



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

**AGENDA REPORT**

**TO:** Members of the Architectural Review Board

**FROM:** Wendy Lao, Associate Planner

**MEETING DATE:** November 21, 2017

**SUBJECT:** Architectural Permit (AP), Variance Permit (VAR), and Tree Permit with Development (TPD) #17-972 to allow the demolition of a non-historic 740 square feet single-story single-family residence, to be replaced by a 2,681 gross square feet two-story single-family residence, with 1,640 square feet on the ground floor and 832 square feet on the second floor. The Variance Permit would allow one (1) covered parking space and one (1) uncovered parking space rather than two (2) covered parking spaces. The Tree Permit with Development would allow the removal of a Protected Tree (15 inch Holly Tree) at the front of the property to be replaced with a Coast Live Oak Tree at the rear of the property, and to allow trimming to a protected tree (30 inch Oak Tree) at the rear of the property.

**ADDRESS:** 108 20<sup>th</sup> Street (APN 006-143-021)

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

**APPLICANT:** Jeanne Byrne, FAIA, architect, on behalf of Robert May, property owner

**CEQA:** Categorical Exemption, Section 15303, Class 3

**RECOMMENDATION**

Receive report, hold public hearing, and recommend approval of AP VAR TPD #17-972 to the Planning Commission, with a condition of approval to reduce the gross floor area to a maximum of 2,700 square feet, per P.G.M.C. 23.26.060.

**BACKGROUND**

On November 15, 2017, Jeanne Byrne, architect, completed application for an Architectural Permit, Variance Permit, and Tree Permit with Development #17-972 for a 4,513 square feet lot located at 108 20<sup>th</sup> Street in Pacific Grove. The project seeks to demolish an existing 740 gross square feet single-story single-family residence, to be replaced with a 2-story 2,681 gross square feet single-family residence. The ground floor proposes 1,320 square feet of living space and a 320 square feet garage, and the second floor proposes 832 square feet of living space. The

project also seeks to demolish an accessory structure of approximately 80 square feet located at the rear of the property, to be replaced with a 178 square feet accessory structure.

The Variance Permit would allow relief for the parking requirements. The Pacific Grove Municipal Code Section 23.26.090 requires two (2) covered parking spaces. The applicant seeks to provide one (1) covered parking space and one (1) uncovered parking space, citing the irregular lot shape as a “special circumstance” which provides a challenging hardship.

The Tree Permit with Development would allow the removal of a Protected Tree, a 15 inch Holly Tree, at the front of the property. The applicant proposes to replant a Coast Live Oak Tree at the rear of the property. The Tree Permit with Development would also allow trimming to another Protected Tree, a 30 inch Oak Tree, at the rear of the property.

## **DISCUSSION**

### Zoning Code

The proposed development project is in conformance with all requirements of the R-3-PGR zone, with the exception of the gross floor area, which should be brought into compliance through a condition of approval. Another exception is the requirement of 2 covered parking spaces which requires the approval of a variance permit.

The project proposes a building coverage of 40%, which is within the allowable maximum building coverage of 50%, pursuant to P.G.M.C. § 23.26.050. The project proposes a site coverage of 48.8%, which is within the allowable maximum site coverage of 60%. The project proposes a gross floor area of 2,738 square feet, which exceeds the allowable maximum gross floor area of 2,700 square feet. A condition of approval will require the project to adhere to P.G.M.C. § 23.26.060 and reduce the gross floor area to the maximum allowed of 2,700 square feet, which includes the accessory structure per P.G.M.C. § 23.64.180.

The residence proposes a building height of 24 feet and 10 inches, which is within the allowable maximum height limit of 30 feet. P.G.M.C. § 23.26.070 requires a front yard setback of 8 feet, where 50% of the front of the building may have a setback of only 4 feet, and the project adheres to this regulation.

### Architecture Review Guidelines:

Staff has reviewed the proposed project. The project proposal appears to adhere to multiple Architectural Review Guidelines, yet may be in conflict with others.

The project proposal appears to adhere to the following guidelines, including but not limited to:

*Guideline #1: The mass and height of a new building should blend well with neighboring structures and not overwhelm them with disproportionate size or a design that is out of character.*

The property is surrounded by multiple 2-story residences, so the building appears to blend well with the neighboring structures. The second floor of the proposed project is smaller than the ground floor, which helps to prevent an overwhelming design.

*Guideline #23: A new structure should appear similar in scale to those seen as traditional in the neighborhood.*

The proposed 2-story residence is located adjacent to multiple 2-story residences, so the building appears to be similar in scale to those seen traditionally in the neighborhood.

*Guideline #33: Door and window proportions should relate to the scale and style of the building itself.*

The project proposes multiple windows that appear to be in proportion to the scale and style of the residence. There are no blank walls proposed for the residence.

The project proposal may conflict with the following guidelines:

*Guideline #5: Attempt to locate taller sections of buildings where they will not obstruct sunlight to adjacent yards, patios, or rooms.*

The neighbors at 155 Pacific Avenue have expressed an opinion that the proposed structure may obstruct sunlight to their yard. (Please see attachment for more information.) The second floor is approximately 50% of the ground floor gross square footage. The zoning code allows a building height of up to 30 feet, and many homes in the similar vicinity are of similar height.

*Guideline #6: Try to place new windows where they will respect privacy between properties.*

The neighbors at 155 Pacific Avenue have expressed an opinion that the proposed windows may impact their privacy. (Please see attachment for more information.) There are many options beyond relocating windows which could be employed to reduce the impact on privacy.

*Guideline #7: Attempt to preserve some portion of neighbors' views by carefully positioning or limiting the width, depth, or height of proposed building elements.*

The neighbors at 155 Pacific Avenue have expressed an opinion that the proposed project will impact their private views. Although private views are not protected through a regulation, it is a design consideration in the Architectural Review Guidelines. (Please see attachment for more information.)

Tree Permit with Development:

*Guideline #14: Establish building setbacks from property lines that will respect natural features. The minimum required setbacks should be considered a starting point. In some cases, setbacks may need to be increased to ensure compatibility with surrounding... trees; Guideline #21: The design and siting of a dwelling should take into consideration all existing trees in order to avoid unneeded cutting and trimming.*

The project proposes to remove a Protected, non-native, 15-inch Holly Tree located in the front of the property, in order to accommodate the new structure. However, a replant of a native Coast Live Oak tree is proposed and is included as a condition of approval. The project also proposes to retain but trim multiple smaller branches of the existing 30-inch Oak tree at the rear of the property in order to accommodate the new structure.

Variance

The Variance Permit would allow relief for the parking requirements. The Pacific Grove Municipal Code Section 23.26.090 requires two (2) covered parking spaces. The applicant seeks to provide one (1) covered parking space and one (1) uncovered parking space, citing the irregular shaped lot as a “special circumstance” which provides a challenging hardship. In addition, the property is located within the California Coastal Commission’s Coastal Zone. The Local Coastal Program Land Use Plan Policy 3.1.1(3)(c) requires only 2 parking spaces, regardless of whether it is covered or uncovered.

