carmel CA 93923

August 20, 2017





## PHASE II HISTORIC ASSESSMENT

155 12<sup>TH</sup> STREET RESIDENCE - BUILT IN 1928

155 12th Street, Pacific Grove CA 93950

### INTRODUCTION

The following Phase II Historic Assessment for the residential property located at 155 12<sup>th</sup> Street (APN 006-198-010-000), 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 historically significant structure at 155 12th Street, Pacific Grove CA, for the purpose of evaluating of their compliance with the Secretary of the Interiors Standards for the Treatment of Historic Properties, 1995: Rehabilitation.

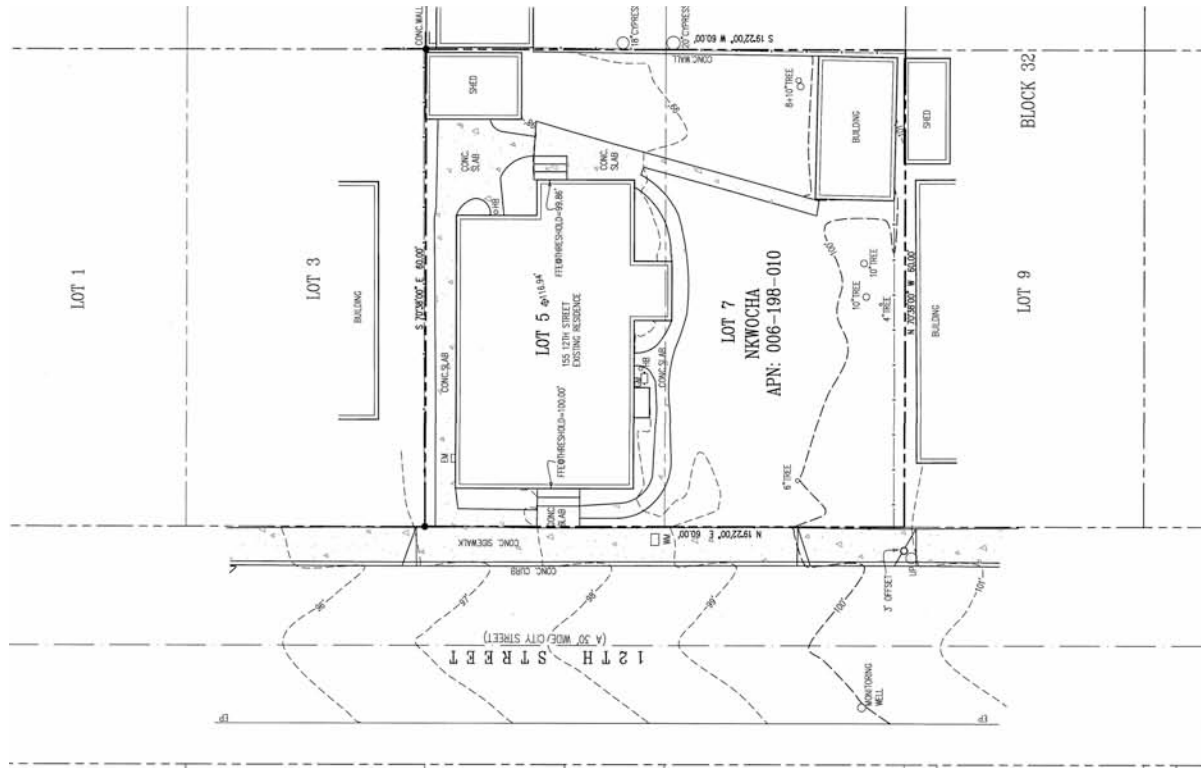
An addition has been designed for the subject property by Endinger Architects. It appears to be sensitive to the existing historic material, the character of the house and neighborhood, and in keeping with the Secretary of the Interior's Standards for Treatment of Historic Properties.

This proposed project includes restoration/rehabilitation of the existing house, removal of two small degraded sheds to the rear of the site, removal of a small non-historic roof at the front door, an interior remodel, and the addition of a two-story building element which includes living space and an attached garage on the first floor and additional living space above. The addition will be located to the rear (east) and right side (south) elevations of the historic building, pushed back from the façade to visually reduce its height. Massing, forms and details of the new building element are proposed to be similar to, but differentiated from the historic building.

It is proposed that the decayed historic windows be replaced with new wood windows to match the existing, but with energy efficient double pane construction. Fenestration at the addition will be of similar style, scale and materials to that of the existing house, referencing styles, sizes, grouping and details from the original, but differentiated to visually identify the new portion of the building.

The historic house has clapboard siding. The style of the new construction as proposed, is similar to but differentiated from that of the historic house. Wood siding on the addition references the horizontal nature of the historic siding, changing the scale with shiplap siding. A building element with vertical board and batt siding is also proposed, to visually reduce the scale of the addition by breaking up the mass, as well as adding visual interest

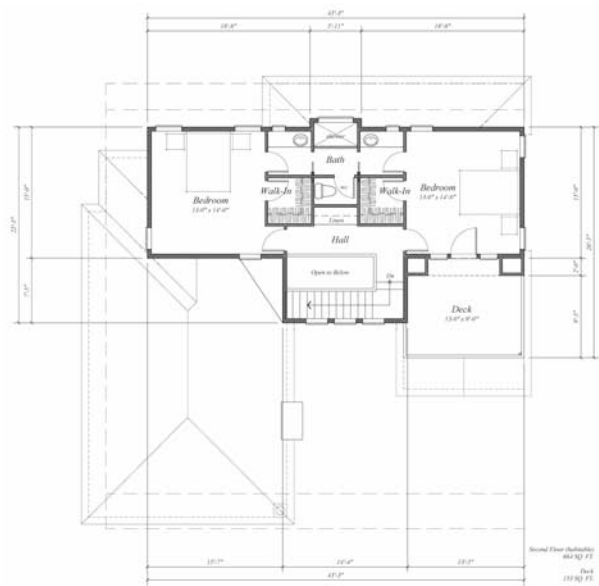
While most of the buildings there possess historic merit, the neighborhood consists of buildings of many sizes, from tiny cottages to large two story construction. There have been a number of additions in the subject neighborhood, that work to make the houses more livable in the twenty-first century, but still preserve and highlight the original structures. This project is consistent with existing rehabilitation with addition projects in the neighborhood, and consistent with it's context.



EXISTING SITE PLAN



PROPOSED PLAN - FIRST FLOOR



SECOND FLOOR



**WEST ELEVATION      EXISTING**



**PROPOSED**



**SOUTH ELEVATION      EXISTING**



**PROPOSED**



**EAST ELEVATION      EXISTING**



**PROPOSED**



**NORTH ELEVATION      EXISTING**



**PROPOSED**

**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. Changes are proposed to the footprint to make it more suitable for a modern lifestyle. Distinctive materials, features, spaces and spatial relationships will be unaltered or minimally changed.**

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. Proposed additions are outside of the footprint of the existing house, to the rear and right side of the existing building, pushed back from the facade. An attempt is being made to minimize the height of the new two story element, to be respectful of the scale of house and neighborhood, keeping well below the allowable height limit.**

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. Proposed material and detail are different than, but complimentary to the historic portion of the house. The new references the historic forms and materials of the neighborhood as a whole, and appear 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. All historic portions of the building will be treated equally.**

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

**Yes. Distinctive elements characterizing the property and visible from public areas 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 historic materials and features of the property, and will be differentiated from and compatible with the historic, 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 outside of the historic footprint. The new construction will be attached to the existing cottage on portion of the south elevation pushed back from the façade, and on the east elevation. The 12<sup>th</sup> street façade/west elevation and north elevations, as well as the roof and floor structures will remain intact. The fabric, essence and integrity of the historic Vernacular cottage will remain.**

## **SUMMARY**

The proposed plan for the historic property at 155 12th Street in Pacific Grove, including a two storey addition, to the rear and side of the historic house, 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,

A handwritten signature in dark ink, appearing to read 'Elizabeth Moore', written in a cursive style.

Elizabeth Moore

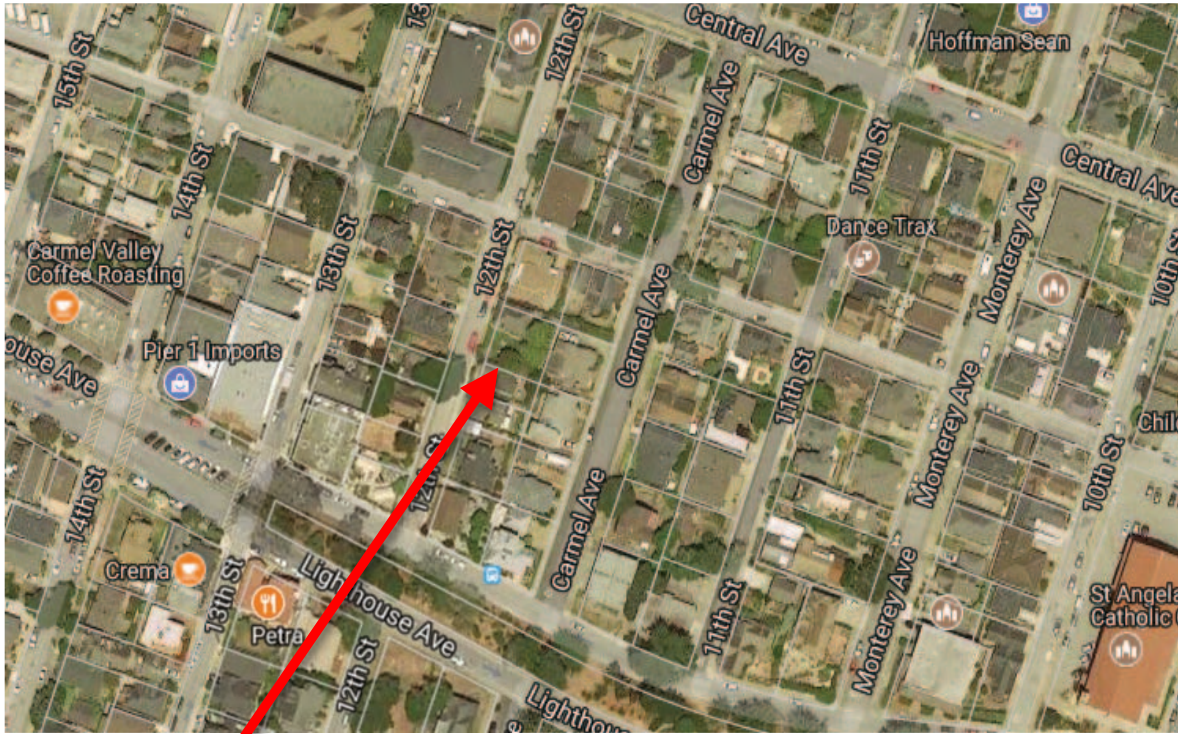


Location Map

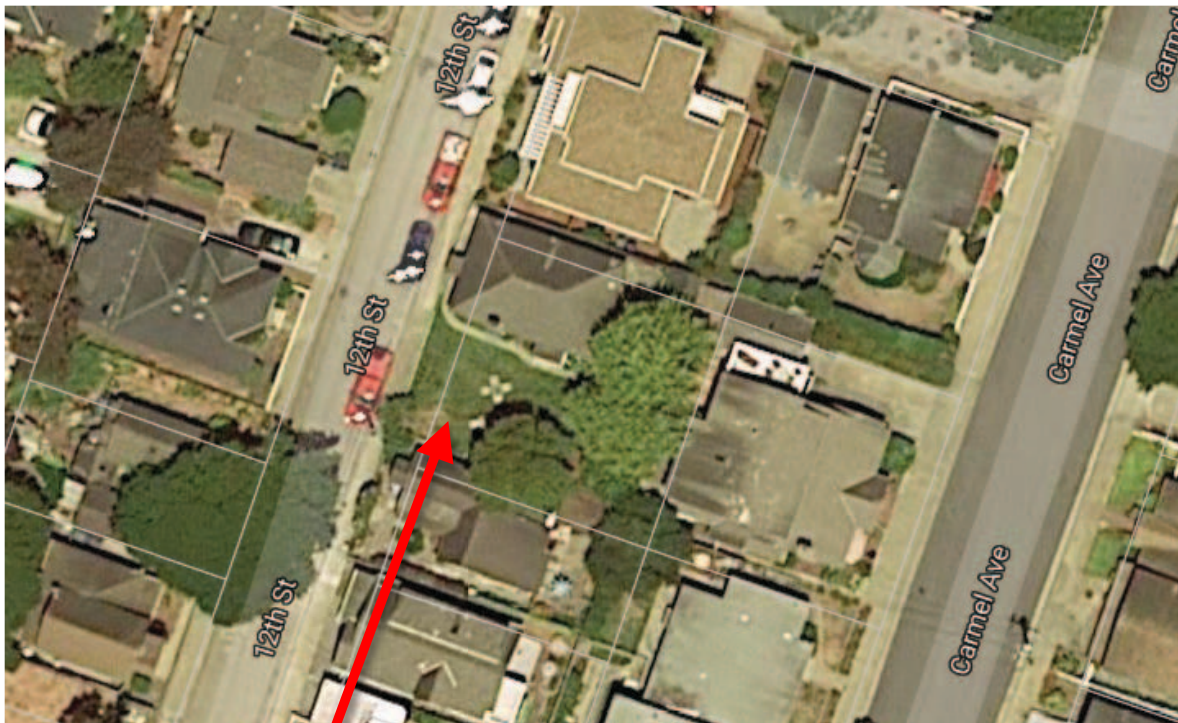


Vicinity Map





AERIAL MAP



SUBJECT PROPERTY



**NEIGHBORHOOD CONTEXT**

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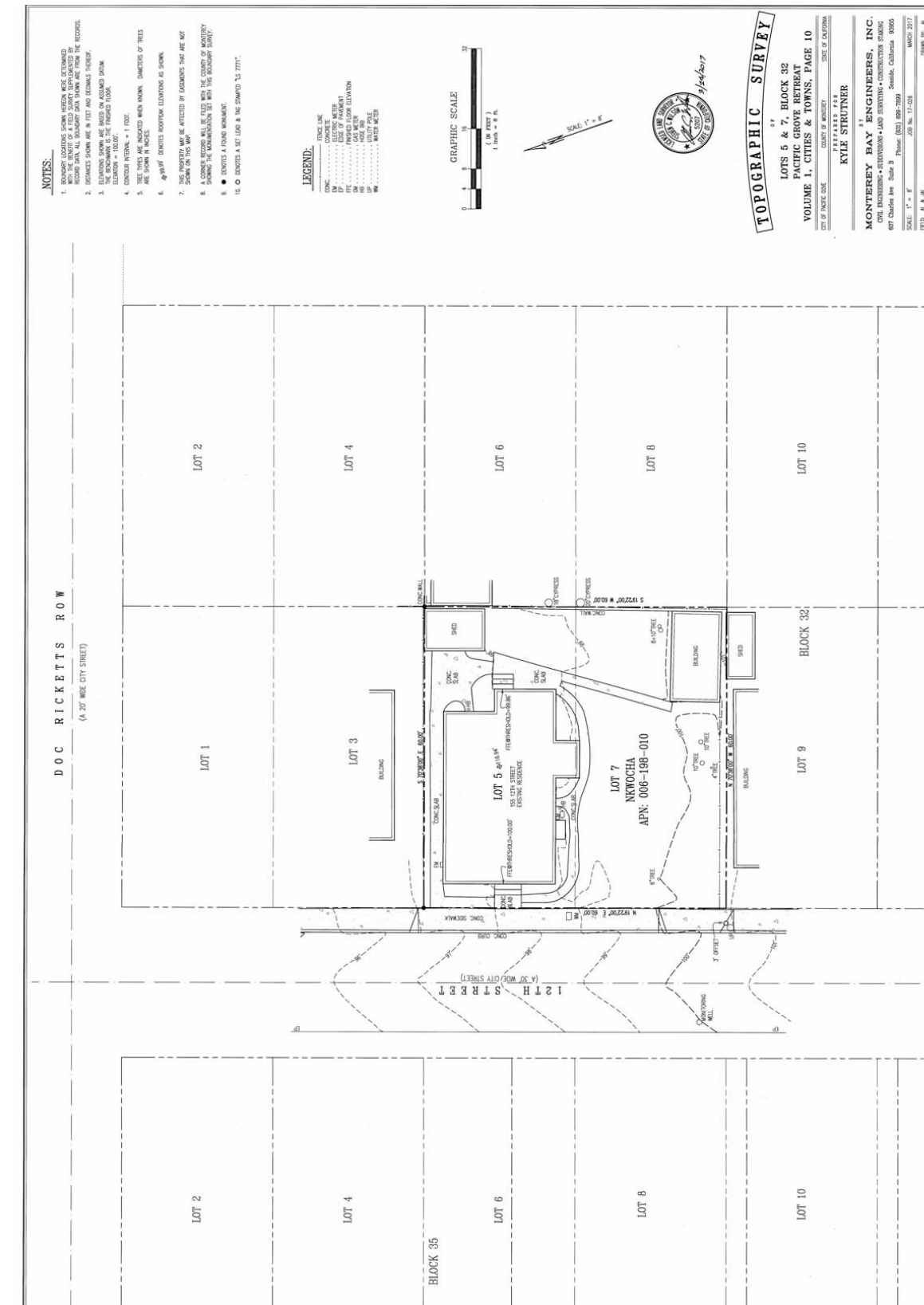
**SUBJECT PROPERTY**