Environmental Determination:

The project qualifies for a Class 3 exemption from CEQA requirements, pursuant to Guidelines 15303 – New Construction. 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 environment, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

**ATTACHMENTS**

- A. Permit Application
- B. Project Data Sheet
- C. Draft Permit
- D. Initial Historic Screening
- E. Arborist Report
- F. CEQA Documentation
- G. Public Comments
- H. Project Plans

RESPECTFULLY SUBMITTED:

*Wendy Lao*

\_\_\_\_\_  
Wendy Lao, Associate Planner

REVIEWED BY:

*Mark Brodeur*

\_\_\_\_\_  
Mark Brodeur, CEDD Director



# 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

Application # AP VAR Item 7b2

Date: 10/12/17

Total Fees: \$ 7,117.44

APPLICANT/OWNER:

**Project Address:** 108 20<sup>th</sup> St. **APN:** 006-143-021

**Project Description:** Remove (E) non-historic house; build 2 story (N) house  
Variance for one covered/one uncovered parking spaces.

**Tree Work?**  Yes  No

<u><b>Applicant</b></u>	<u><b>Owner</b></u>
<b>Name:</b> <u>Jeanne C. Byrne, FAIA</u>	<b>Name:</b> <u>ROBERT MAY</u>
<b>Phone:</b> <u>372-6585</u>	<b>Phone:</b> <u>408-386-1592</u>
<b>Email:</b> <u>jcbarchfaia@att.net</u>	<b>Email:</b> <u>rsmayfamily@att.net</u>
<b>Mailing Address:</b> <u>591 Lighthouse Ave #15 P.G. 93950</u>	<b>Mailing Address:</b> <u>20301 Chateau Dr Saratoga CA 95070</u>

PLANNING STAFF USE ONLY:

**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 checked="" 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: _____

<b>CEQA Determination:</b>	<b>Review Authority:</b>	<b>Active Permits:</b>	<b>Overlay Zones:</b>
<input type="checkbox"/> Exempt	<input type="checkbox"/> Staff	<input type="checkbox"/> Active Planning Permit	<input type="checkbox"/> Butterfly Zone
<input type="checkbox"/> Initial Study & Mitigated Negative Declaration	<input type="checkbox"/> ZA	<input type="checkbox"/> Active Building Permit	<input checked="" type="checkbox"/> Coastal Zone
<input type="checkbox"/> Environmental Impact Report	<input type="checkbox"/> SPRC	<input type="checkbox"/> Active Code Violation	<input checked="" type="checkbox"/> Area of Special Biological Significance (ASBS)
	<input checked="" type="checkbox"/> ARB	Permit #: _____	<input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)

**Property Information**

Lot: \_\_\_\_\_ Block: \_\_\_\_\_ Tract: Vol 14 Sur 172 PG

ZC: R-3-P&R GP: HD 2a Pac Lot Size: 4,600 SF

Historic Resources Inventory  Archaeologically Sensitive Area

**Staff Use Only:**

Received by: WL **RECEIVED** **PAID** 7,117.44

Assigned to: \_\_\_\_\_ **CITY OF PACIFIC GROVE** **COMMUNITY DEV DEPT** 10-12-17

**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:** Jeanne C. Byrne **Date:** 10-12-17

**Owner Signature (Required):** [Signature] **Date:** 10/12/17

Request denied Development



**CITY OF PACIFIC GROVE**  
Community & Economic Development Department – Planning Division  
300 Forest Avenue, Pacific Grove, CA 93950  
Tel: 831.648.3183 • Fax: 831.648.3184 • [www.cityofpacificgrove.org/cdd](http://www.cityofpacificgrove.org/cdd)  
**Permit & Request Application**  
**for Tree Permit (TP)**

Post: \_\_\_\_\_ Item 7b  
Pull: \_\_\_\_\_  
Replant: \_\_\_\_\_  
Tree Health: \_\_\_\_\_  
Arborist Report Required: \_\_\_\_\_  
App.#: 17-0378  
Fee: \_\_\_\_\_

**PAID**

27.00  
10-10-17

Tree Inspection Liability Disclosure: The City shall not be responsible for any damage to property or persons caused by, or related to, trees located on private property. It is the owner's responsibility to maintain all trees on their property in a reasonable and safe manner, and any inspection performed by the City is a limited advisory assessment only. For a more thorough inspection, the owner should contact a certified arborist. All tree work within the City of Pacific Grove requires an application to be on file. A permit will be issued based on the City of Pacific Grove Tree Ordinance 12.20.040 Pruning and Removal of Protected trees.

**Property Address:** 108 20th Street

Owner: Robert May Applicant: \_\_\_\_\_  
Phone: 408 386 1592 Phone: \_\_\_\_\_  
E-mail: rsmayfamily@ATT.net E-mail: \_\_\_\_\_  
Tree # \_\_\_\_\_ Type/Species Holly Requested Action: (trim, remove) remove

\*Attach additional sheets if required for above listings.  Trimming less than 25% of tree OR branches are less than 6"  Dead Tree

Reason for Request (Please provide brief description. Details may follow in the report)  
Remove non-native tree  
OCT 10 2017  
CITY OF PACIFIC GROVE

Is there an active Planning/Building permit for this property?  Yes  No

- The following conditions must be met prior to any tree removal or trimming:
1. NO WORK IS PERMITTED until you have picked up and paid the application fee for an approved permit for tree work.
  2. A live tree request for removal requires an arborist report and tree hazard evaluation form completed by a Certified Arborist and submitted with this application.
  3. All tree work activity shall comply with the provisions of the PGMCA Title 12, Trees and the Urban Forest.
  4. A site plan must accompany the application showing the location of the trees to be worked on and the location of replants.
  5. Substantial Pruning or Removal of any Protected Tree requires a permit except in an Emergency, in compliance with PGMCA 12.20.040
  6. All trees to be removed must be marked with a bright ribbon around the trunk of the tree.
  7. After the permits have been received and processed, the City Arborist will do a site visit and post the permit at the job site for 10 working days.
  8. Any protected tree removed must be replaced with a 1:1 ratio of species approved by the City Arborist within 60 days of removal.
  9. Permits expire 60 days after its effective date. The City Arborist may grant up to one extension not to exceed 30 days.
- \*This list is not comprehensive of all conditions that may be required for tree removal and trimming work.  
This particular tree permit is Exempt - CEQA Exemption Class 4s.15304 Minor Alterations to Land.

I request to pay in lieu fees (\$735/tree) in place of replanting \_\_\_\_\_ trees, in the amount of \$ \_\_\_\_\_  
\*Request will be approved or denied by the City Arborist

I have read and agree with the conditions of this application and hereby grant permission for City Personnel to inspect the trees on my property.

I, Robert May (Owner Name) authorize Jeanne Byrne (Agent Name) to represent me in the application and processing of this permit.