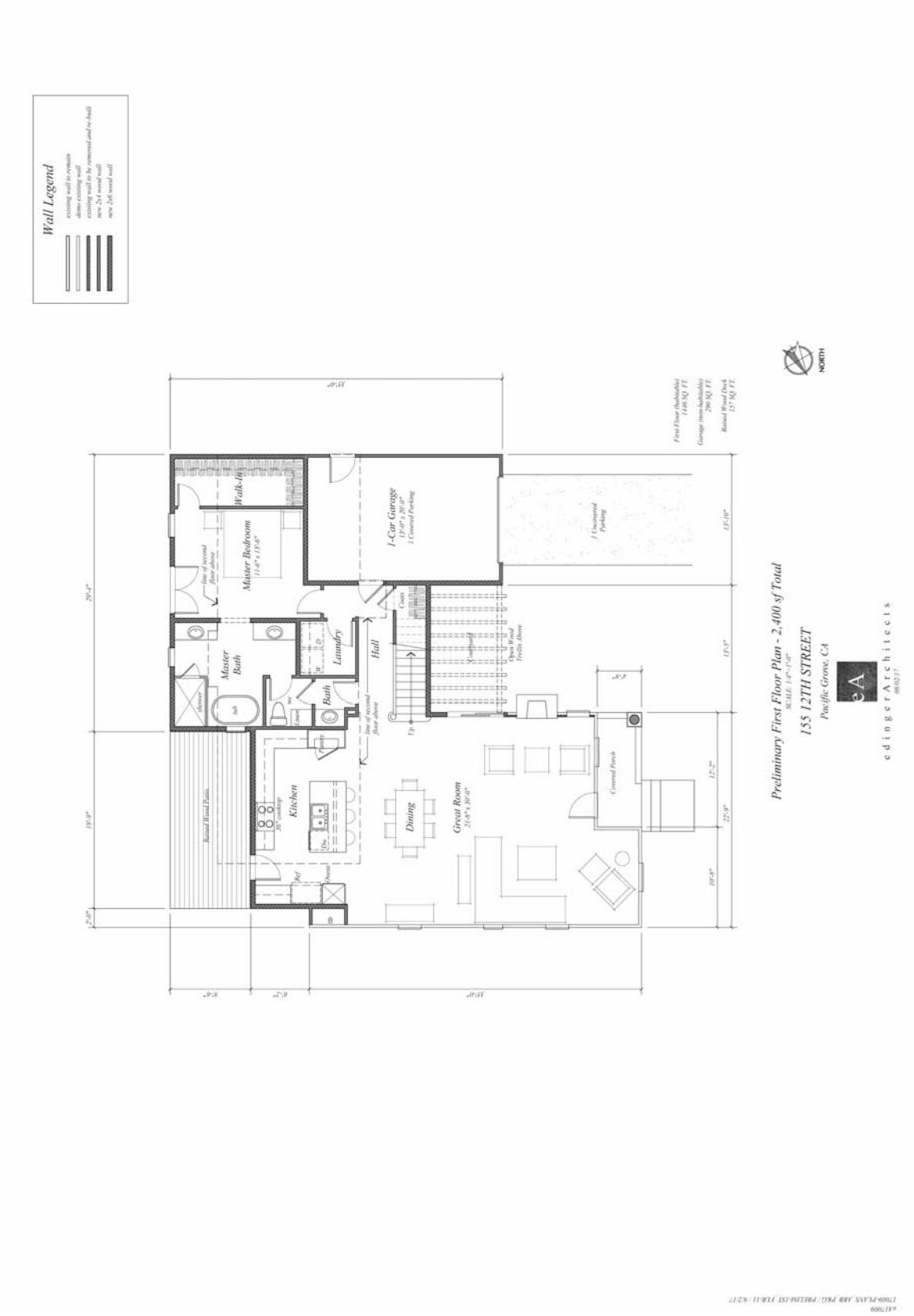


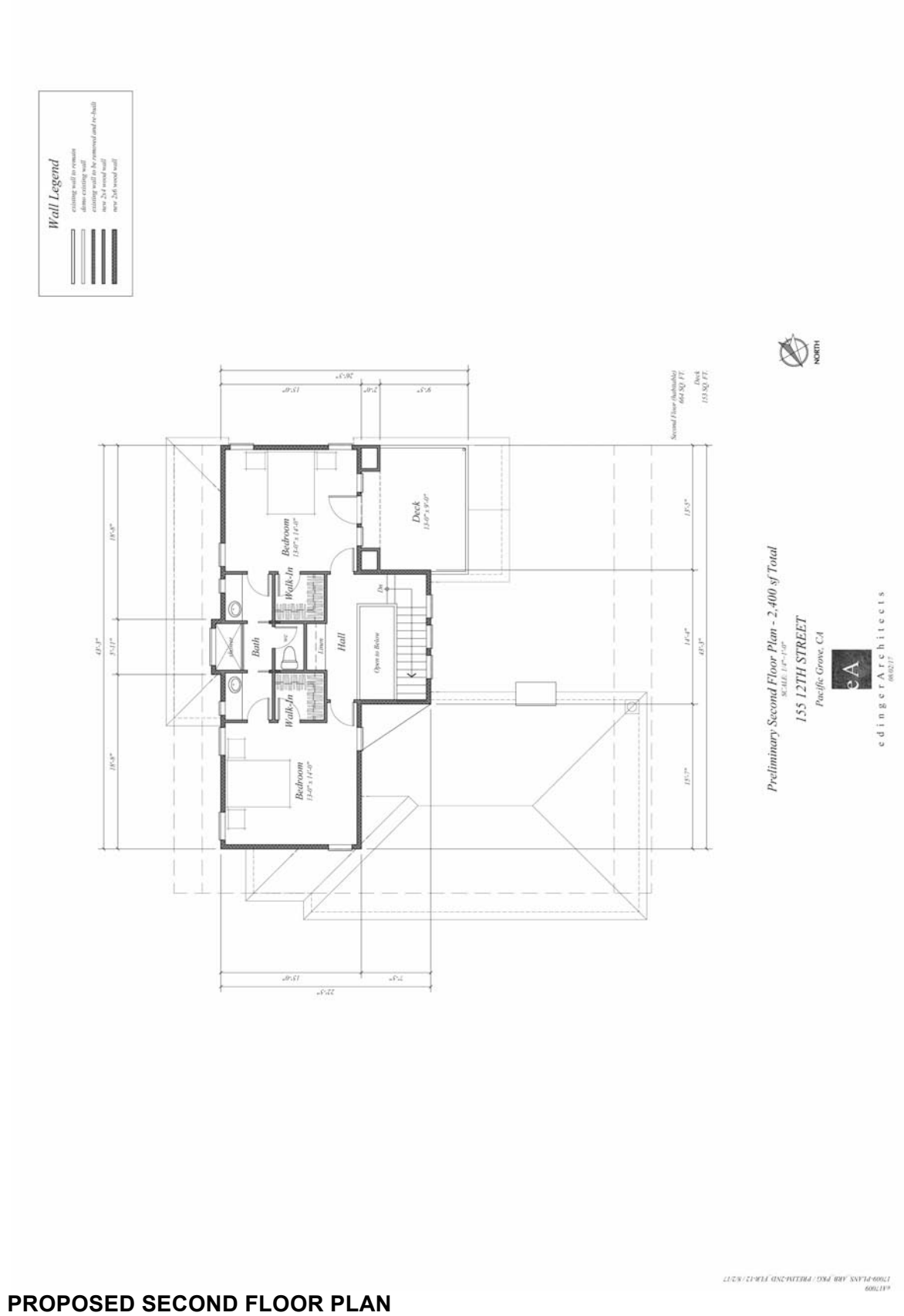
## ARCHITECTURAL DRAWINGS



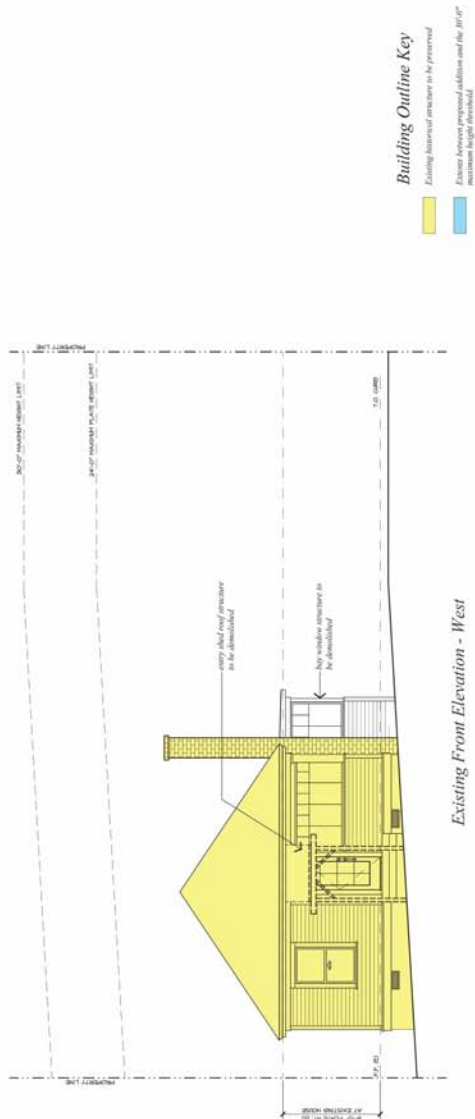
## EXISTING SITE PLAN

PROPOSED FIRST FLOOR PLAN

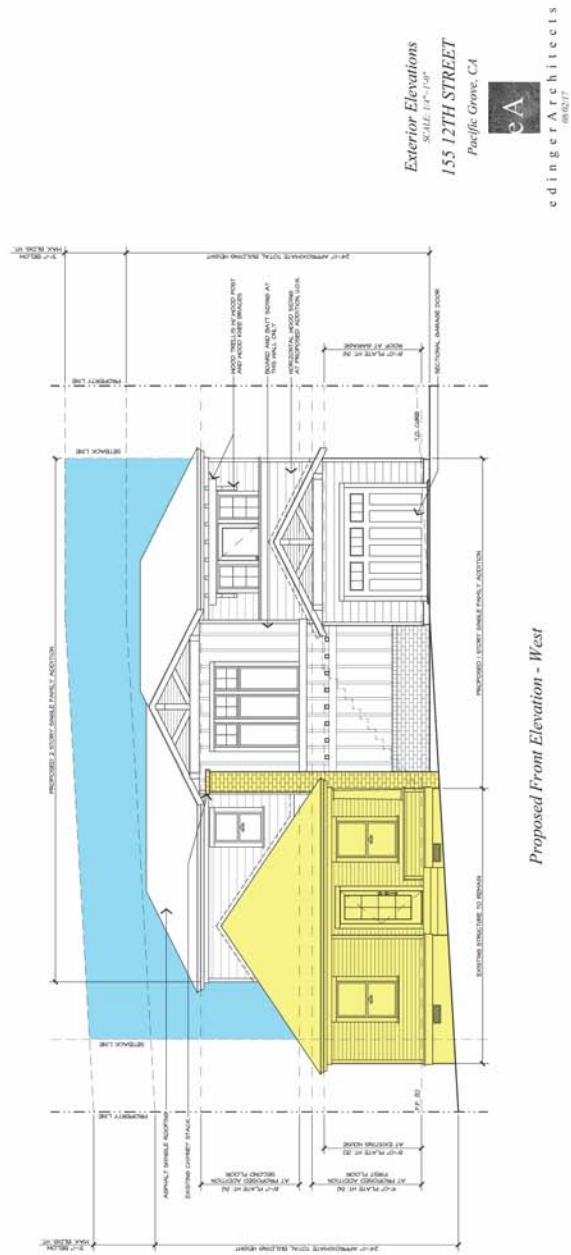




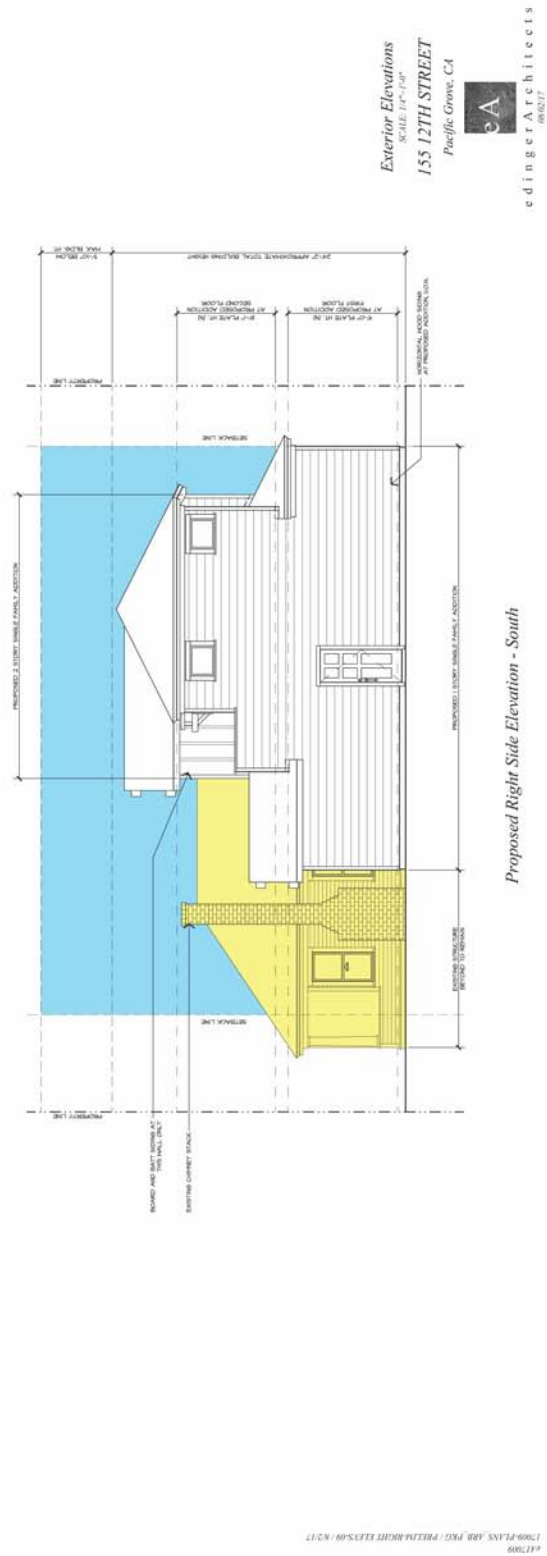
WEST ELEVATION - EXISTING



PROPOSED

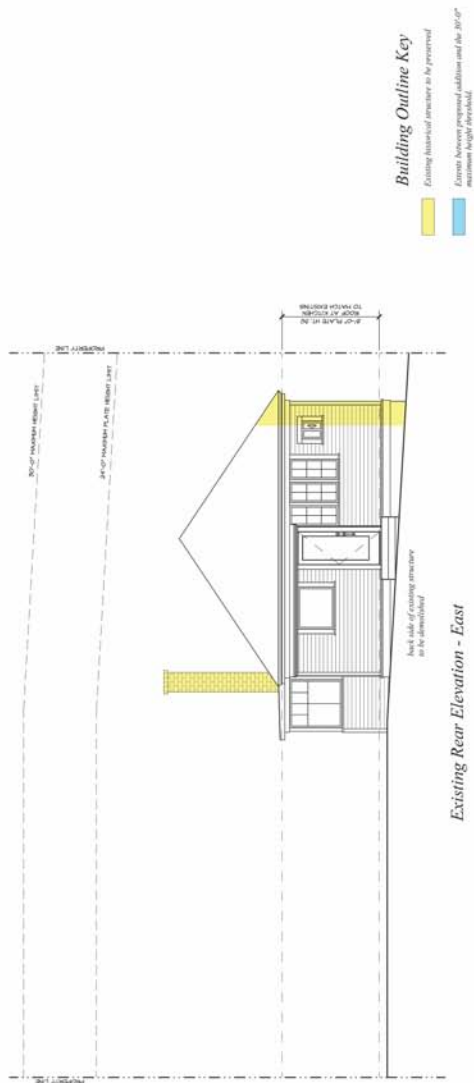


Exterior Elevations  
SCALE: 1/4" = 1'-0"  
155 12TH STREET  
Pacific Grove, CA  
edinger architects  
06/02/17