Owner Signature \_\_\_\_\_ Date 10-10-17



# CITY OF PACIFIC GROVE

Community & Economic Development Department – Planning Division

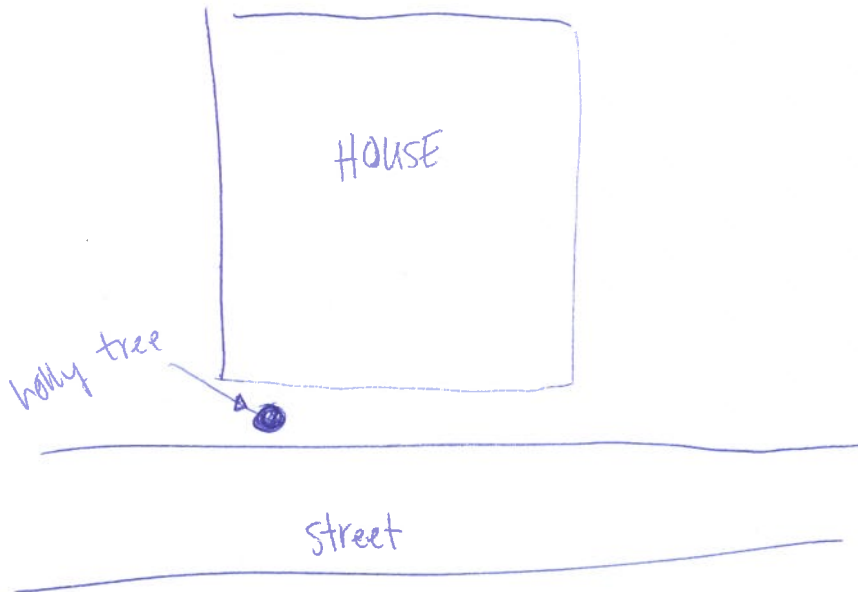
300 Forest Avenue, Pacific Grove, CA 93950

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Permit & Request Application for Tree Permit (TP)

App#: 17-0215 Item 7b

**Please draw a Site Plan on this page indicating where the trees(s) is located on the property.**





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## Permit & Request Application for Tree Permit (TP)

Post: \_\_\_\_\_  
 Pull: \_\_\_\_\_  
 Replant: 1:1  
 Tree Health: FAIR  
 Arborist Report Required: yes  
 App #: TPD 17-0437  
 Fee: \_\_\_\_\_

**\$ PAID**  
275.00 11-15-17

Tree Inspection Liability Disclosure: The City shall not be responsible for any damage to property or persons caused by, or related to, trees located on private property. It is the owner's responsibility to maintain all trees on their property in a reasonable and safe manner, and any inspection performed by the City is a limited advisory assessment only. For a more thorough inspection, the owner should contact a certified arborist.

All tree work within the City of Pacific Grove requires an application to be on file.

A permit will be issued based on the City of Pacific Grove Tree Ordinance 12.20.040 Pruning and Removal of Protected trees.

**Property Address:** 108 20th Street

RECEIVED

Owner: Robert May Applicant: \_\_\_\_\_

Phone: 408 386 1592 Phone: \_\_\_\_\_

E-mail: rsmayfamily@att.net E-mail: \_\_\_\_\_

Tree #	Type/Species	Requested Action: (trim, remove)
<u>1</u>	<u>Holly</u>	<u>remove</u>

CITY OF PACIFIC GROVE  
COMMUNITY DEV DEPT

\*Attach additional sheets if required for above listings.  Trimming less than 25% of tree OR branches are less than 6"  Dead Tree

Reason for Request (Please provide brief description. Details may follow in the report)  
remove non-native tree

Is there an active Planning/Building permit for this property?  Yes  No

- The following conditions must be met prior to any tree removal or trimming:**
- NO WORK IS PERMITTED** until you have picked up and paid the application fee for an approved permit for tree work.
  - A live tree request for removal requires an arborist report and tree hazard evaluation form completed by a Certified Arborist and submitted with this application.
  - All tree work activity shall comply with the provisions of the PGMC Title 12, Trees and the Urban Forest.
  - A site plan must accompany the application showing the location of the trees to be worked on and the location of replants.
  - Substantial Pruning or Removal of any Protected Tree requires a permit except in an Emergency, in compliance with PGMC 12.20.040
  - All trees to be removed must be marked with a bright ribbon around the trunk of the tree.
  - After the permits have been received and processed, the City Arborist will do a site visit and post the permit at the job site for 10 working days.
  - Any protected tree removed must be replaced with a 1:1 ratio of species approved by the City Arborist within 60 days of removal.
  - Permits expire 60 days after its effective date. The City Arborist may grant up to one extension not to exceed 30 days.
- \*This list is not comprehensive of all conditions that may be required for tree removal and trimming work.  
 This particular tree permit is Exempt - CEQA Exemption Class 4s.15304 Minor Alterations to Land.

I request to pay in lieu fees (\$735/tree) in place of replanting \_\_\_\_\_ trees, in the amount of \$ \_\_\_\_\_.  
\*Request will be approved or denied by the City Arborist

I have read and agree with the conditions of this application and hereby grant permission for City Personnel to inspect the trees on my property.

I, \_\_\_\_\_ authorize \_\_\_\_\_ to represent me in the application and processing of this permit.  
(Owner Name) (Agent Name)

Owner Signature \_\_\_\_\_ Date 11-15-17





# CITY OF PACIFIC GROVE

Community & Economic Development Department – Planning Division

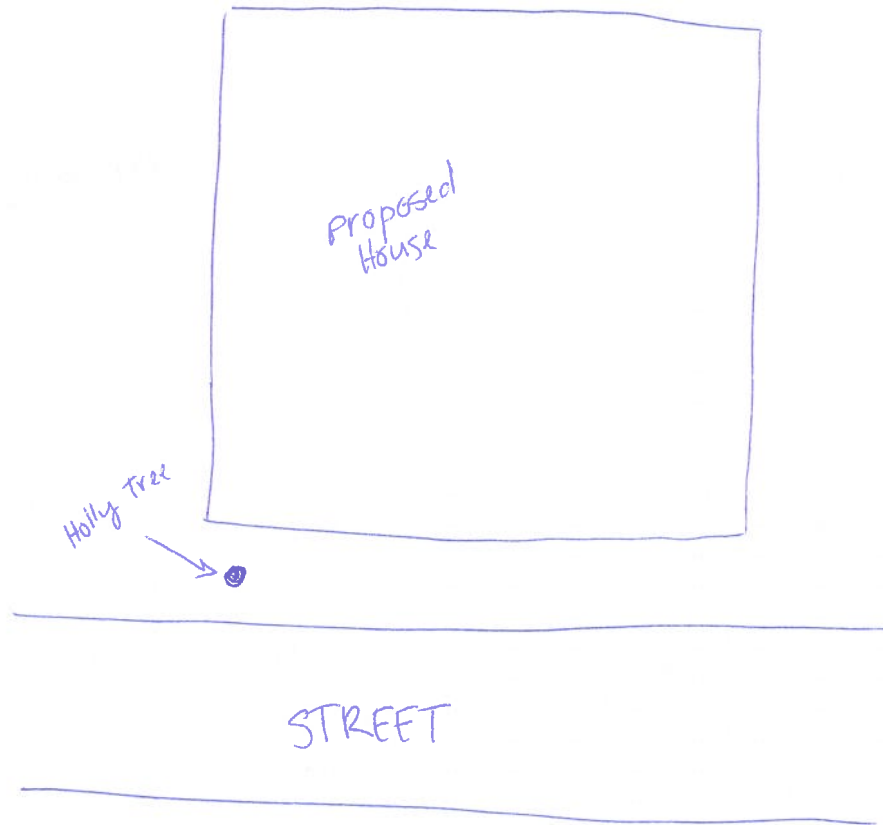
300 Forest Avenue, Pacific Grove, CA 93950

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Permit & Request Application for Tree Permit (TP)

Item 7b  
App#: TPD 17-0437

**Please draw a Site Plan on this page indicating where the trees(s) is located on the property.**





TREE EVALUATION FINDINGS

PGMC 12-16

Post:
Pull: Item 7b
App.#: 17-0437
For Use By Staff Only

Development

Public Hearing Required? Yes [ ] No [X] Bond Required? Yes [ ] No [X] \$

HRC [ ] ARB [ ] PC [ ] BNRC [ ] CC [ ]

Tree # 1 Species Holly DBH: 15" HT: 20' Live Crown Ratio 50%

Site Address 108 20th Private X Public Utility Company

Action Requested: Remove [X] Trim/Prune [ ] Target: Building [X] Parking [ ] Traffic [ ] Recreation [ ] Landscape [ ] Utility lines [ ]

Living Foliage: Yes [X] No [ ]

Prune: Remove Limb/s [ ] Crown Clean [ ] Raise canopy [ ] Crown Reduction [ ]

Remove tree: Yes [X] No [ ] Replant: Yes [X] No [ ]

Tree # Species DBH: HT: Live Crown Ratio %

Site Address Private Public Utility Company

Action Requested: Remove [ ] Trim/Prune [ ] Target: Building [ ] Parking [ ] Traffic [ ] Recreation [ ] Landscape [ ] Utility lines [ ]

Living Foliage: Yes [ ] No [ ]

Prune: Remove Limb/s [ ] Crown Clean [ ] Raise canopy [ ] Crown Reduction [ ]

Remove tree: Yes [ ] No [ ] Replant: Yes [ ] No [ ]

Tree # Species DBH: HT: Live Crown Ratio %

Site Address Private Public Utility Company

Action Requested: Remove [ ] Trim/Prune [ ] Target: Building [ ] Parking [ ] Traffic [ ] Recreation [ ] Landscape [ ] Utility lines [ ]

Living Foliage: Yes [ ] No [ ]

Prune: Remove Limb/s [ ] Crown Clean [ ] Raise canopy [ ] Crown Reduction [ ]

Remove tree: Yes [ ] No [ ] Replant: Yes [ ] No [ ]

Tree # Species DBH: HT: Live Crown Ratio %

Site Address Private Public Utility Company

Action Requested: Remove [ ] Trim/Prune [ ] Target: Building [ ] Parking [ ] Traffic [ ] Recreation [ ] Landscape [ ] Utility lines [ ]

Living Foliage: Yes [ ] No [ ]

Prune: Remove Limb/s [ ] Crown Clean [ ] Raise canopy [ ] Crown Reduction [ ]

Remove tree: Yes [ ] No [ ] Replant: Yes [ ] No [ ]

Replant Requirements

Table with 4 columns: Quantity, Tree Type, Size, Location. Row 1: 1, lower canopy, 5 gallon, on site.

Authorized Signature: Albert Cruz Date: 11-10-17
Print Name and Title: Albert Cruz City Arborist

In lieu fee of \$ is approved representing trees
I have complied with this permit and have planted the species and quantities in locations as indicated above.
I have paid my in lieu fee of \$ to the City of Pacific Grove Tree Fund.
Signature of owner / agent Date
1/13 form updated

PROJECT DATA SHEET

Project Address: 108 20TH STREET

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

Applicant(s): JEANNE C. BYRNE, FAIA

Permit Type(s) & No(s): \_\_\_\_\_

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-3-PGR			
Building Site Area	4513			
Density (multi-family projects only)				
Building Coverage	2076	740	1819	
Site Coverage	2863	1158	2049	
Gross Floor Area	2733	740	2681	
Square Footage not counted towards Gross Floor Area				
Impervious Surface Area Created and/or Replaced		418 (E) REMOVE	336 (N)	ADJUSTED PAVING COVERAGE
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	_____	___ft___%	REMOVE (E) HOUSE
Exterior Lateral Wall Length to be built	_____	_____	Ø	
Building Height	30'	15'	24' 10"	
Number of stories	3	1	2	
Front Setback	8'	8'	8'	
<u>NORTH</u> Side Setback (specify side)	107% = 5' 10"	14' 2"	5' 0"	
<u>SOUTH</u> Side Setback (specify side)	107% = 5' 10"	23'	5' 8"	
Rear Setback	8'	40' 5"	40'	
Garage Door Setback	20'		20'	
Covered Parking Spaces	2		1	
Uncovered Parking Spaces	Ø		1	
Parking Space Size (Interior measurement)	9' x 20'		13' x 21'	
Number of Driveways	1		1	
Driveway Width(s)	< 40% = 23'		10'	
Back-up Distance			20'	
Eave Projection (Into Setback)	3' maximum		2'	
Distances Between Eaves & Property Lines	3' minimum		3' 3"	
Open Porch/Deck Projections			4	front entry porch
Architectural Feature Projections			4	front entry
Number & Category of Accessory Buildings			1	REAR SHED
Accessory Building Setbacks			Rear: 8' Side: 5'	
Distance between Buildings			26'	
Accessory Building Heights			11'	
Fence Heights				

\*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

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300 Forest Avenue, Pacific Grove, CA 93950

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**ARCHITECTURAL PERMIT  
&  
VARIANCE PERMIT  
&  
TREE PERMIT WITH DEVELOPMENT  
NO. 17-972**

**FOR A PROPERTY LOCATED AT 108 20<sup>TH</sup> STREET TO ALLOW THE DEMOLITION OF A 740 SQUARE FEET SINGLE-STORY SINGLE-FAMILY RESIDENCE, TO BE REPLACED BY A 2,681 GROSS SQUARE FEET TWO-STORY SINGLE-FAMILY RESIDENCE, WITH 1,640 SQUARE FEET ON THE FIRST FLOOR AND 832 SQUARE FEET ON THE SECOND FLOOR. THE VARIANCE PERMIT WOULD ALLOW ONE (1) COVERED AND ONE (1) UNCOVERED PARKING SPACES RATHER THAN TWO (2) COVERED PARKING SPACES. THE TREE PERMIT WITH DEVELOPMENT WOULD ALLOW THE REMOVAL OF A PROTECTED TREE (14 INCH HOLLY) TO BE REPLACED WITH A COAST LIVE OAK TREE AT THE REAR OF THE PROPERTY, AND TO ALLOW PRUNING TO A PROTECTED TREE (30 INCH OAK TREE) AT THE REAR OF THE PROPERTY.**

### FACTS

1. The subject site is located at 108 20<sup>th</sup> Street, Pacific Grove, 93950 (APN 006-143-021)
2. The subject site has a designation of up to High Density on the adopted City of Pacific Grove General Plan Land Use Map.
3. The subject site is located in the R-3-PGR zoning district.
4. The subject site is a 4,513 square feet semi-irregular shaped interior lot.
5. The subject site is developed with a single family dwelling of 740 square feet, and an accessory structure of 80 square feet.
6. The subject residence was built in 1922, and is not on the City's Historic Resources Inventory.
7. The subject site is located in the Area of Special Biological Significance Watershed.
8. The subject site is located in the Coastal Zone.
9. The Local Coastal Program's Land Use Plan Section 3.1.1(3) requires two (2) parking spaces, while the Pacific Grove Municipal Code Section 23.26.090 requires two (2) covered parking spaces.
10. All Coast Live Oak trees, six (6) inches or greater in trunk diameter when measured at 54 inches above grade, are considered Protected Trees pursuant to P.G.M.C. 12.20.020(a)(1), including the 30 inch Coast Live Oak tree.
11. Any tree on private property, regardless of species, 12 inches or greater in trunk diameter when measured at 54 inches above grade, is a Protected Tree pursuant to P.G.M.C. 12.20.020(a)(2), including the 15 inch Holly Tree.
12. This project has been determined to be CEQA Exempt under CEQA Guidelines 15301/15303.