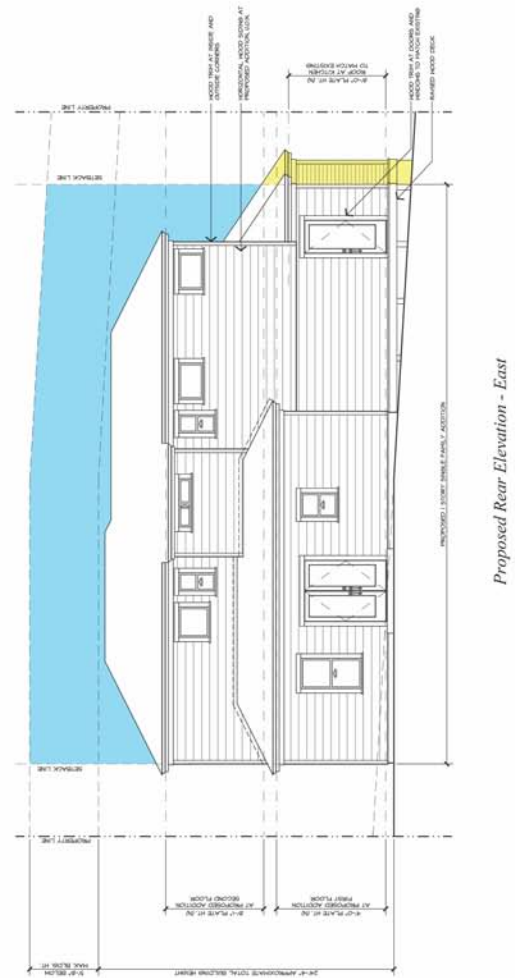




EAST ELEVATION - EXISTING

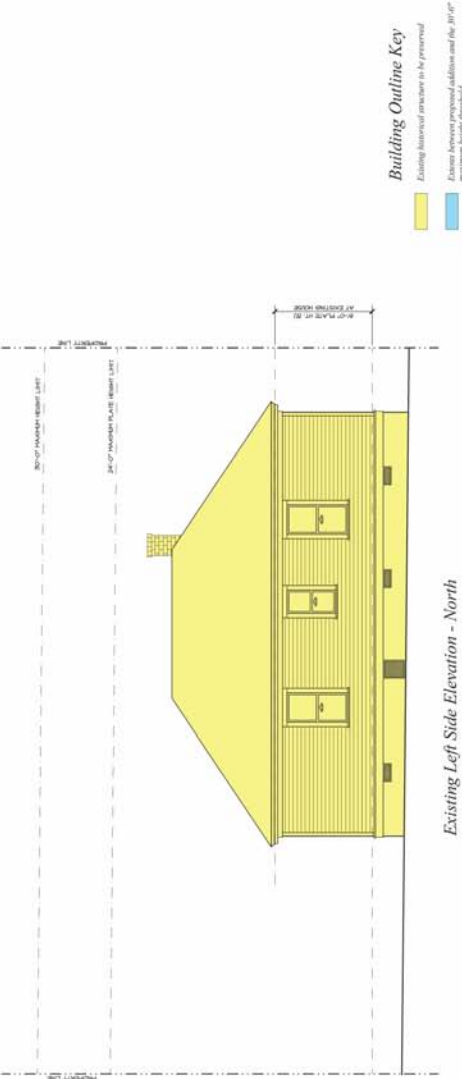


PROPOSED

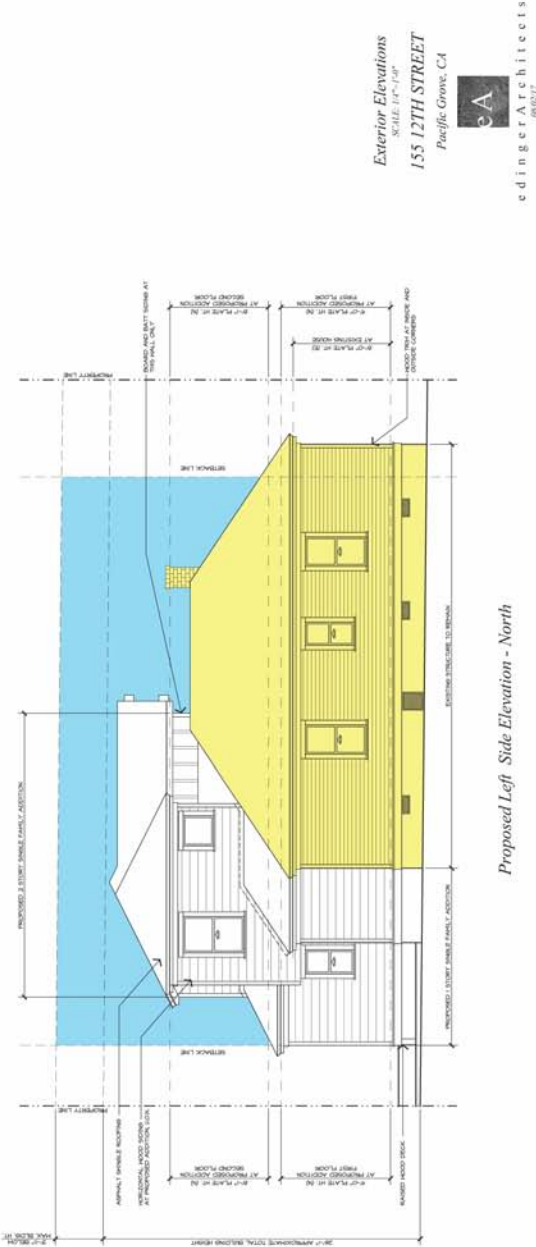


Exterior Elevations  
Site 14-16  
155 12TH STREET  
Pacific Grove, CA  
edinger architects  
08/02/17

NORTH ELEVATION - EXISTING



PROPOSED





## Online Property Database

Access basic property information without having to leave home.



### Property Details

APN: [006198010000](#)

Site Address: 155 12TH ST

City: PACIFIC GROVE

Zip Code: 93950

Approx. Lot Size (Sq. Ft.): 3400.33

[Archaeological Zone](#): No

[Coastal Zone](#): No

[Historic Resources Inventory](#): Yes

[Area of Special Biological Significance Watershed](#): Yes

[Butterfly Habitat](#): No

[Environmentally Sensitive Habitat Area](#): No

Septic: No

[Runoff Retention Required](#): No

Land Use: High Dens 29.0 DU/ac

Lot/Block: PACIFIC GROVE RETREAT LOT 5, 7 BLK 32

Zoning: [R-3-PGR](#)

### Building Details

#### Unit Details

Unit Sequence Number: 1

Unit Size (Sq. Ft.): 850

Number of Bedrooms: 2

Number of Full Bathrooms: 1

Number of Half Bathrooms: 1

Number of Total Rooms: 8

Number of Fireplaces: 1



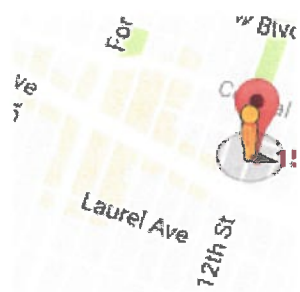
Google Maps 154 12th St



Image capture: Jun 2011 © 2017 Google United States

Pacific Grove, California

Street View - Jun 2011





*\*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.*

**Preliminary Site Plan**  
SCALE: 1/4"=1'-0"

**155 12TH STREET**  
Pacific Grove, CA

The minimum front yard setback shall be 8'-0". The front yard setback may be reduced to no less than 4'-0" for up to 50% of the front of the building. PGMZC 23.26.070(a)

The minimum side yard setback shall be 10 percent of lot width. PGMZC 23.26.070(b)

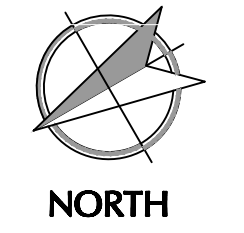
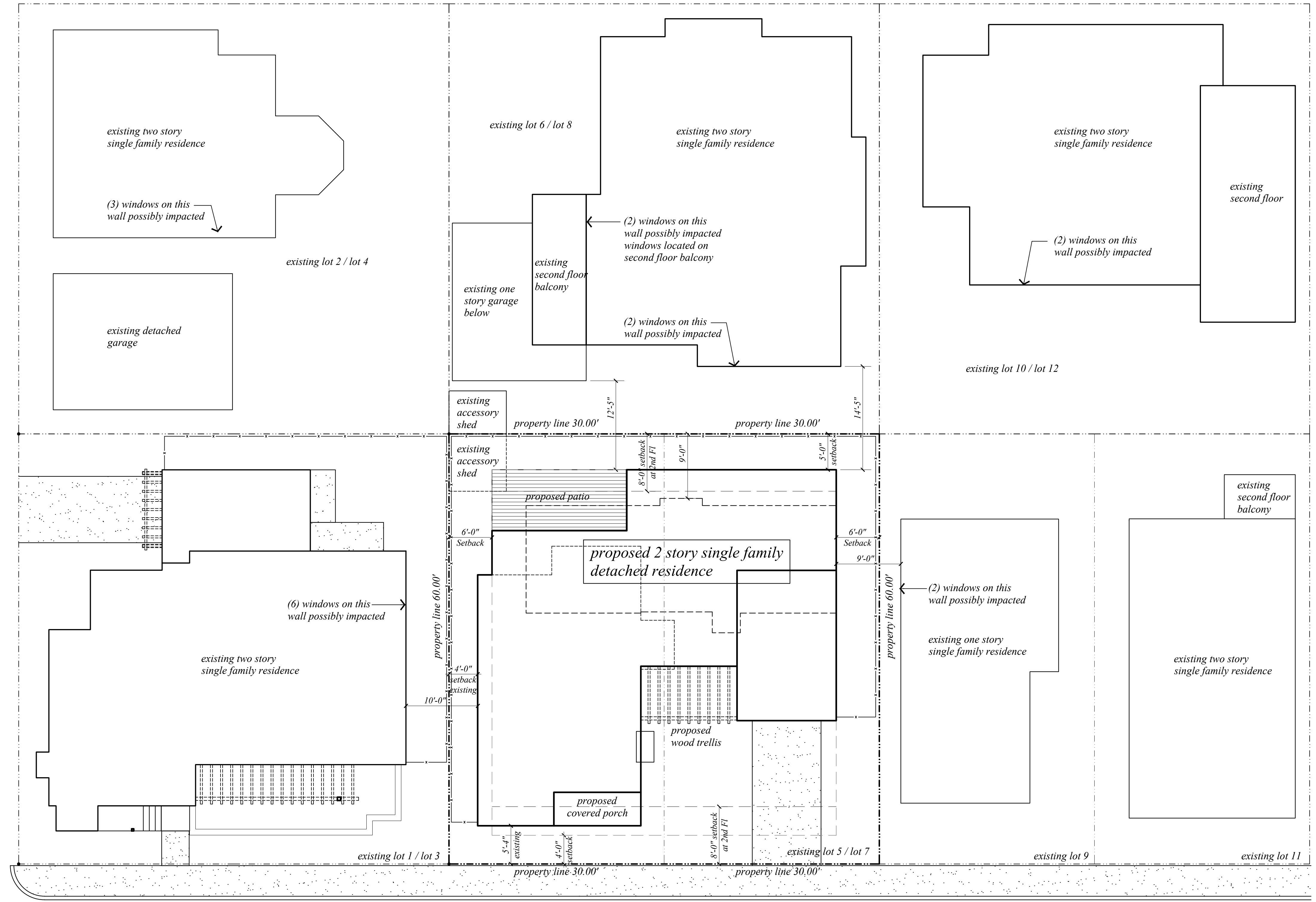
Refer to the following sheet for the Preliminary Site Plan Exhibit showing the adjacent properties and their respective building types

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<div style="text-align: center;"><i>Square Footages</i></div>	
Existing Floor Plan:	821 SQ. FT.
Existing Floor Plan to be demolished:	-82 SQ. FT.
Proposed First Floor Plan Addition (w/ Garage):	997 SQ. FT.
Proposed Total First Floor Plan (w/o Garage):	1,446 SQ. FT.
Proposed Second Floor Addition:	664 SQ. FT.
Proposed Total Living Area	2,110 SQ. FT.
Proposed 1-Car Garage	290 SQ. FT.
Proposed 2nd Floor Deck	153 SQ. FT.
Existing Lot Area	3,600 SQ. FT.
Proposed Building Coverage (1st Floor+1-Car Garage)	1,736 SQ. FT.
Percentage of Building Coverage:	48.2%

<i>Impervious Surface Area Calculations</i>	
<i>Proposed Building Coverage:</i>	<i>1,793 SQ. FT.</i>
<i>Proposed Driveway:</i>	<i>192 SQ. FT.</i>
<i>Proposed Covered Porch:</i>	<i>57 SQ. FT.</i>
<i>Pathway from Covered Porch to public sidewalk:</i>	<i>30 SQ. FT.</i>
<i>Total Impervious Surface:</i>	<i>2,015 SQ. FT.</i>
<i>Proposed Site Coverage:</i>	<i>56%</i>

Doc Ricketts Row 20'-0" right of way



12th Street 30'-0" right of way

Adjacent Properties Exhibit  
SCALE: 1/8"=1'-0"

155 12TH STREET

Pacific Grove, CA



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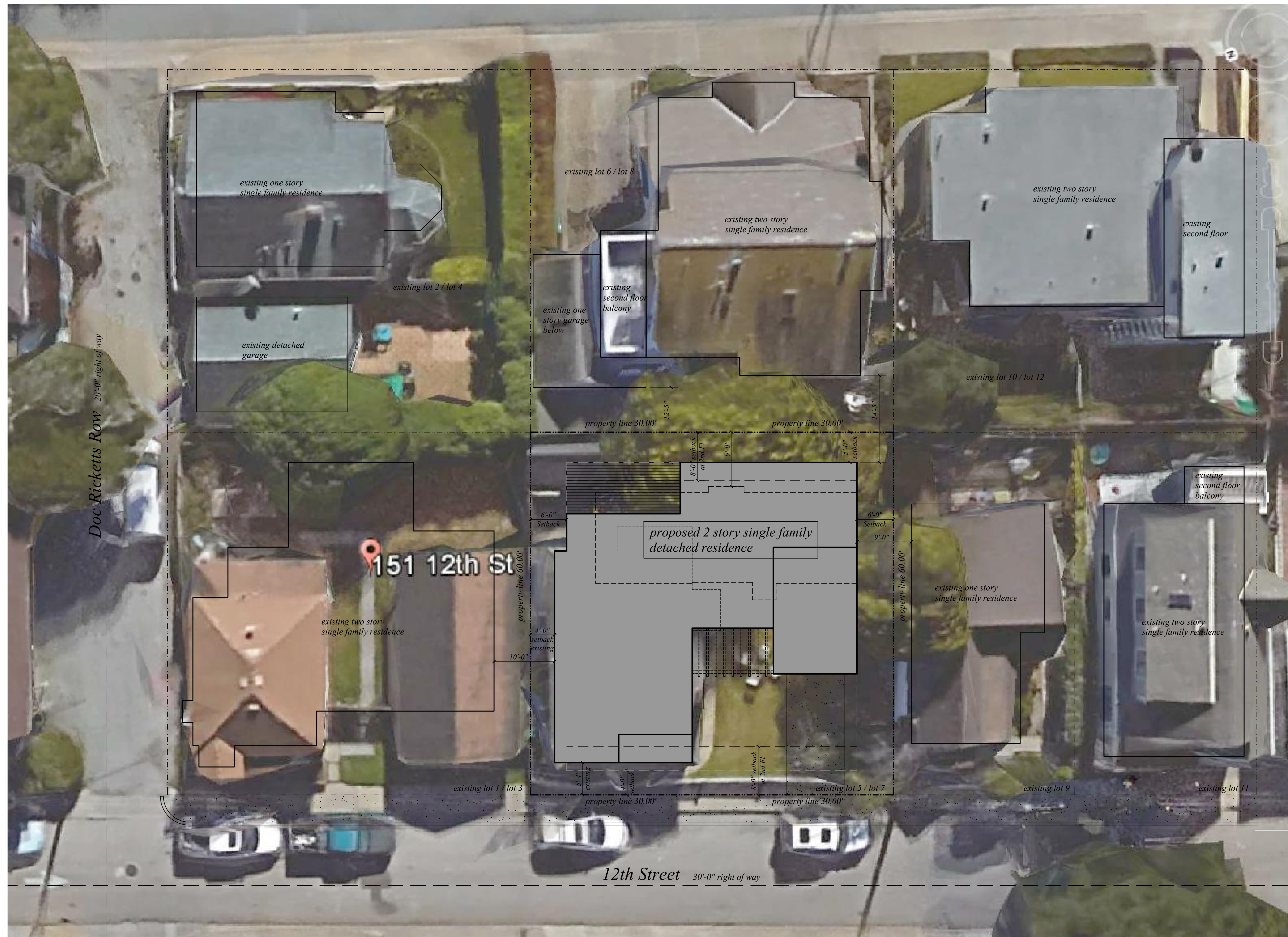


Photo Montage Exhibit

SCALE: 1/8"=1'-0"

155 12TH STREET

Pacific Grove, CA



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PHOTO #1  
PROPERTY LOCATED  
ACROSS THE STREET,  
ON NORTH SIDE OF  
PROJECT SITE,  
ACROSS DOC  
RICKETTS ROW

12TH STREET



PHOTO #2  
PROPERTY LOCATED  
ACROSS THE STREET,  
ON NORTHWEST  
CORNER OF PROJECT  
SITE, NORTHWEST  
CORNER OF 12TH  
STREET AND DOC  
RICKETTS ROW

12TH STREET



PHOTO #3  
PROPERTY LOCATED  
ON WEST SIDE OF  
12TH STREET,  
NORTHWEST SIDE OF  
PROJECT SITE

12TH STREET



12TH STREET  
ON SITE



PHOTO #5  
PROPERTY LOCATED  
ON EAST SIDE OF 12TH  
STREET, SOUTH OF  
PROJECT SITE.