### FINDINGS

1. The Historic Resources Committee reviewed an Initial Historic Screening on May 24, 2017, and determined the property to be ineligible as a historical resource because the property does not exhibit unique architectural, site or locational characteristics, and;
2. The proposed development will meet the development regulations set forth in the R-3-PGR zoning district including setbacks and height requirements, with the exception of providing one (1) covered, one (1) uncovered parking spaces rather than two (2) covered parking spaces, 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, 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, and;
5. There are exceptional or extraordinary circumstances or conditions applying to the land, buildings, or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings, and/or uses in the same zoning district, and;
6. The granting of the variance is necessary for the preservation and enjoyment of substantial property rights of the petitioner, and;
7. The granting of the variance will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

#### PERMIT

Architectural Permit, Variance Permit, and Tree Permit With Development No. 17-972.

#### CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. **Conformance to Plans.** Development of the site shall conform to approved plans for “New Single Family Residence for May” dated November 7, 2017, on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes.
6. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.
7. **Curbs and sidewalks.** Install curbs and sidewalks along all public street frontages.
8. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12

- 9. **Story Poles and Netting:** Following the 10 day appeal period all story poles and netting are required to be removed.
- 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.
- 12. **Tree Replant:** The replant tree to replace the removal of the Holly Tree shall be a Coast Live Oak of 5 gallons.
- 13. **Tree Trimming:** Tree trimming to the Oak Tree at the rear of the property shall be limited to branches less than 4 inches in diameter, and exceptions are allowed with the approval of the City Arborist. Canopy thinning shall not be allowed.
- 14. **Gross Floor Area:** Revised plans prior to the issuance of the building permit shall indicate that the gross floor area is reduced to a maximum of 2,700 square feet, per P.G.M.C. § 23.26.060.

**NOW, THEREFORE, BE IT RESOLVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE:**

- 1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
- 2. The Board authorizes Approval of AP VAR TPD 17-972.
- 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 Planning Commission of the City of Pacific Grove on the 7<sup>th</sup> day of December, 2017, by the following vote:

AYES: **XXX**

NOES: **XXX**

ABSENT: **XXX**

APPROVED:

\_\_\_\_\_  
William Fredrickson , 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.

\_\_\_\_\_  
Robert May, Property 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

## Initial Historic Screening Determination

Address: 108 20<sup>th</sup> St APN: 006-143-021-000  
 Owner: Bob and Susan May Applicant: Jeanne Byrne

### HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the May 24, 2017 HRC meeting, the Committee prepared the following Preliminary Determination of Ineligibility and forwarded the recommendation to the Community Development Director:

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

HRC Comments:

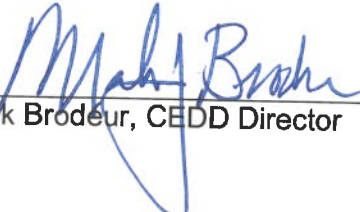
  
 \_\_\_\_\_  
 Maureen Mason, HRC Chair

5/24/17  
 \_\_\_\_\_  
 Date

### COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

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

- Made a determination of ineligibility, which will remain in effect for 10 years from the date of approval.
- Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment (DPR 523 Form) is required.

  
 \_\_\_\_\_  
 Mark Brodeur, CEDD Director

5/24/17  
 \_\_\_\_\_  
 Date

108 20<sup>th</sup> Street  
Pacific Grove, CA  
Tree Resource Assessment

Prepared for:

Bob and Susan May

Prepared by:

Frank Ono  
Urban Forester  
Member Society of American Foresters #48004  
ISA Certified Arborist #536  
1213 Miles Avenue  
Pacific Grove, CA 93950

November 13, 2017



Owner:

Bob and Susan May  
20301 Chateau Drive  
Saratoga, CA 95070

Architect:

Jeanne C. Byrne, FAIA  
591 Lighthouse Avenue  
Pacific Grove, CA 93950

Forester and Arborist

Frank Ono, Member SAF #48004, ISA Certified Arborist #536  
F.O. Consulting  
1213 Miles Ave  
Pacific Grove, CA 93950

**SUMMARY**

Development is proposed for this site known requiring excavation near trees on site. The project proposes approximately 2,200 square foot of development on a single-family dwelling. There is a planted Holly tree on the property as well as an existing native Oak tree; the trees are considered to be in poor or better condition both structurally and in health. Excavation and hardscape removal will be performed near an Oak in the rear yard and in particular diseased Holly tree in the front yard which will require removal. A tree assessment/arborist report has been prepared that identifies and addresses the affects that the project will have to the existing tree resources on site as well as a list of recommendations regarding trees on the project.

**INTRODUCTION**

This tree assessment/arborist report is prepared for Bob and Susan May, the owners of the property located at 108 20<sup>th</sup> Street in Pacific Grove by Frank Ono, Urban Forester and Certified Arborist (member Society of American Foresters #48004 and International Society of Arboriculture Certified Arborist #536) due to the proposed construction. The City of Pacific Grove Land Use Plan and City Zoning Ordinances identify native Coast Live Oak and trees over 8” in diameter as species requiring protection and special consideration for management.

## ASSIGNMENT/SCOPE OF PROJECT

To ensure protection of the tree resources on site, the property owners Bob and Susan May have requested an assessment of the trees in proximity to proposed development areas. The findings of the report are to be documented in an arborist report to work in conjunction with other conditions for approval of the building permit application. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure and preservation suitability for each tree within or adjacent (15 feet or less) to proposed development of trees greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed building site plans as provided by Jeanne C. Byrne, FAIA.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to a Tree Location/Preservation Map.
- Determine the quantity of trees affected by construction as defined by the City of Pacific Grove Zoning Ordinance; as well as mitigation requirements for those to be affected.
- Document findings in the form of a report as required by the City of Pacific Grove Planning Department.

## LIMITATIONS

This assignment is limited to the review of plans submitted to me November 6<sup>th</sup>, 2017 by Jeanne C. Byrne, FAIA to assess affects from potential construction to trees within or adjacent to construction activities. The assessment has been made of these plans specifically and no other plans were reviewed. Only minor grading and erosion details are discussed in this report as it relates to tree health. It is not the intent of this report to be a monetary valuation of the trees. In addition to an inspection of the property, F.O. Consulting relied on information provided in the preparation of this report (such as, surveys, property boundaries, and property ownership) and must reasonably rely on the accuracy of the information provided. F.O. Consulting shall not be responsible for another's means, methods, techniques, schedules, sequence or procedures, or for contractor safety or any other related programs; or for another's failure to complete the work in accordance with the plans and specifications.

## PURPOSE AND GOAL

This Tree Assessment/Arborist report is prepared for this parcel due to proposed construction activities located at 108 20<sup>th</sup> Street in Pacific Grove. The purpose of the assessment is to determine what, if any, of the trees will be affected by the proposed project. Oak trees and ornamental trees over 8” are considered protected trees as defined by the City of Pacific Grove Zoning Ordinances.

The goal of this report is to protect and maintain the Pacific Grove Urban forested resources through the adherence of development standards, which allow the protection, and maintenance of its forest resources. Furthermore it is the intended goal of this report to aid in planning to offset any potential effects of proposed development on the property while encouraging forest stability and sustainability, perpetuating the forested character of the property and the immediate vicinity.