12TH STREET



PHOTO #6  
PROPERTY LOCATED  
ON EAST SIDE OF 12TH  
STREET, SOUTH OF  
PROJECT SITE.

12TH STREET



PHOTO #7  
PROPERTY LOCATED  
ON WEST SIDE OF  
12TH STREET, SOUTH  
OF PROJECT SITE

12TH STREET



PHOTO #8  
ADJACENT PROPERTY  
LOCATED ON  
SOUTHEAST CORNER  
OF PROJECT SITE

CARMEL AVE.



PHOTO #9  
PROPERTY LOCATED  
ON NORTHEAST  
CORNER OF DOC  
RICKETTS ROW AND  
CARMEL AVE.

CARMEL AVE.



PHOTO #10  
PROPERTY LOCATED  
ON SOUTHEAST  
CORNER OF DOC  
RICKETTS ROW AND  
CARMEL AVE.

CARMEL AVE.



PHOTO #11  
PROPERTY LOCATED  
ON THE NORTHEAST  
CORNER OF CARMEL  
AVE. AND LIGHTHOUSE  
AVE., SOUTHEAST OF  
PROJECT SITE

CARMEL AVE.



PHOTO #12  
PROPERTY LOCATED  
ON EAST SIDE OF  
CARMEL AVE.,  
SOUTHEAST OF  
PROJECT SITE

CARMEL AVE.



PHOTO #13  
PROPERTY LOCATED  
ON THE NORTHWEST  
CORNER OF CARMEL  
AVE. AND LIGHTHOUSE  
AVE., SOUTHEAST OF  
PROJECT SITE

CARMEL AVE.



PHOTO #14  
PROPERTY LOCATED  
ON THE EAST SIDE OF  
11TH STREET,  
SOUTHEAST OF  
PROJECT SITE

11TH STREET



PHOTO #15  
PROPERTY LOCATED  
ON SOUTHEAST  
CORNER OF 11TH  
STREET AND CENTRAL  
AVE., NORTHEAST OF  
PROJECT SITE.

11TH STREET

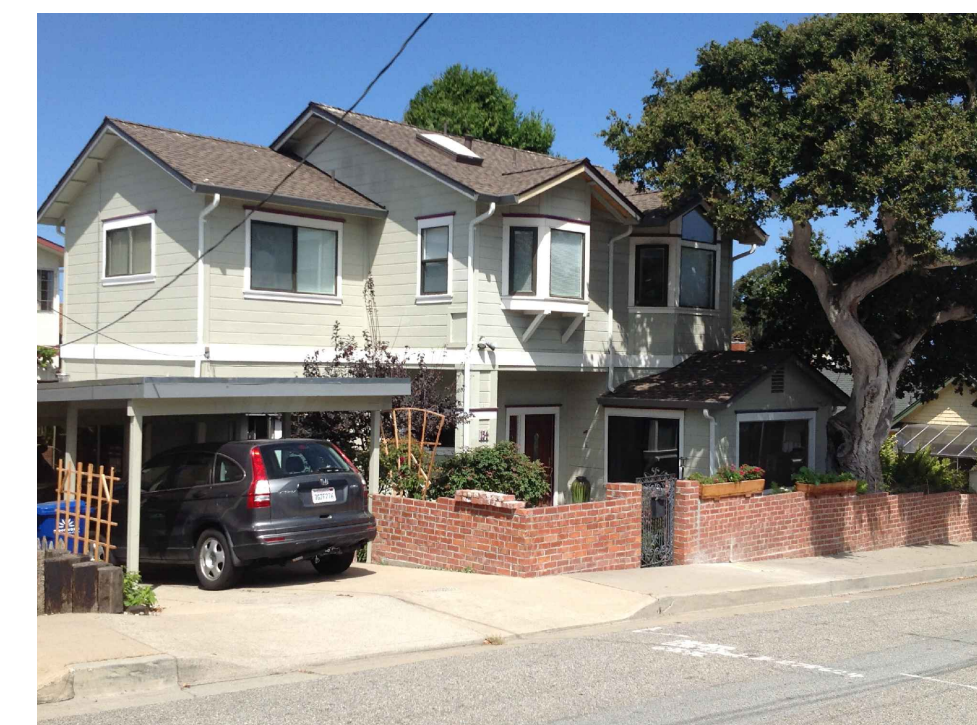


PHOTO #16  
PROPERTY LOCATED  
ON THE WEST SIDE OF  
11TH STREET,  
SOUTHEAST OF  
PROJECT SITE.

11TH STREET

Neighborhood Photos

SCALE: N.T.S.

155 12TH STREET

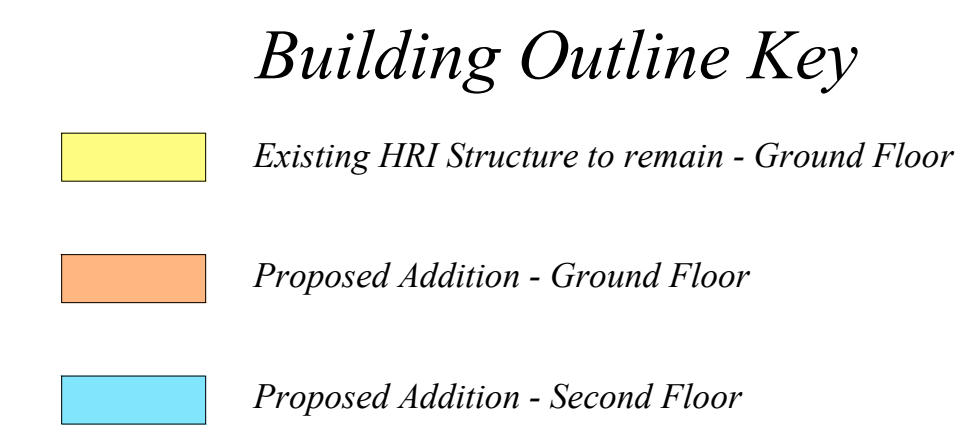
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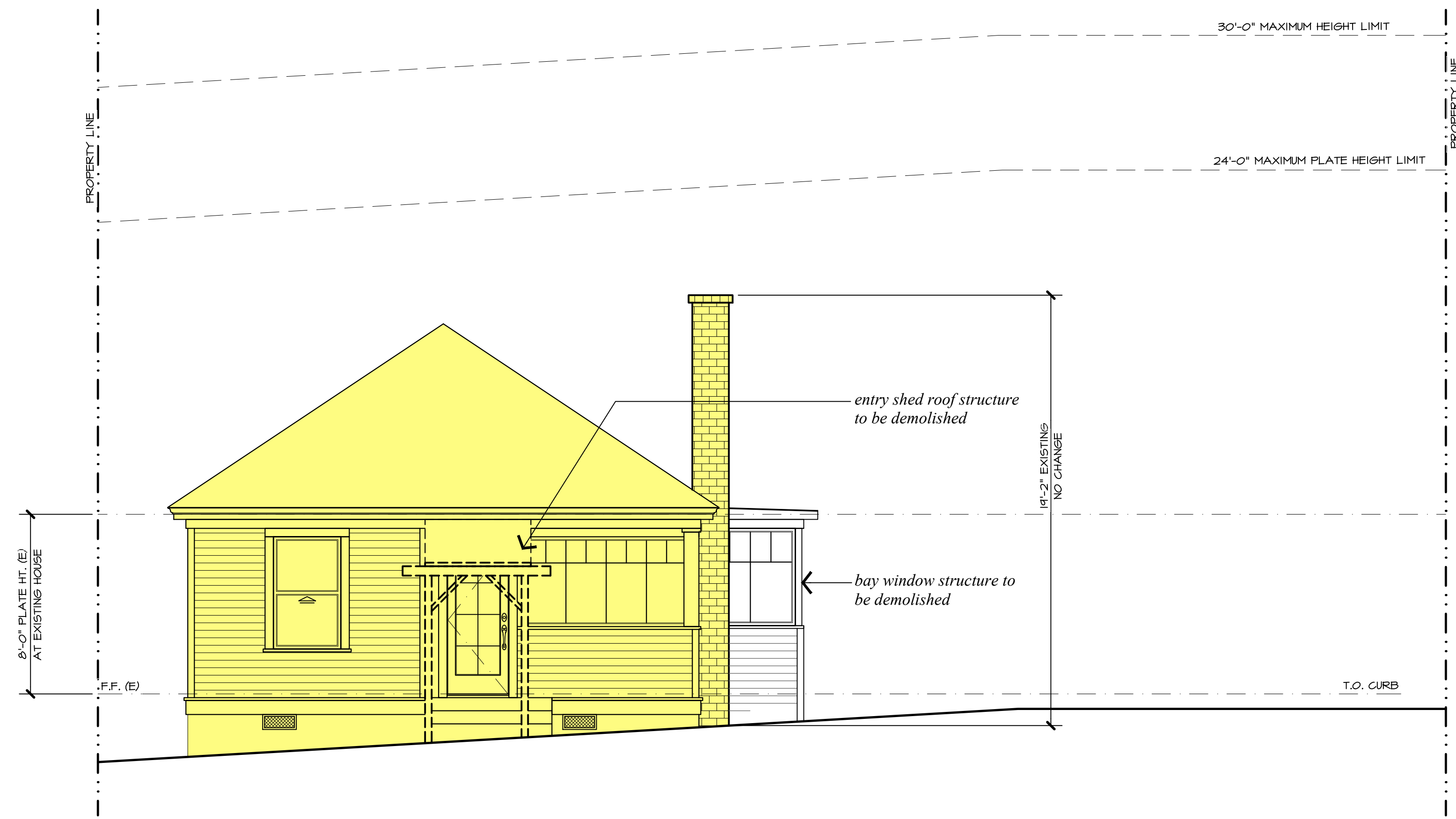




SCALE: 1/4"=1'-0"

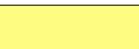
*Pacific Grove, CA*




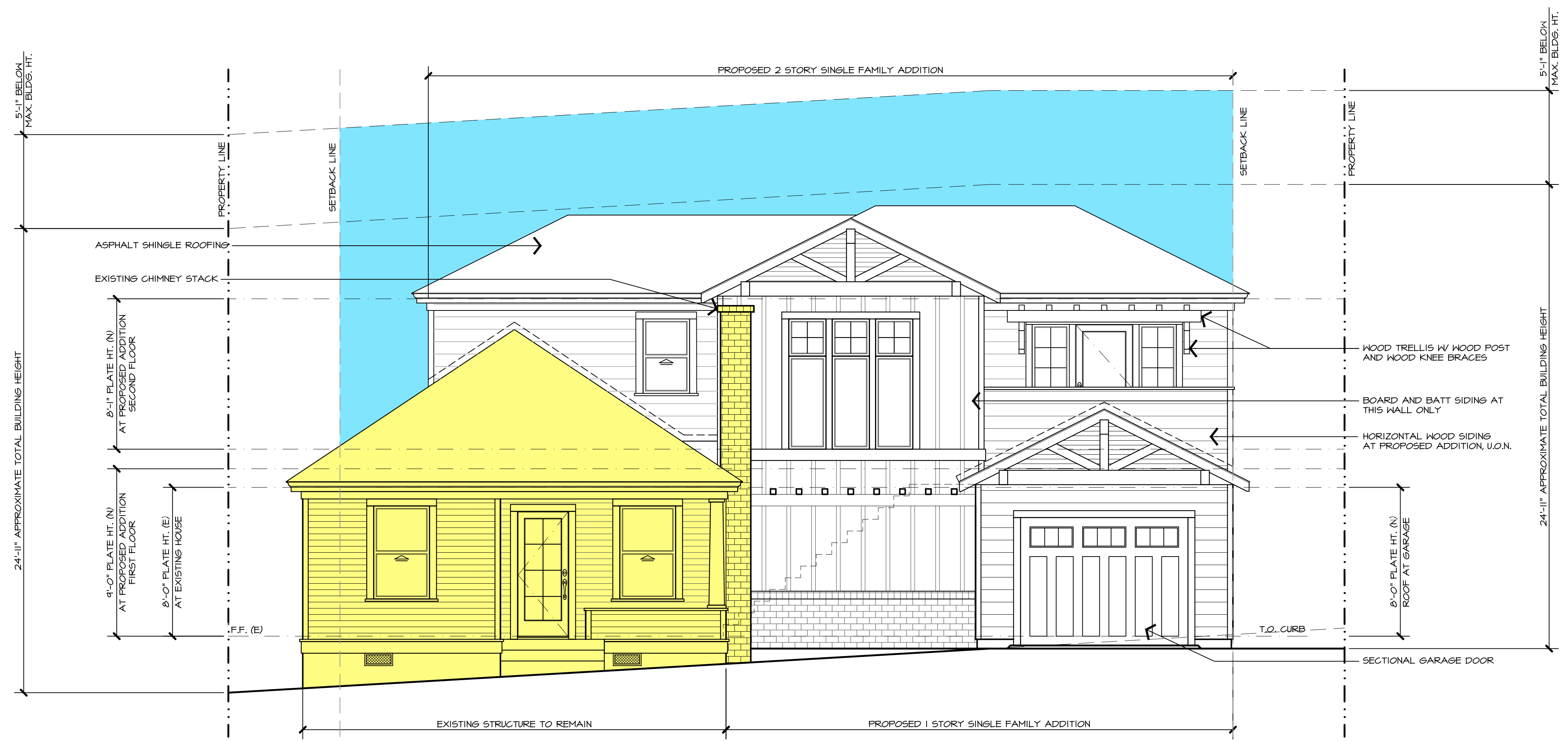


Existing Front Elevation - West

**Building Outline Key**

 Existing historical structure to be preserved

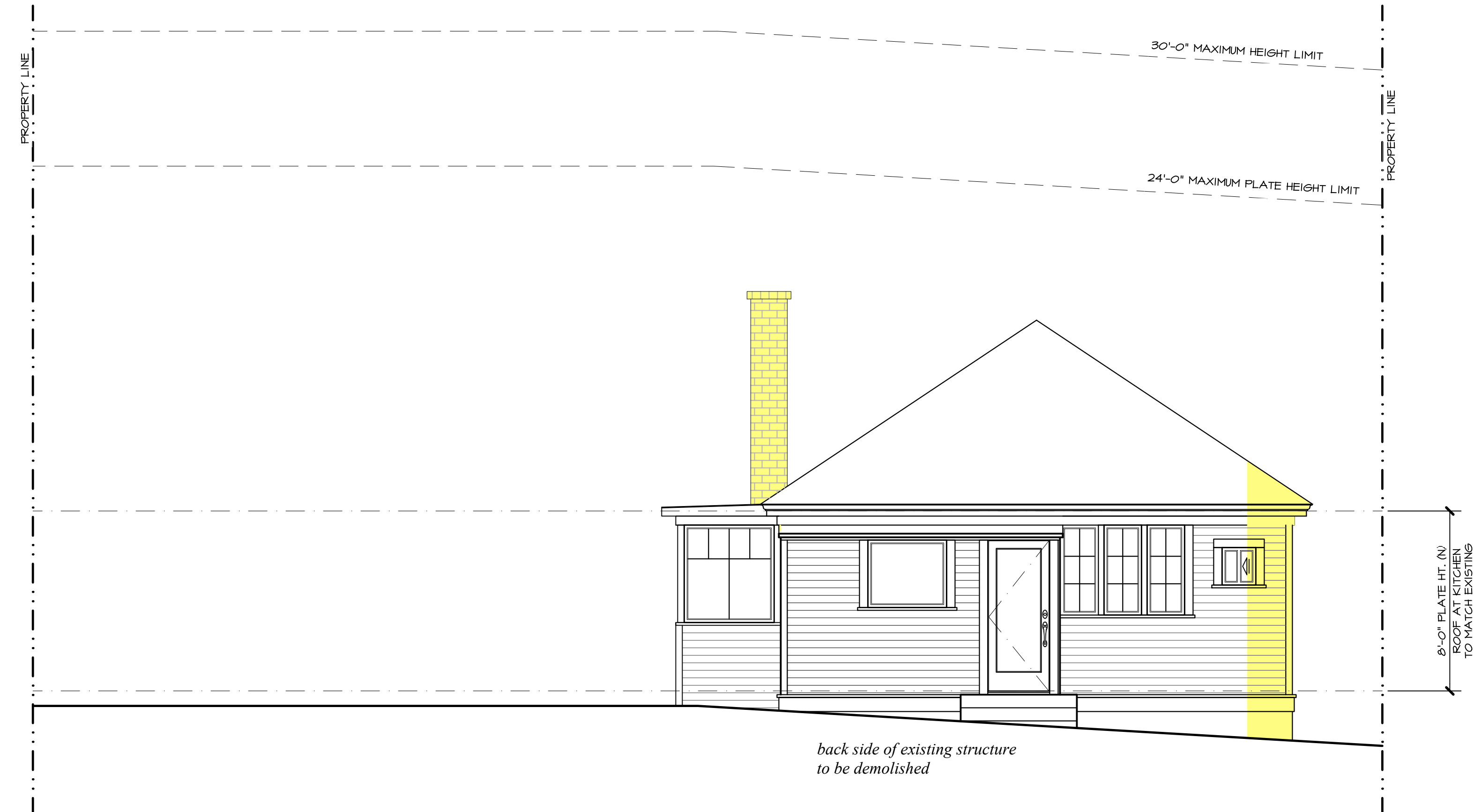
 Extends between proposed addition and the 30'-0" maximum height threshold.