## SITE DESCRIPTION

- 1) Assessor’s Parcel Number: 006-143-021-000.
- 2) Location: 108 20<sup>th</sup> Street, Pacific Grove CA 93950.
- 3) Parcel size: 4513 Sq. feet.
- 4) Existing Land Use: The parcel is zoned for residential use.
- 5) Slope: The parcel is mildly sloped. Slopes range from 2% to 5%.
- 6) Soils: The parcel is located on soils classified by the Monterey County Soils report as Baywood Sand 2-15% slopes soils. This is a gently sloping to rolling soil on stabilized sand dunes. Runoff is slow to medium, and the erosion hazard is slight to moderate. Permeability is rapid, and the available water capacity is 2.5 to 3 inches. Roots penetrate to a depth of more than 60 inches. If the vegetation cover is removed, the soil is subject to soil blowing and water erosion.
- 7) Vegetation Condition and Health: The vegetation on site is composed primarily of a native Coast Live Oak tree and a planted English Holly tree with planted non-native flowers and shrubs. The site is developed. The native Oak tree in the back yard is in fair condition with previous pruning events observed and root zone covered with an existing deck and trellis. The Holly tree in the front yard in is poor condition with a thinning crown, fused and included wood, poor branch architecture, and significant decay at the base of the tree symptomatic of Water mold fungus (*Phytophthora cinnamomi*) with dead bark and lesions at the root collar level.

## BACKGROUND

Assessment focuses on incorporation of the preliminary location of site improvements coupled with consideration for the general goals of site improvement desired of the landowner. Proposed improvements assessed included preserving trees to the greatest extent feasible, maintaining the view shed and general aesthetic quality of the area while complying with City of Pacific Grove Municipal Codes. The study of individual trees determined treatments necessary to complete the project and meet the goals of the landowner. Trees within and immediately adjacent proposed development area were located, measured, inspected, flagged and recorded. The assessment of each tree concluded with an opinion of whether the tree should be removed, or preserved, based on the extent and effect of construction activity to the short and long-term health of the tree. All meetings and field review were focused on the area immediately surrounding the proposed development.

## OBSERVATIONS/DISCUSSION

The following list includes observations made while on site, and summarizes details discussed during this stage of the planning process.

- The site is developed with an existing structure and parking area.
- There is one English Holly tree (#186) in the front yard of the property in poor condition proposed for removal. The tree's upper crown is thinning which is indicative of decay in the roots and stem, the base of the tree shows discoloration that appears to be a root fungus (*Phytophthora cinnamomi*). The proposed construction is also within the critical root zone of the tree which would necessitate its removal and replacement.
- There is a large Coast Live Oak tree in the backyard of the property which is to be retained. Tree #187 is a mature 30" Coast Live Oak located approximately 10 feet away from the existing structure. The tree is in fair condition and has been pruned away from the building in the past, no excavation is planned near the tree and it should be retained. There is a swelling on a large limb above the existing deck presumably from a previous pruning event, the limb does not appear to pose imminent risk but will require weight reduction at the ends of the branches which will also have the effect of clearing the tree from the proposed structure.

## CONCLUSION/PROJECT ASSESSMENT

This proposal to demolish and rebuild a single-family residence is planned to maintain the existing forested environment, allowing the forest to continue to exist and regenerate over time. One tree is proposed for removal on this site due to construction, the Holly tree in the front yard is in poor condition and will have its roots impacted by the proposed excavation. With the tree's condition and the potential impacts of construction it makes the tree a poor candidate for retention. In accordance with Chapter 6.6 Policy 3 and Program D of the City of Pacific Grove's General Plan:

POLICY 3: actively promote tree planting to maintain and renew the urban forest.

"The Local Coastal Program Land Use Plan calls for the City to undertake and implement a tree management program to maintain and enhance the Monterey pine and cypress stands within the city. LUP 2.3.6.1 calls for a complete inventory of the trees within the city's coastal zone to determine age, disease, and need for reforestation. The City intends to develop a citywide tree management program to include replacement plantings of Monterey pines, Monterey cypresses, and coast live oaks."

Program D: Encourage the restoration and maintenance of native plants.

The removal of a declining nonnative tree and replanting with a better suited healthy native Pine, Oak or Cypress tree would better suit the overall goals of the city's urban forest. The remaining Oak tree is expected to survive when properly protected and monitored.

### Short Term Affects

Site disturbance will occur during building construction. Short term site affects are confined to the construction envelope and immediate surroundings some trees may be trimmed and root systems reduced. The pruning of tree crowns above 30% and reduction of root area may have a short term effects on those trees treated, including a reduction of growth and potential limb dieback. The construction impacts on the Holly tree would destabilize the tree and has the potential to introduce even more disease into the roots of the tree. Additionally the tree would be growing under the proposed eave of the new house and be problematic in the future. The short term impacts to the Oak tree in the back yard can be minimized by thinning the limbs extending towards the proposed construction and maintaining proper tree protection fencing throughout the project.

### Long Term Affects

No significant long term affects to the forest ecosystem are anticipated as this is already a developed residential site. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long term. Whenever construction activities take place near trees, there is the potential for those trees to experience decline in the long term as well. The greatest attempt has been made to identify for removal those trees likely to experience decline.

## RECOMMENDATIONS

### Tree Pruning

It is to be understood that the pruning of the retained Oak tree may be expected for this site, especially near building construction areas. Pruning will include removing dead branches greater than 1” in diameter, thinning the crown to remove minor structural defects or disease, and clearance for new construction. The tree should be monitored on occasion for health and vigor after pruning. Should the health and vigor of the tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester.

Following construction, any above ground tree pruning/trimming should be delayed until one year after completion of construction. Following construction, a qualified arborist should monitor trees adjacent to the improvements area and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

### Tree Protection

Prior to the commencement of construction activities:

- Trees located adjacent to construction areas shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials.
- Fencing shall consist of chain link, snowdrift, plastic mesh, hay bales, or field fence. Existing fencing may also be used.
- Fencing must not be to be attached to the tree. It shall be free standing or self-supporting so as not to damage trees. Fencing shall be rigidly supported and shall stand a minimum of height of four feet above grade.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property especially within fenced areas.
- Fenced areas and the trunk protection materials must remain in place during the entire construction period.

During grading and excavation activities:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots will be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project arborist should be on site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching for the retaining wall and driveway located adjacent to any tree should be done by hand where practical and any roots greater than 3-inches diameter should be bridged or pruned appropriately.
- Any roots that must be cut should be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw, narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation should be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees negatively, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize affects, such as hand digging, ridging or tunneling under roots, etc..

Best Management Practices to Observe (BMP)

The following best management practices must be adhered to:

- A) Tree service contractors will verify animal or bird nesting prior to tree work. If nesting activity of migratory birds are found, work must stop and a wildlife biologist consulted before commencing work (the typical bird nesting season ranges from February 22 to August 1).
- B) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip line may encourage the development of oak rot fungus (*Armillaria mellea*). As necessary, trees may be protected by boards, fencing or other materials to delineate protection zones.
- C) Pruning shall be conducted so as not to unnecessarily injure the tree. General-Principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
- D) Native live trees are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought resistant species are the most compatible with this goal.
- E) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur February through May.
- F) Tree material greater than 3 inches in diameter remaining on site more than one month that is not cut and split into firewood must be covered with thick clear plastic that is dug in securely around the pile to discourage infestation and dispersion of bark beetles.
- G) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on site.
- H) If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Report Prepared By:



Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536

March 10, 2016

Date

**PHOTOGRAPHS**



Tree #186 – Holly to be removed





Fused stem of Holly



Dead decayed wood at the base of the tree (south west side of tree)

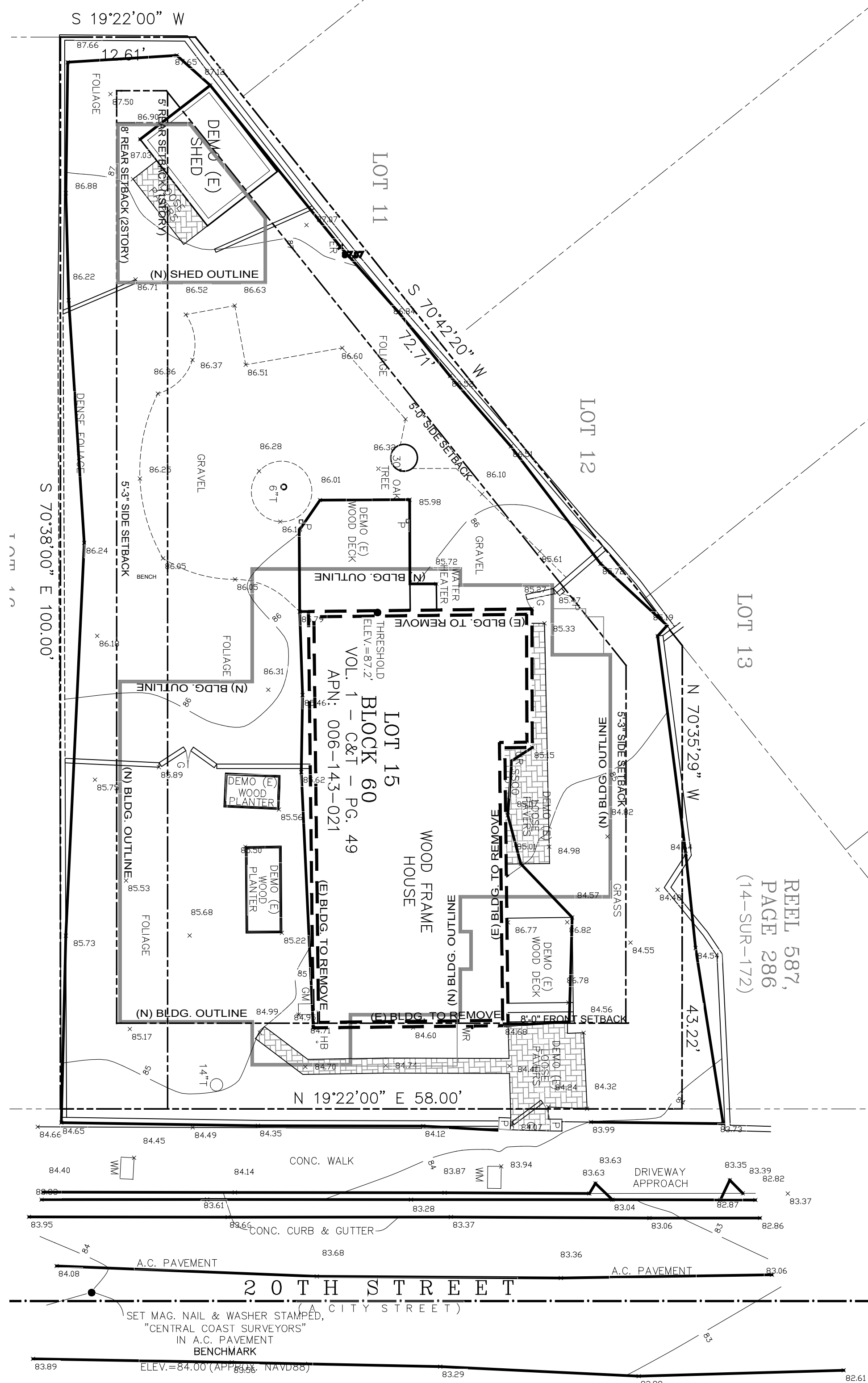


Oak #187 will require crown cleaning and minimal reduction for roof clearance



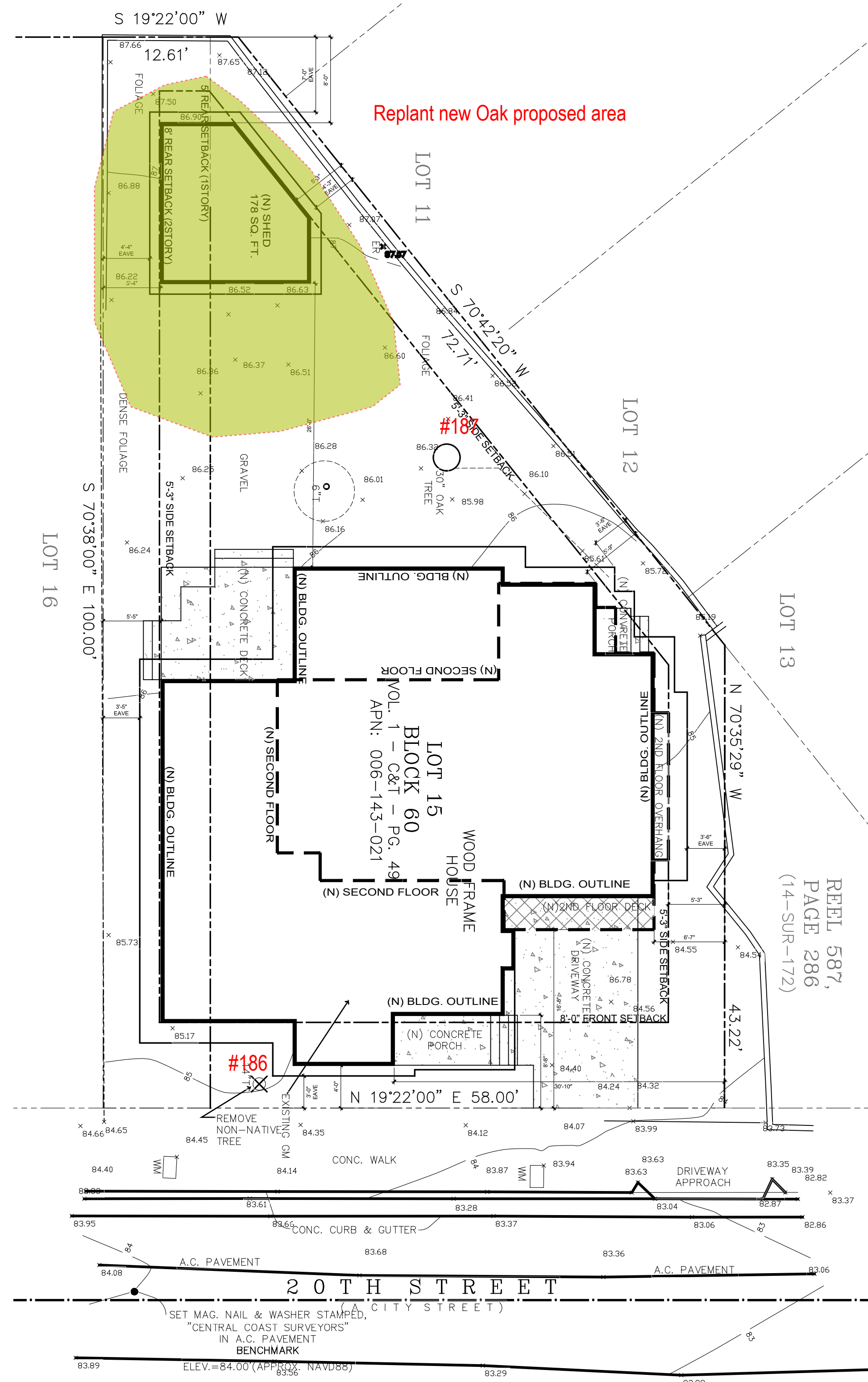
Existing trellis and deck over Oak tree

# MAY RESIDENCE



## (E) SITE PLAN

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



## PROPOSED SITE PLAN

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

## PROJECT DATA:

OWNER: BOB AND SUSAN MAY  
 PROJECT ADDRESS: 108 20TH STREET  
 PACIFIC GROVE, CA 93950  
 A.P.N.: 006-143-021

MAILING ADDRESS: 20301 CHATEAU DRIVE  
 SARATOGA, CA 95070  
 TELEPHONE: 408-386-1592

## ZONING INFORMATION:

LOT SIZE: 4,513 SQ. FT.  
 ZONING: R-3-PGR  
 SETBACKS: FRONT YARD: 8'  
 SIDE YARD: 10% OF WIDTH = 5'-10"  
 REAR YARD: 5' (1 STORY)  
 8' (2 STORY)  
 HEIGHT LIMIT: 30'  
 LOT COVERAGE: 60% = 2,863 SQ. FT.  
 BUILDING COVERAGE: 50% = 2,256 SQ. FT.  
 F.A.R.: 2,733 SQ. FT.

Archaeological Zone: No  
 Coastal Zone: Yes  
 Historic Resources Inventory: No  
 Area of Special Biological Significance Watershed: Yes  
 Butterfly Habitat: No  
 Environmentally Sensitive Habitat Area: No

CODES: ALL CONSTRUCTION WORK SHALL COMPLY WITH 2013 CRC, CEC, CFC, CMC, CPC, & TITLE 24.

## EXISTING RESIDENCE-(REMOVE)

(E) MAIN HOUSE (REMOVE): 740 SQ.FT.  
 BUILDING LOT COVERAGE: 740 SQ.FT. = 16.4%  
 IMPERVIOUS COVERAGE (REMOVE): 453 SQ.FT.  
 TOTAL SITE COVERAGE: 1,093 SQ.FT. = 26.6%

## PROPOSED PROJECT

1ST FLOOR - LIVING AREA: 1,320 SQ.FT.  
 1ST FLOOR - GARAGE: 320 SQ.FT.  
 (N) 2ND FLOOR - OUTLINE: 832 SQ.FT.  
 TOTAL HOUSE: 2,560 SQ.FT.  
 ACCESSORY BLDG - SHED: 178 SQ.FT.  
 TOTAL LIVING AREA: 2,062 SQ.FT.  
 TOTAL F.A.R.: 2,681 SQ. FT.