Proposed Front Elevation - West

**Exterior Elevations**  
SCALE: 1/4"=1'-0"  
**155 12TH STREET**  
Pacific Grove, CA

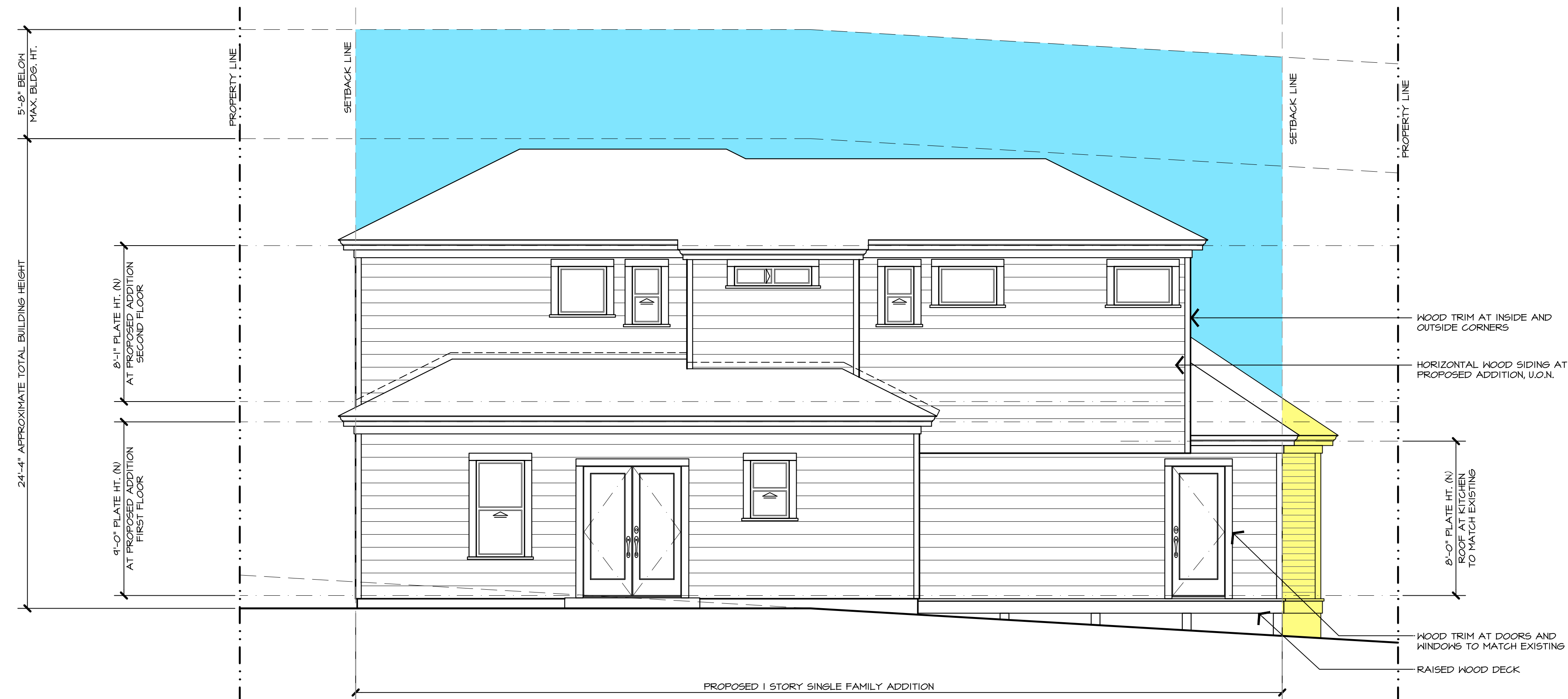




Existing Rear Elevation - East

Building Outline Key

- Existing historical structure to be preserved
- Extends between proposed addition and the 30'-0" maximum height threshold.



Proposed Rear Elevation - East

Exterior Elevations

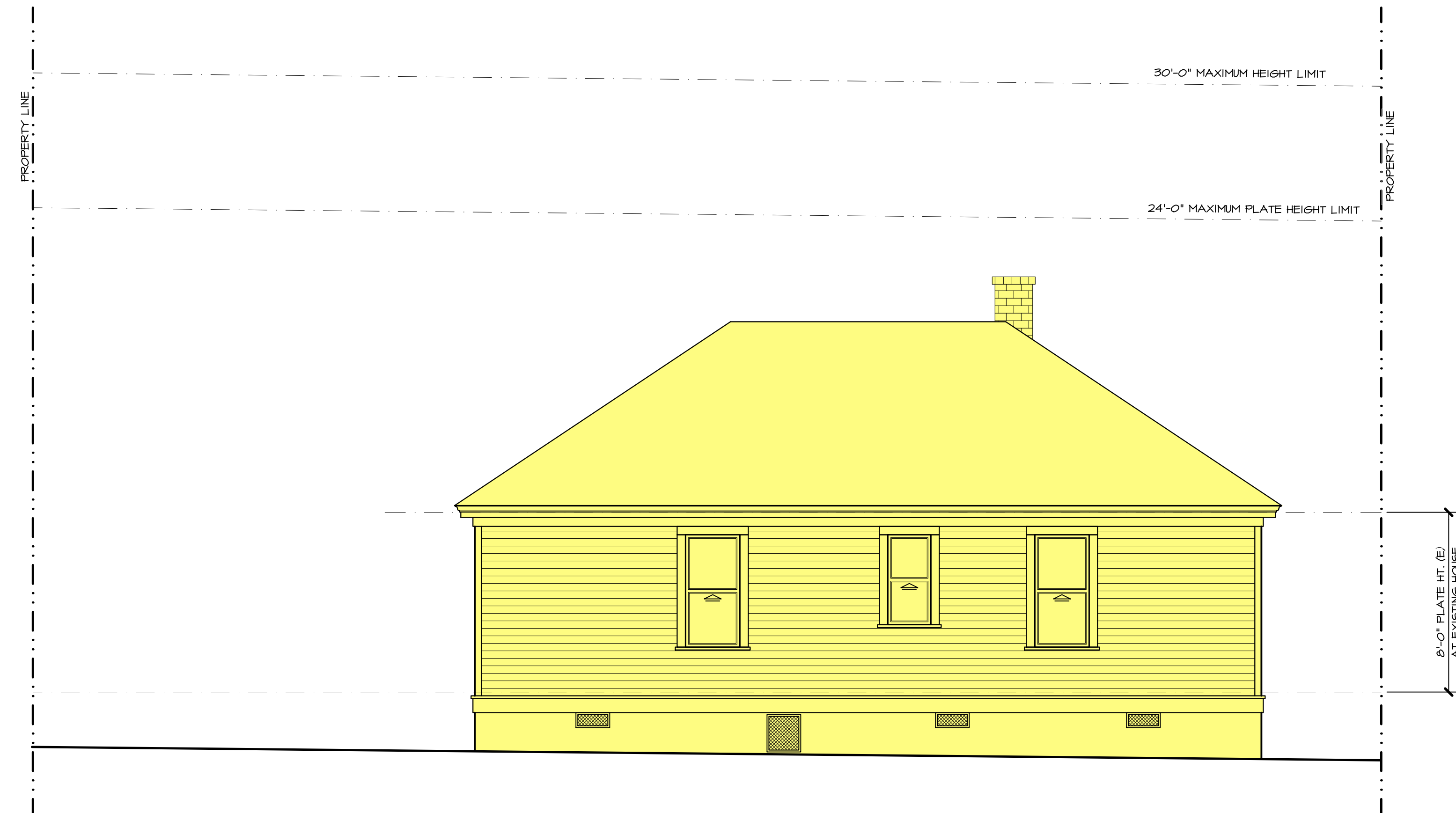
SCALE: 1/4"=1'-0"

155 12TH STREET

Pacific Grove, CA



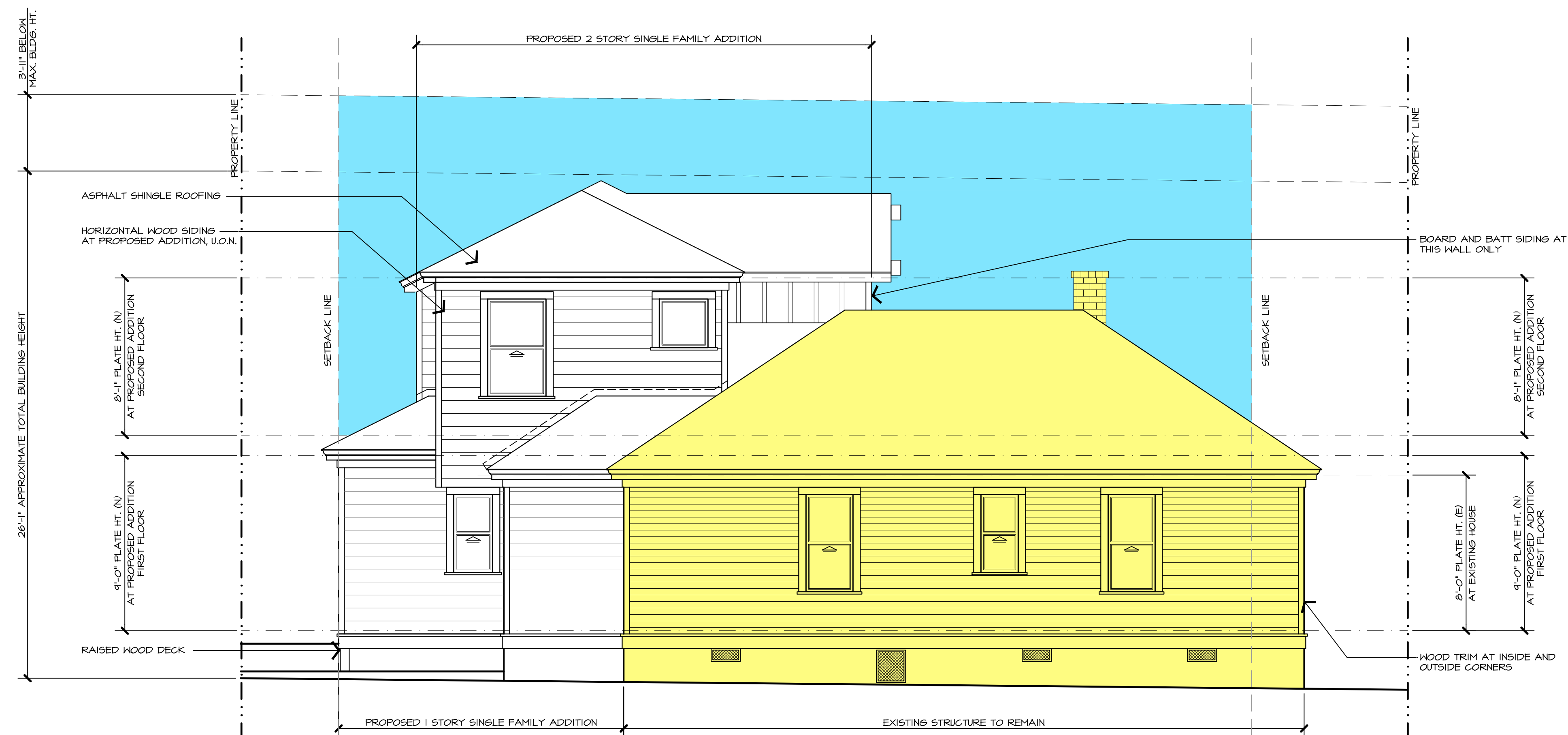
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Existing Left Side Elevation - North

Building Outline Key

- Existing historical structure to be preserved
- Extends between proposed addition and the 30'-0" maximum height threshold.



Proposed Left Side Elevation - North

Exterior Elevations

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

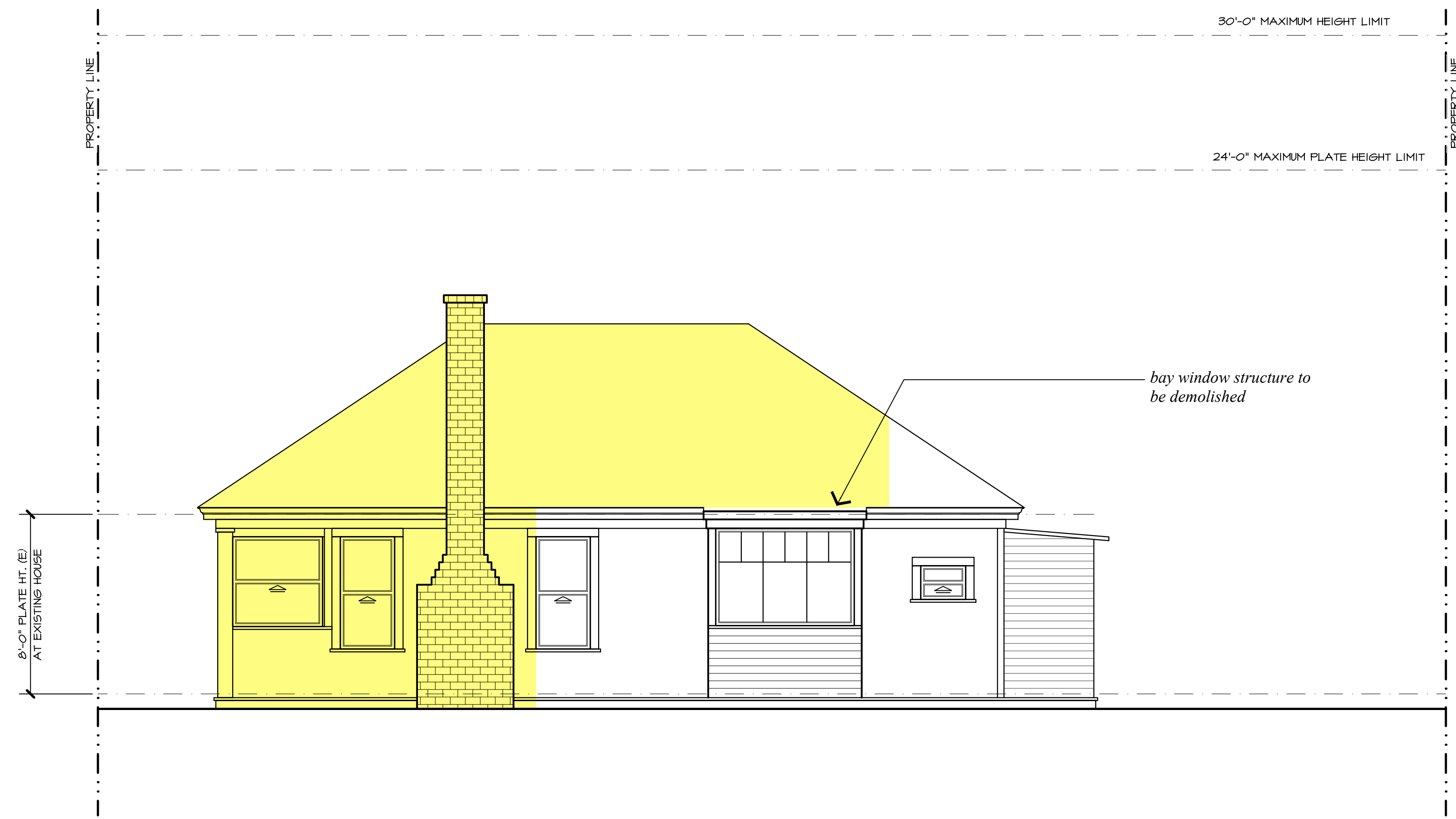
155 12TH STREET

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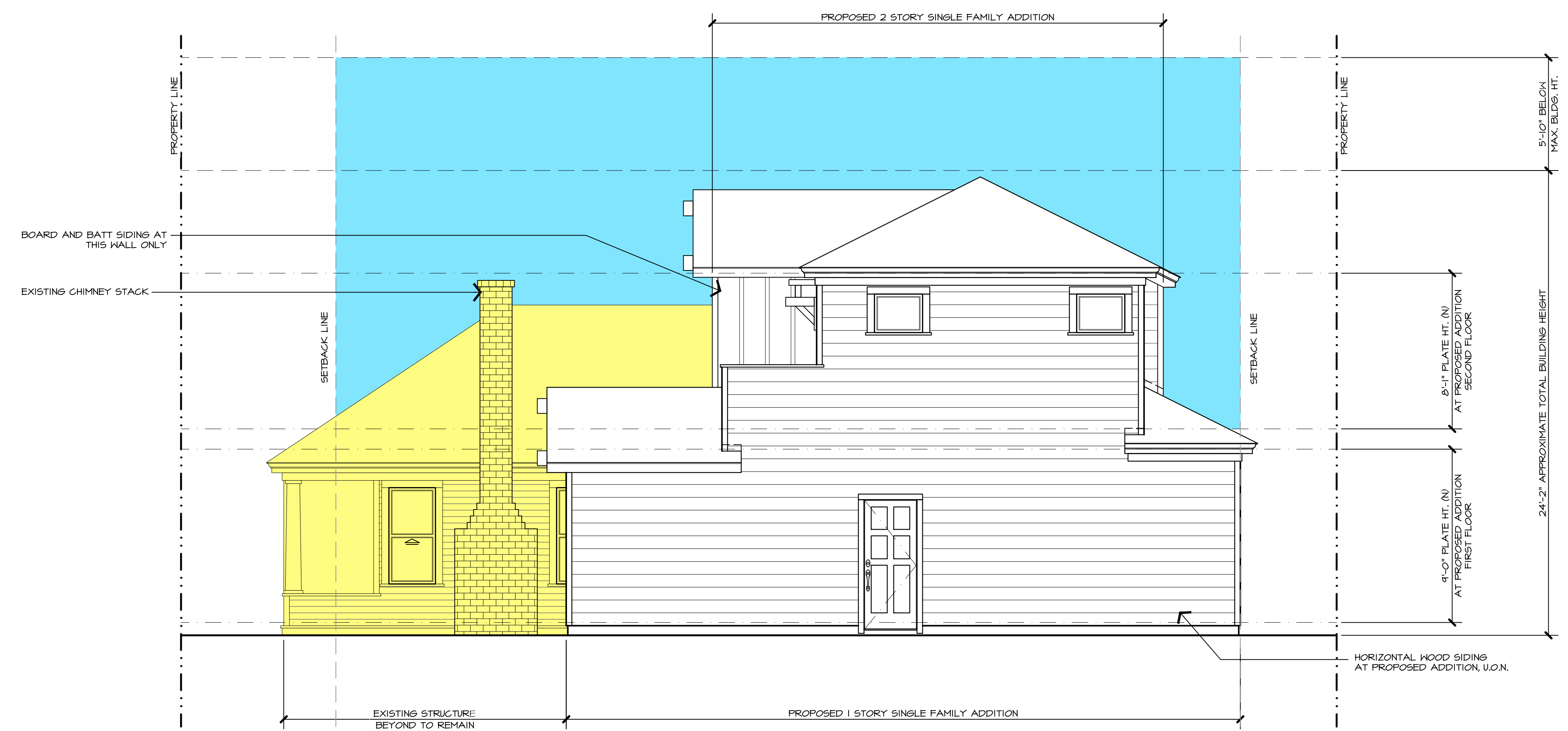


Existing Right Side Elevation - South

**Building Outline Key**

Existing historical structure to be preserved

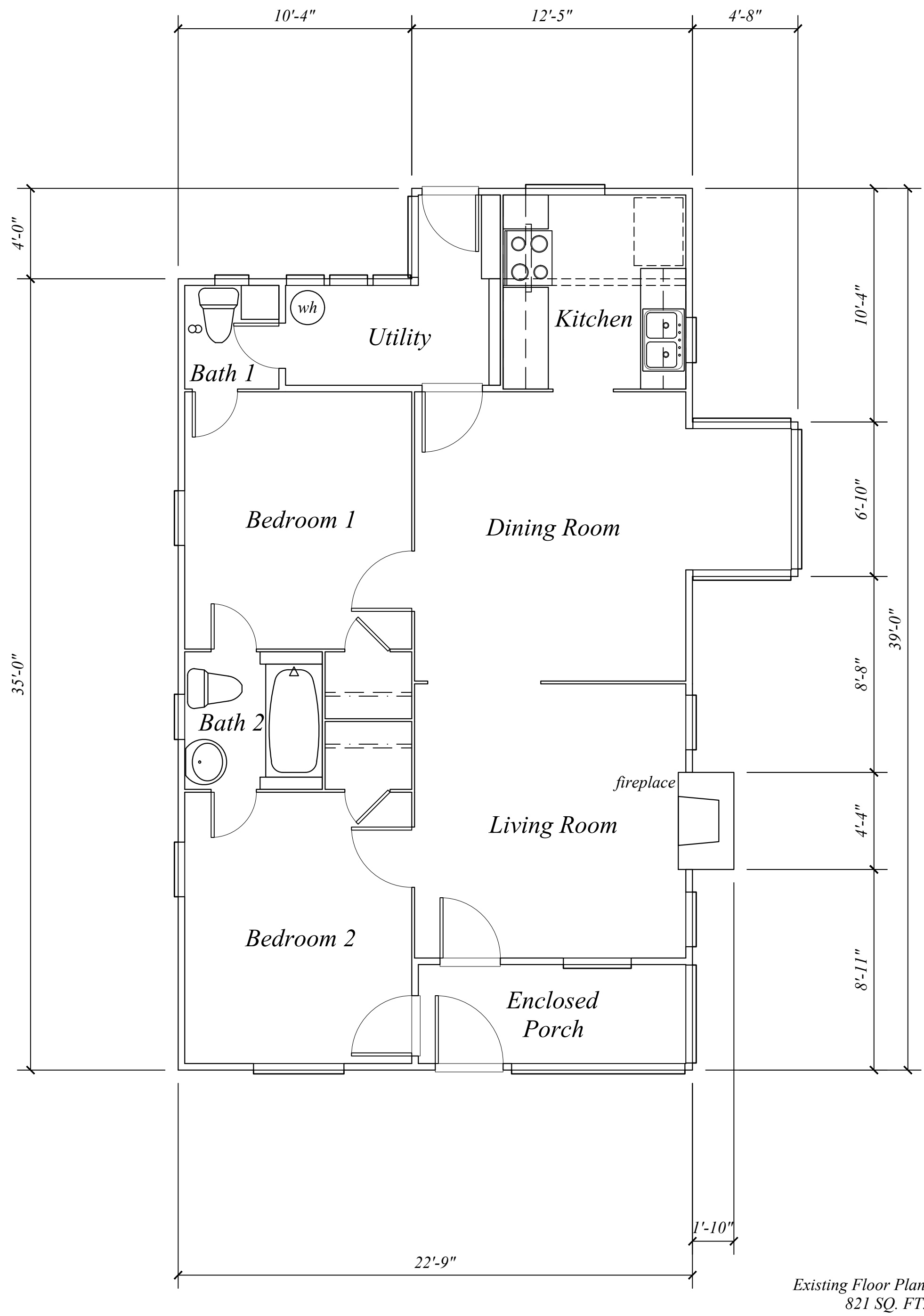
Extends between proposed addition and the 30'-0" maximum height threshold.



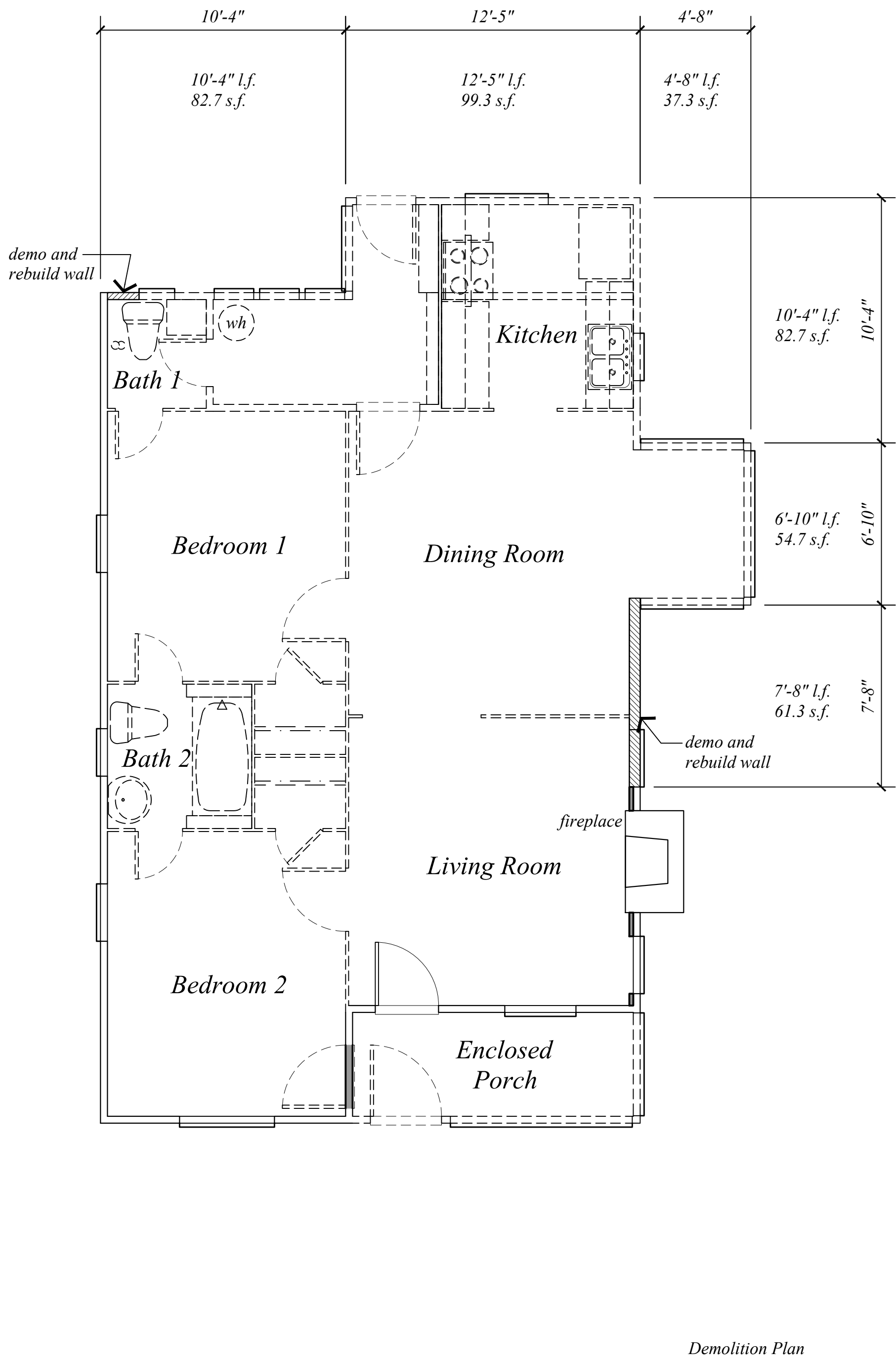
Proposed Right Side Elevation - South

**Exterior Elevations**  
SCALE: 1/4"=1'-0"  
**155 12TH STREET**  
Pacific Grove, CA





Existing Floor Plan  
821 SQ. FT.



Demolition Plan

Wall Legend

- existing wall to remain
- demo existing wall
- existing wall to be removed and re-built
- new 2x4 wood wall
- new 2x6 wood wall

Dimensions shown are approximate and shall be verified in the field.

Demolition Calculations

Existing Total Lineal Feet:	132'-10"
Existing Total Lineal Feet to be removed:	58'-11"
percentage to be removed:	44.4%
Total Wall Area to be removed:	418 s.f.
Refer to demolition plans for calculation break downs.	

Demolition Plan

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

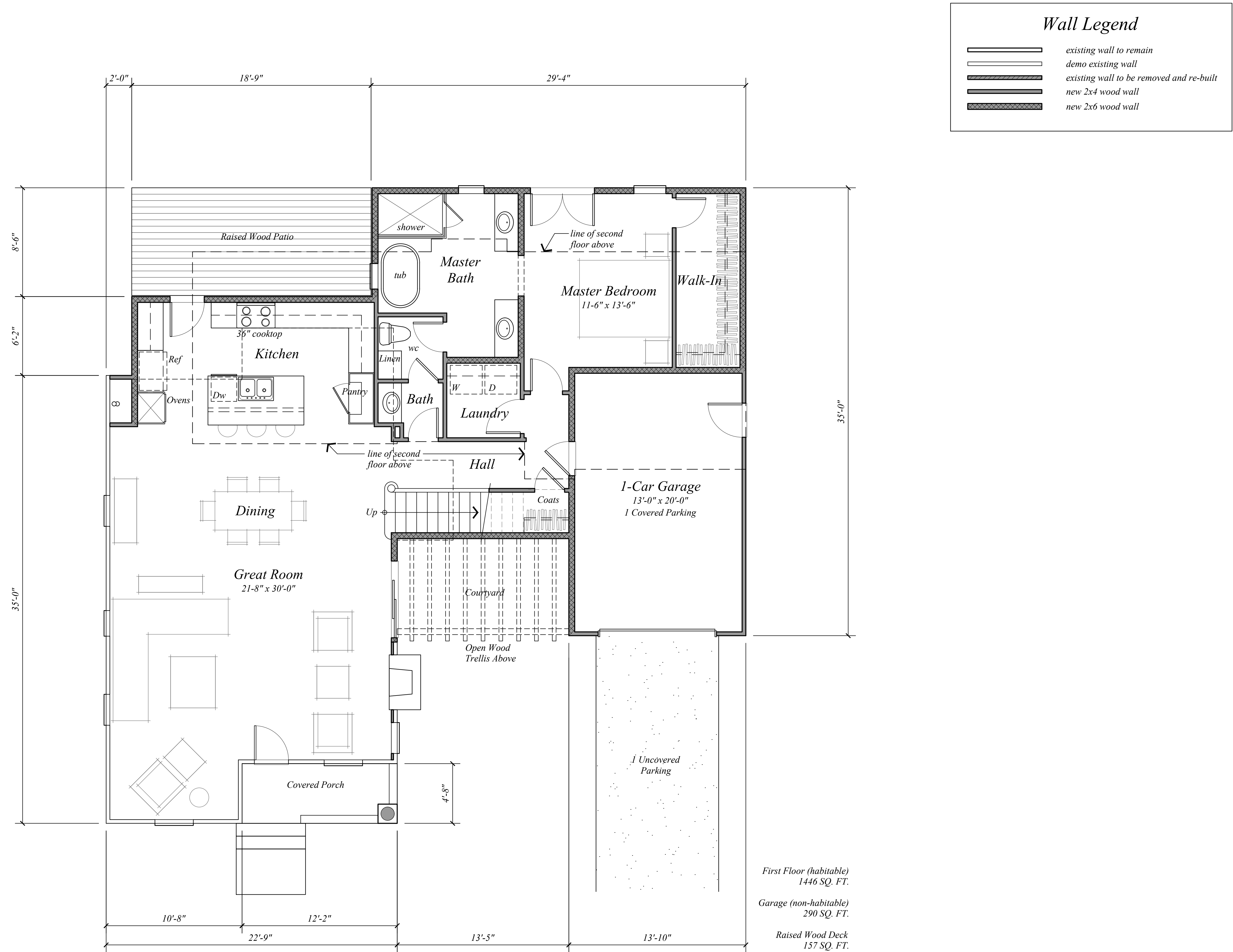
155 12TH STREET

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Preliminary First Floor Plan - 2,400 sf Total

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

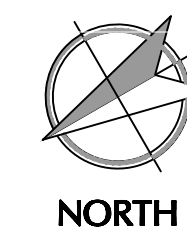
155 12TH STREET

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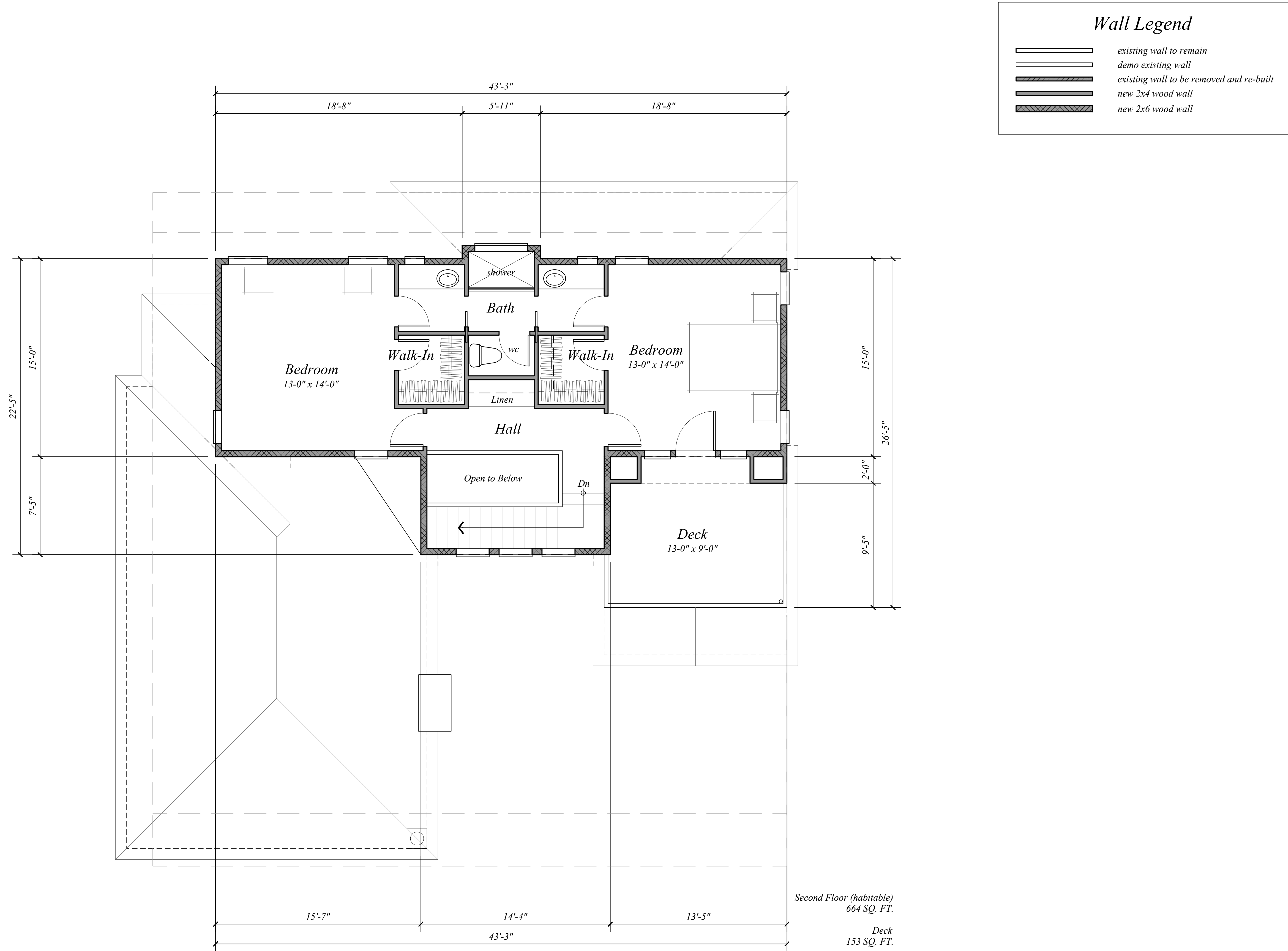


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Preliminary Second Floor Plan - 2,400 sf Total

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

155 12TH STREET

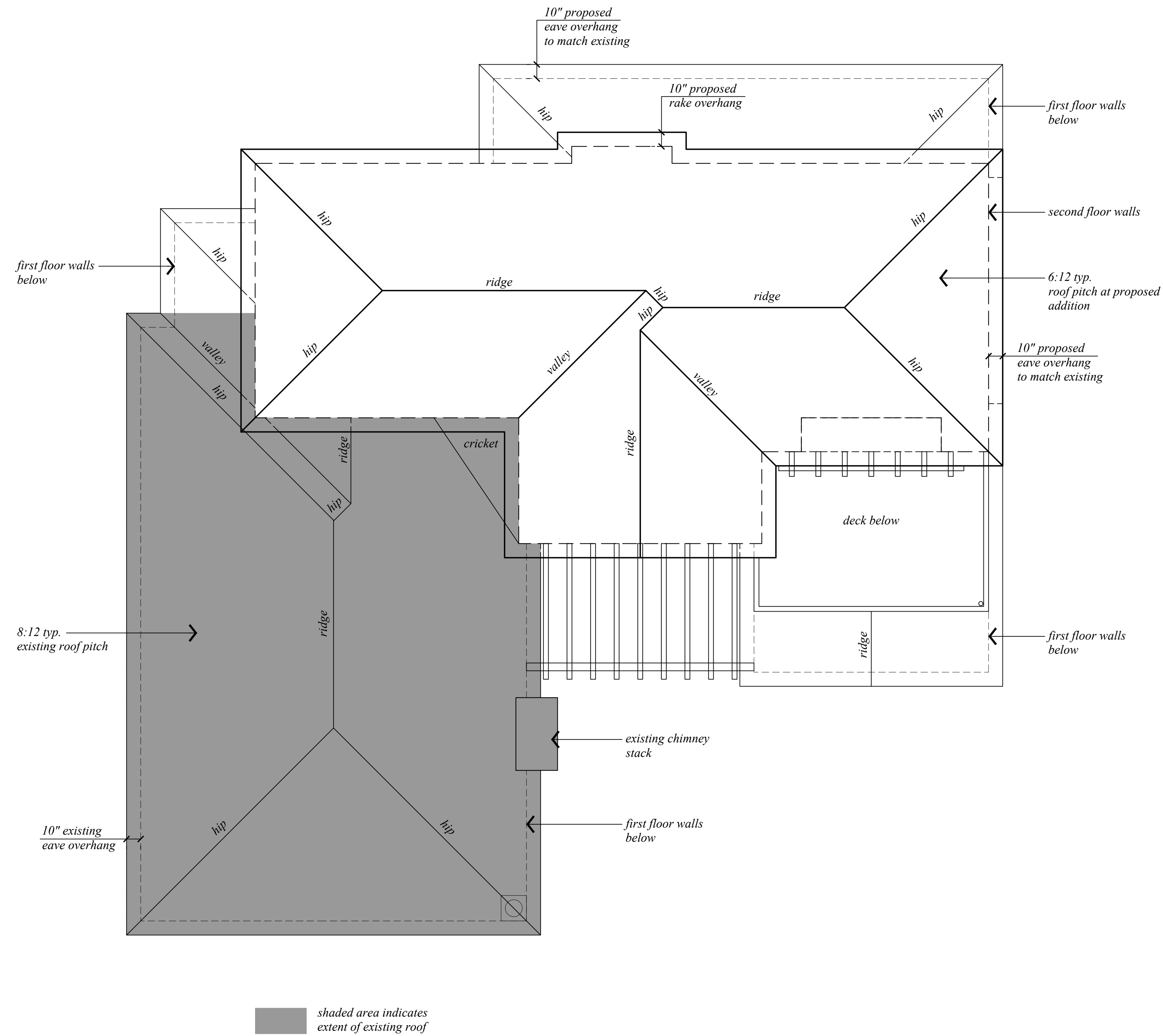
Pacific Grove, CA



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Preliminary Roof Plan

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

155 12TH STREET

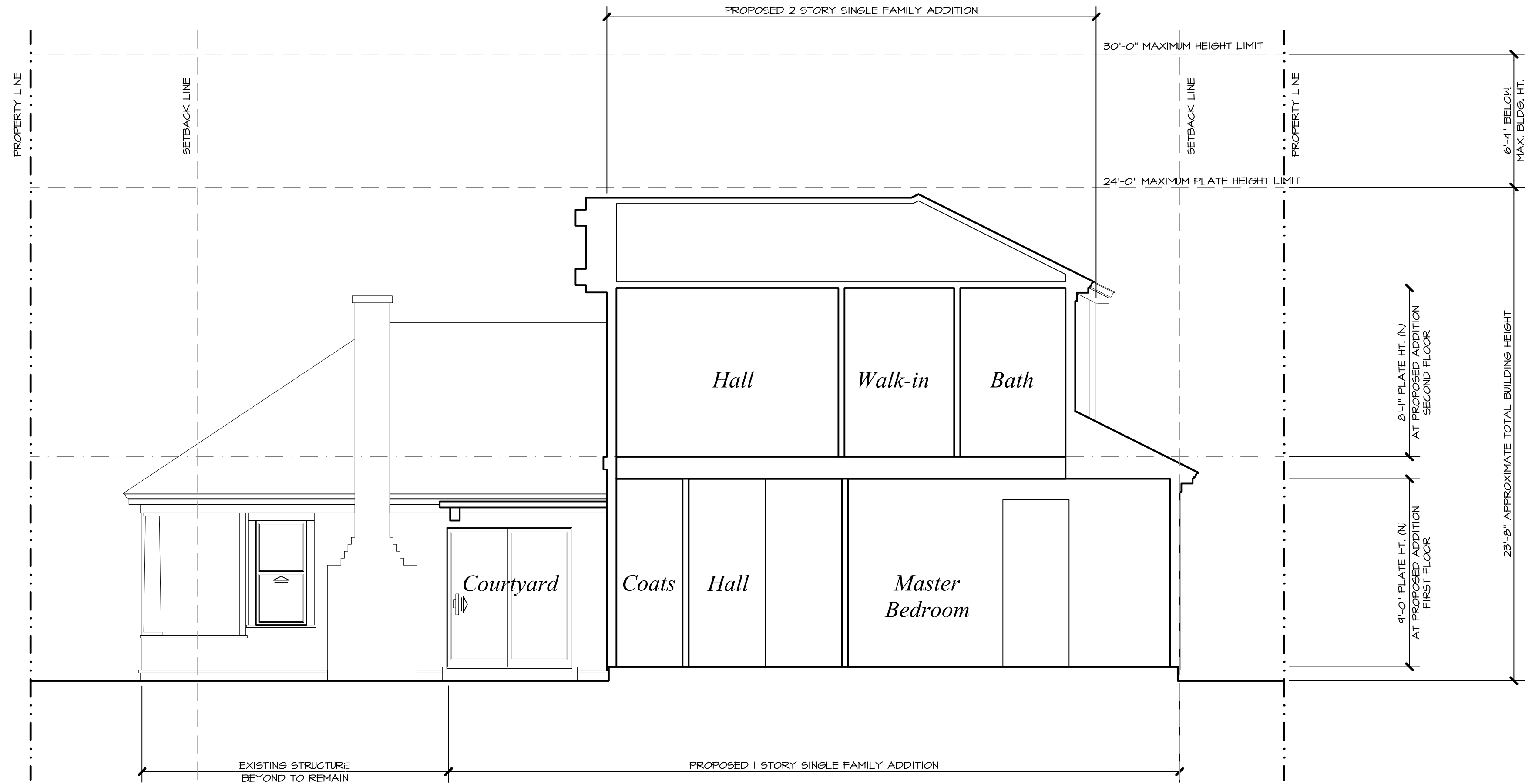
Pacific Grove, CA



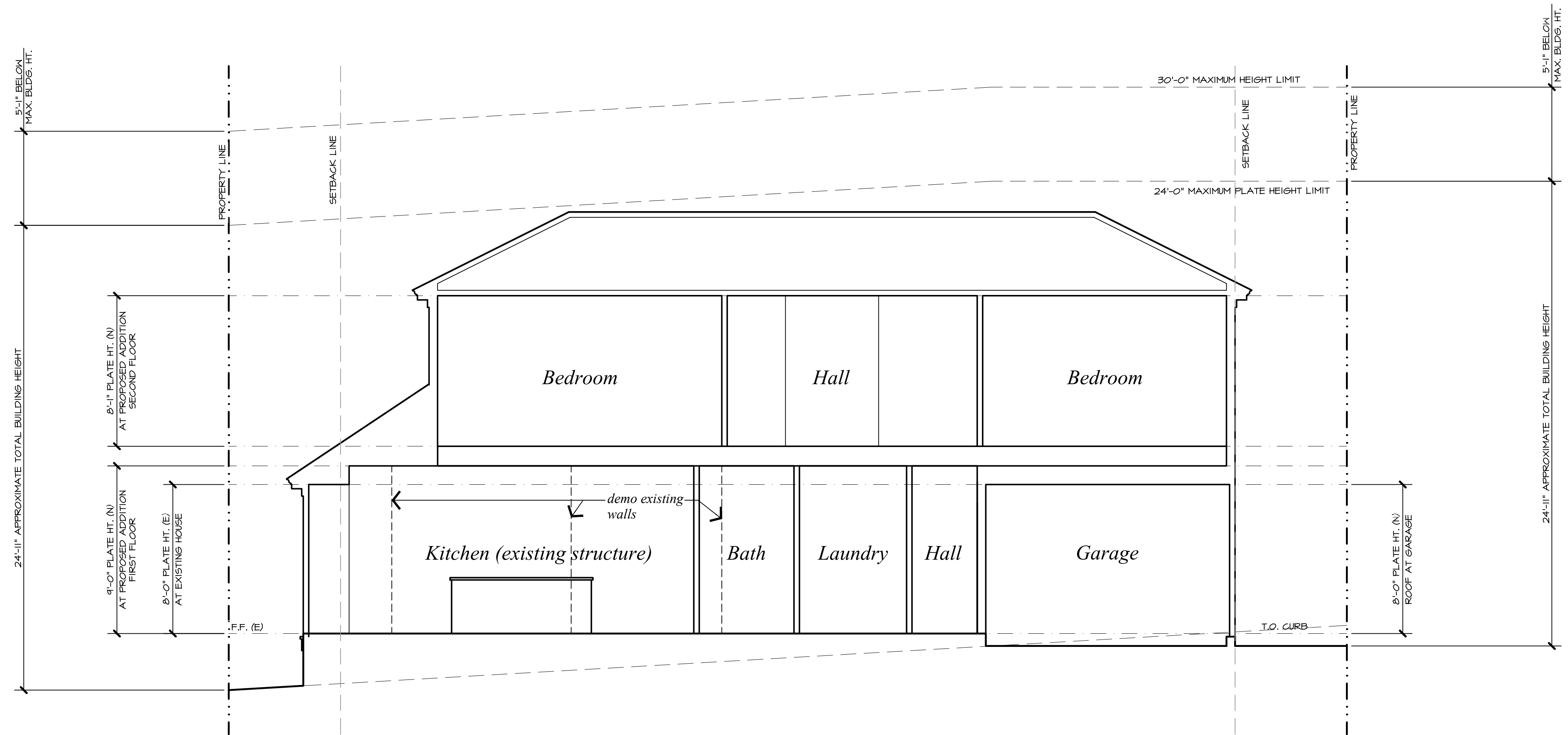
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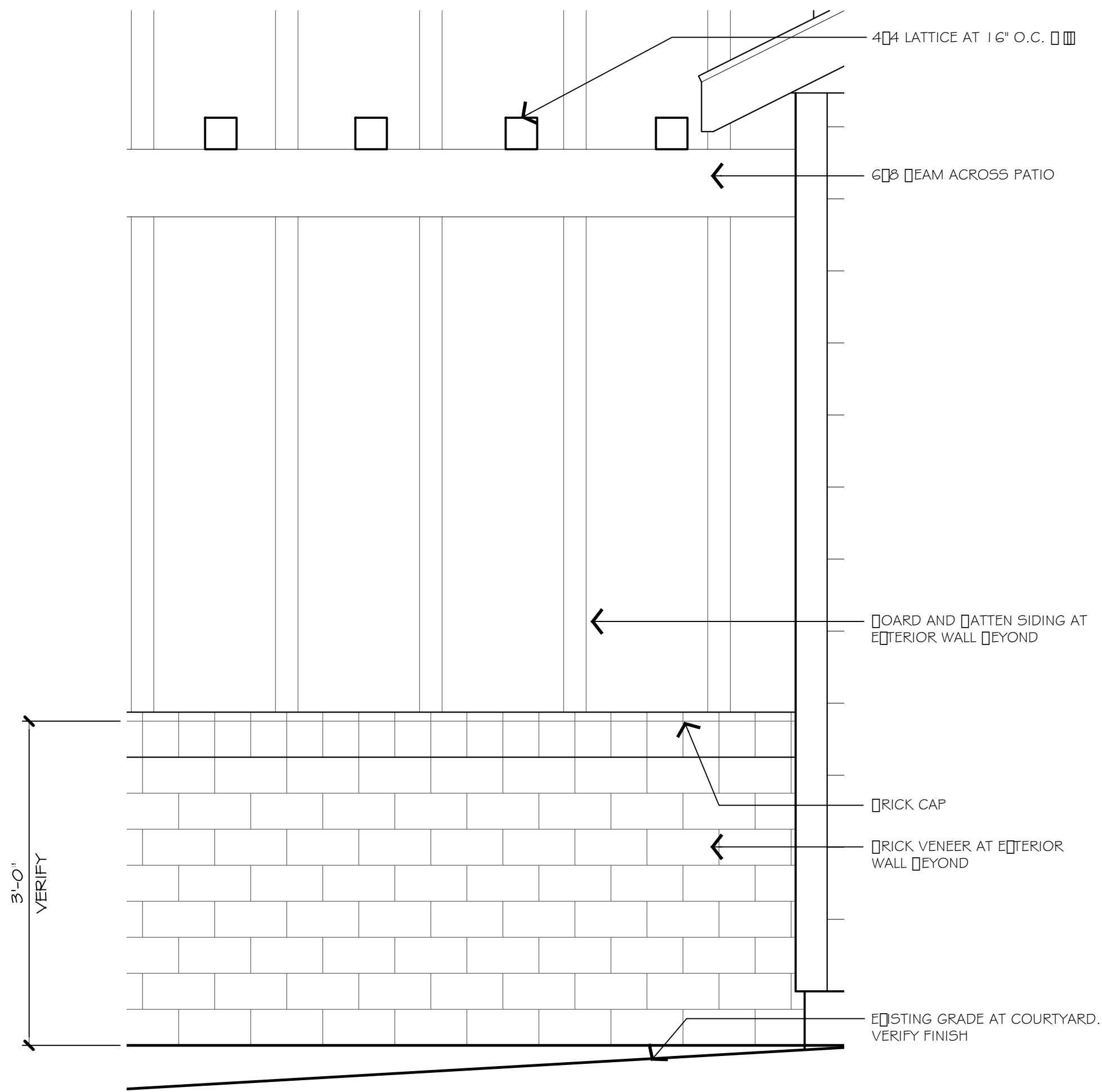
Site Section X-Y



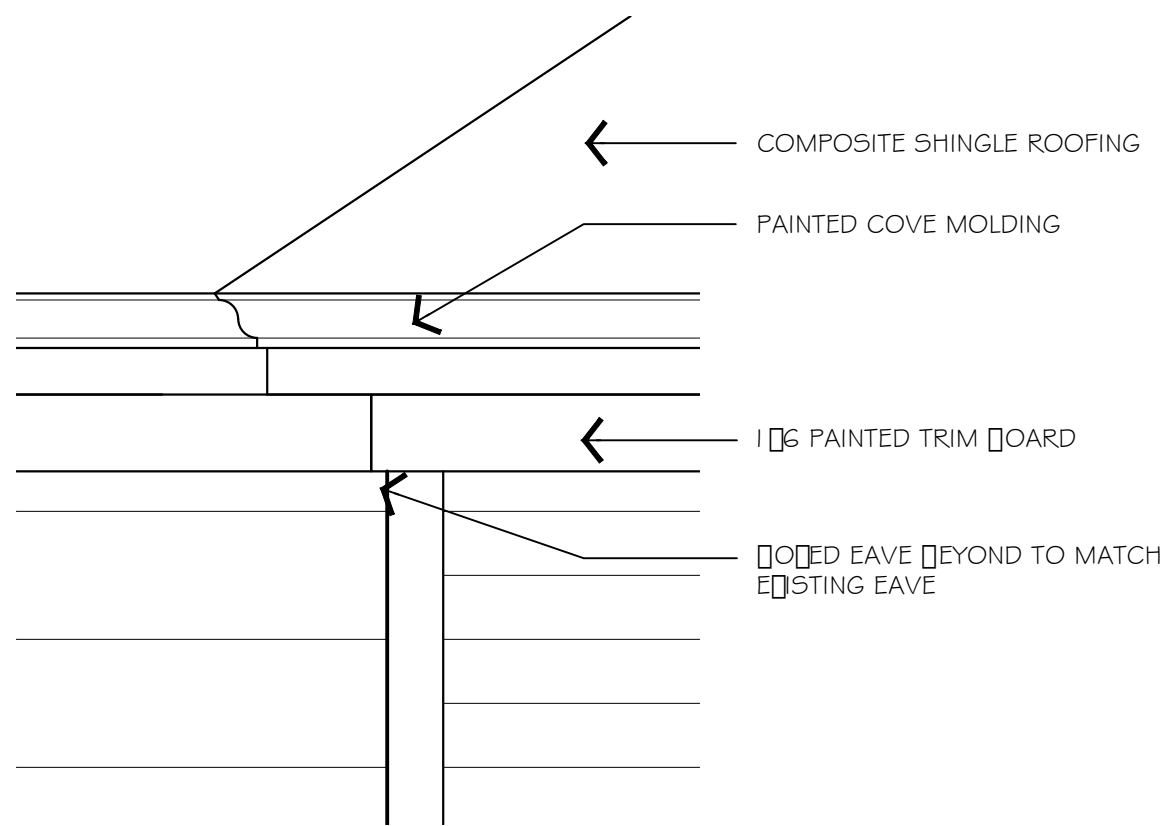
Site Section X-X

Sections  
SCALE: 1/4"=1'-0"  
155 12TH STREET  
Pacific Grove, CA

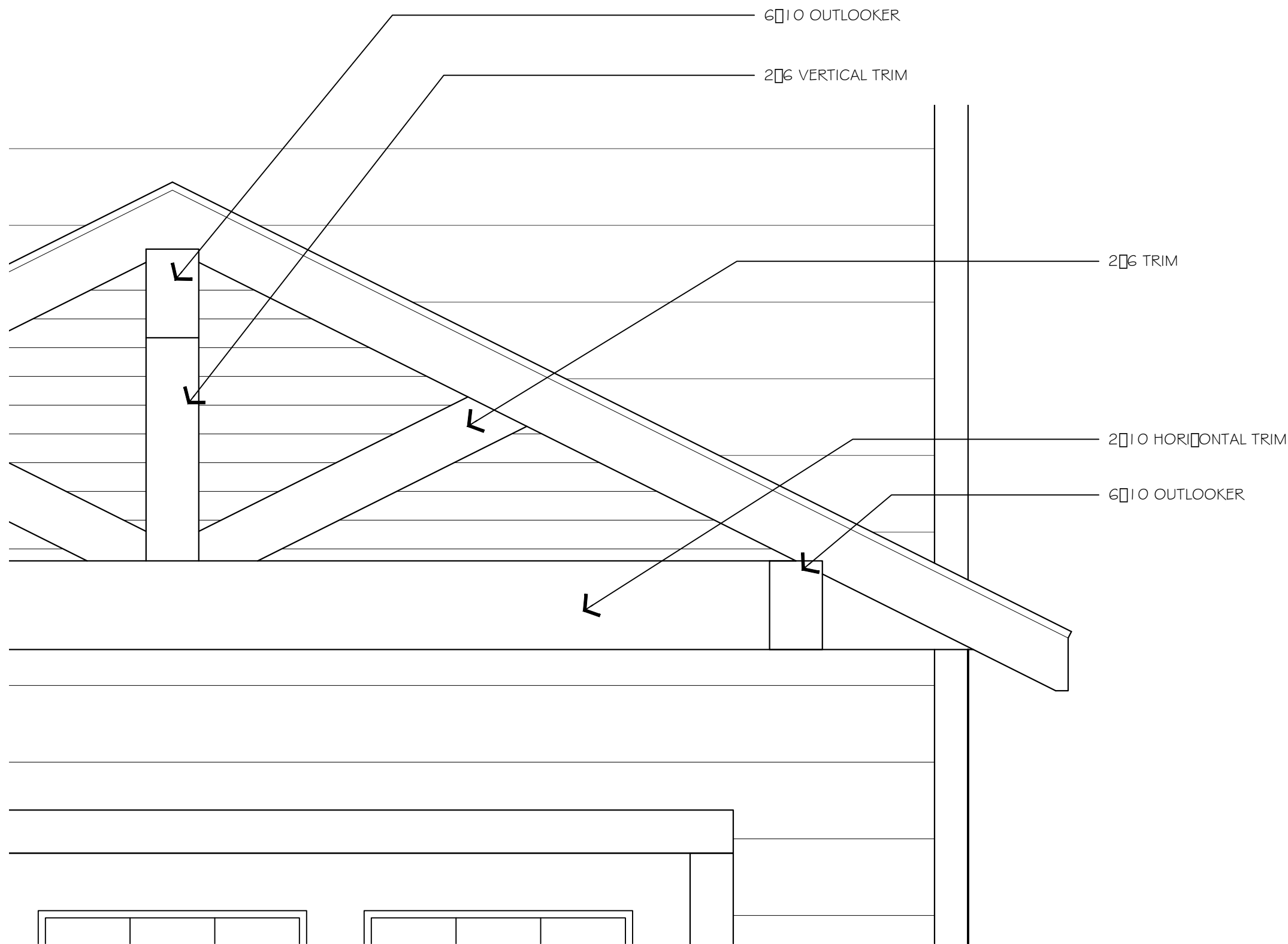




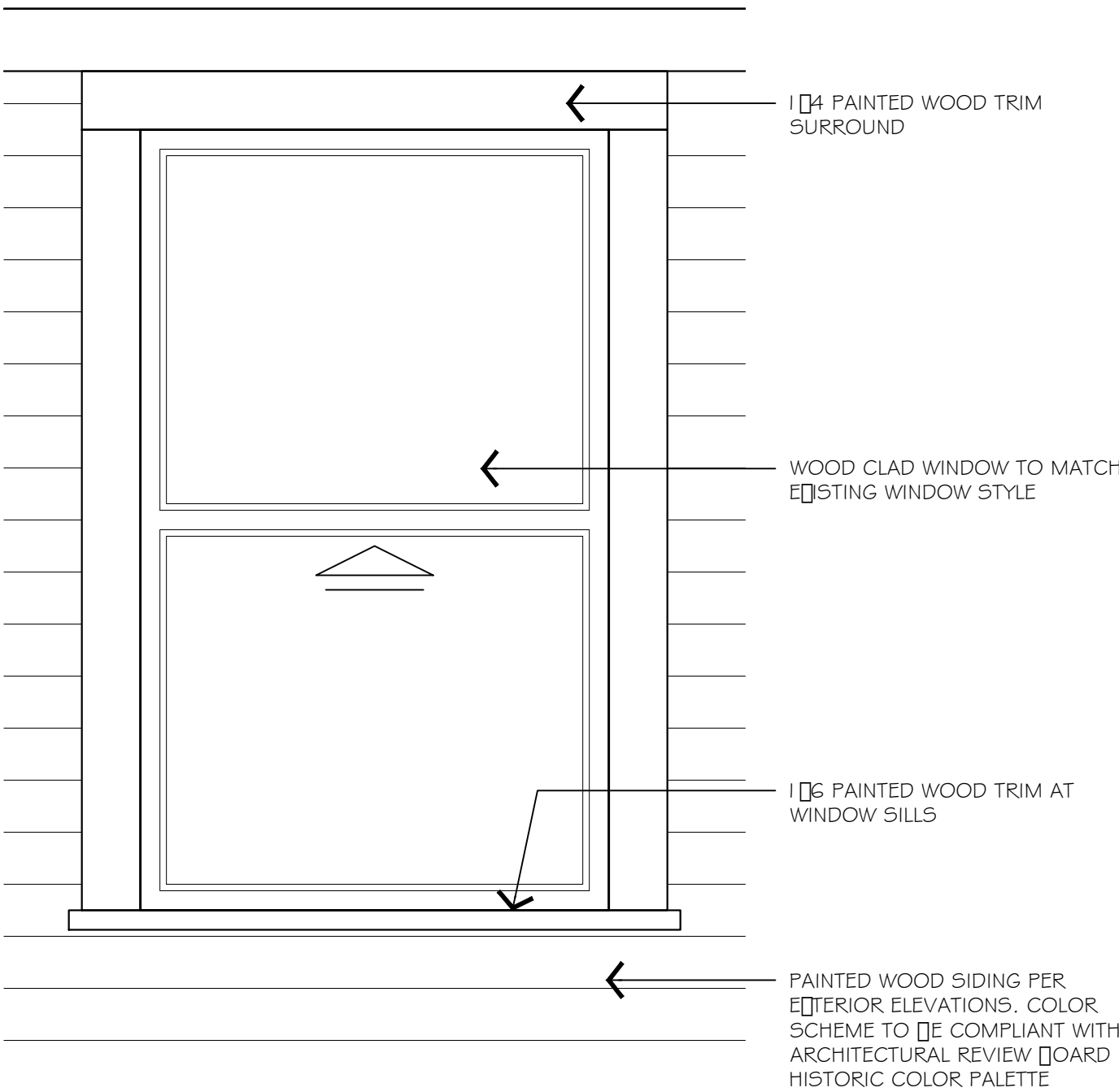
*Trellis at Courtyard*  
Scale: 1"=1'-0"



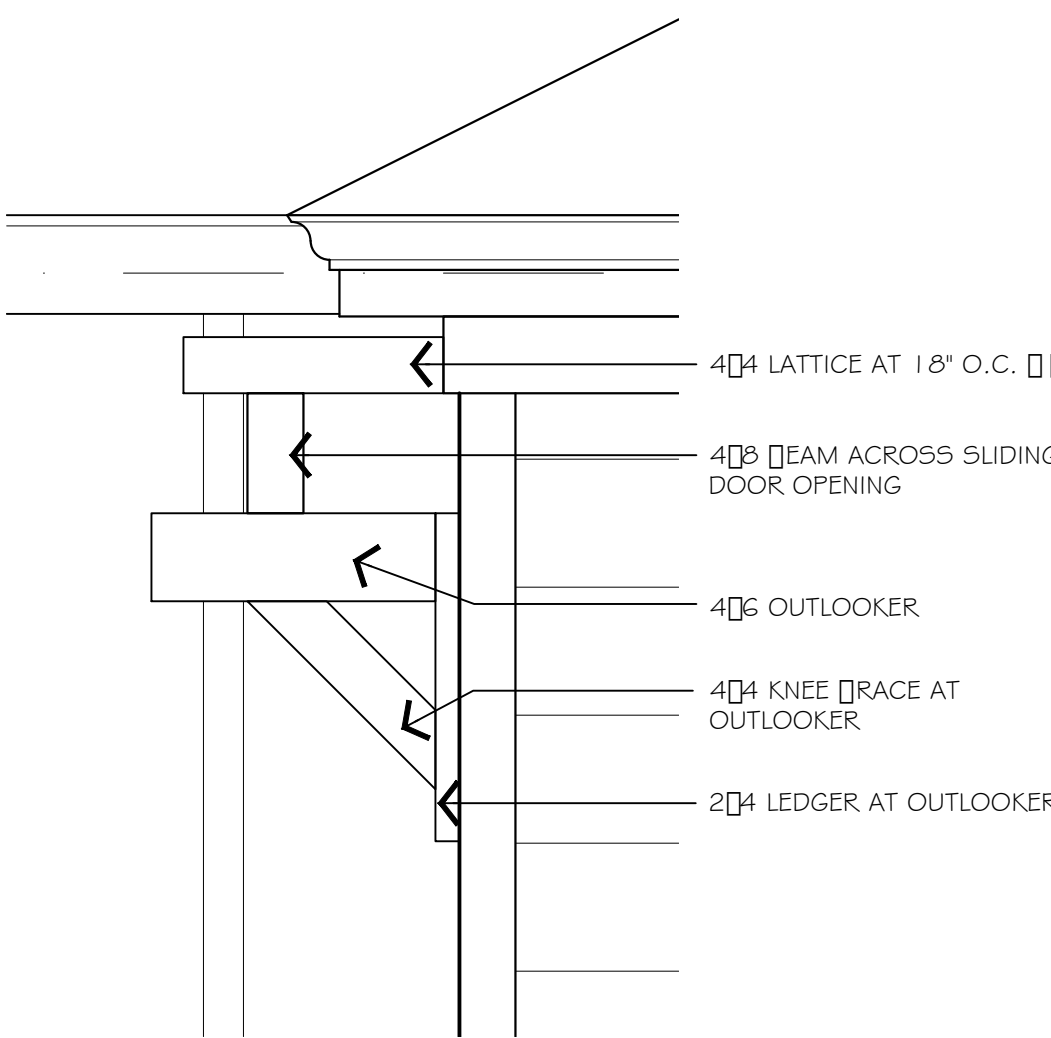
*Typical Eave*  
Scale: 1"=1'-0"



*Decorative Gable End at Garage*  
Scale: 1"=1'-0"



*Typical Door/Window Trim*  
Scale: 1"=1'-0"



*Trellis at Deck*  
Scale: 1"=1'-0"

*Preliminary Details*  
SCALE: 1"=1'-0"

**155 12TH STREET**  
Pacific Grove, CA



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Roofing:  
*CertainTeed-Landmark,  
Thunderstorm Gray*

Base Wainscot:  
*Dunn-Edwards,  
Loch Ness  
(DE5748)*

Existing House / Existing Siding:  
*Dunn-Edwards,  
Gray Flannel (DE6319)*

Board & Batt Siding:  
*Dunn-Edwards,  
Silver Setting  
(DE6359)*

Brick: *Coronado Stone,  
Authentic Clay Brick  
Urbanus Antique*

Horizontal Siding:  
*Dunn-Edwards,  
Crestline  
(DE6325)*

Accent / Window:  
*Jeld Wen, Premium  
Mesa Red  
(Garage door to match)*

Fascia / Trim / Trellis:  
*Dunn-Edwards,  
Whisper  
(DEW340)*

**Color Scheme: Coastal Cottage**

**155 12<sup>th</sup> Street Remodel**  
Fletcher Construction and Project Management

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