TOTAL BUILDING LOT COVERAGE: 1,818 SQ.FT. = 40%  
 (N) IMPERVIOUS COVERAGE: 441.3 SQ.FT  
 ALLOWED WALKWAY COVERAGE: -53 SQ.FT  
 TOTAL IMPERVIOUS COVERAGE: 388.3 SQ.FT  
 TOTAL SITE COVERAGE: 2,206.3 SQ.FT. = 48%

## PROJECT DESCRIPTION:

REMOVE EXISTING NON-HISTORIC HOUSE AND RELATED SITE IMPROVEMENTS (I.E. DECKS, WALKWAYS, ETC). BUILD NEW 2-STORY, SINGLE FAMILY RESIDENCE WITHIN CURRENT ZONING REQUIREMENTS TO REPLACE THE REMOVED HOUSE. REMOVE NON-NATIVE TREE IMPACTED BY DEVELOPMENT.

## FIRE SPRINKLER NOTE:

PROVIDE NFPA-13D APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT STRUCTURE AS REQUIRED BY THE PACIFIC GROVE FIRE DEPARTMENT. DESIGN AND LAYOUT TO BE SUBMITTED BY FIRE SPRINKLER CONTRACTOR TO THE FIRE MARSHAL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE SPRINKLER CONTRACTOR TO TEST WATER PRESSURE FOR REQUIRED FLOW PRIOR TO SPRINKLER DESIGN.

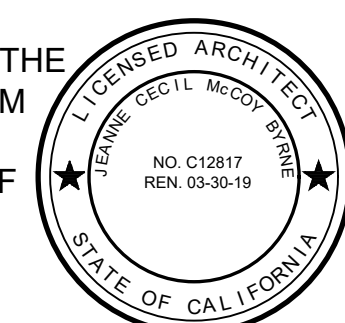
## NOTES:

- AIR POLLUTION CONTROL CLEARANCE IS REQUIRED FOR DEMOLITION OF EXISTING HOUSE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE REQUIRED CLEARANCE AND SUBMIT IT TO THE CITY BUILDING DEPARTMENT PRIOR TO DEMOLITION.
- A SURVEYOR'S LETTER IS REQUIRED BY THE CITY PRIOR TO FOUNDATION POUR. BUILDING CORNERS TO BE SET BY SURVEYOR PRIOR TO STARTING FOUNDATION WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A LETTER FROM THE SURVEYOR TO VERIFY THAT BUILDING CORNERS ARE WITHIN ALL REQUIRED SETBACKS AND MEET THE INTENT OF THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL PROVIDE LETTER AT TIME OF INSPECTION. A COPY OF THE LETTER SHALL BE GIVEN TO ARCHITECT'S OFFICE.

JEANNE C. BYRNE, FAIA  
 ARCHITECTS  
 591 LIGHTHOUSE AVE., SUITE #5  
 PACIFIC GROVE, CALIFORNIA 93950  
 (805) 72-6585 FAX (805) 72-8159

SITE PLAN

NEW/INGLEE FAMILY RE/PROJECT FOR  
 MAX  
 108 20TH STREET  
 PACIFIC GROVE, CA 93950  
 A.P.A. 006-143-021



A1.1

DATE FOR:	DATE
CLEAR REVIEW	09/07/17
CLEAR REVIEW	09/28/17
ARB	10/3/17
ARB	11/6/17

ALL PLANS, DOCUMENTS, COMPUTER FILES, SPECIFICATIONS AND RELATED MATERIAL PREPARED BY JEANNE C. BYRNE, FAIA ARCHITECTS ARE INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THE ARCHITECT SHALL RETAIN ALL COMMON LAW RIGHTS AND OTHER RIGHTS. INCLUDING COPYRIGHT THEREIN. THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED.



## 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

**Property Address/Location: 108 20th St, Pacific Grove, CA 93950**

**Project Description: AP VAR TPD 170972**

Description: to allow the demolition of a non-historic 740 square feet single-story single-family residence, to be replaced by a 2,681 gross square feet two-story single-family residence, with 1,640 square feet on the first floor and 832 square feet on the second floor. The Variance Permit would allow one (1) covered parking space and one (1) uncovered parking space rather than two (2) covered parking spaces. The Tree Permit with Development would allow the removal of a Protected Tree (15 inch Holly Tree) at the front of the property to be replaced with a Coast Live Oak Tree at the rear of the property, and to allow trimming to a protected tree (30 inch Oak Tree) at the rear of the property.

APN: 006143021000

ZC: R-3-PGR

Lot Size: 4,513 sf

Applicant Name:	Jeanne C. Byrne, FAIA	Phone #:	372-6585
Mailing Address:	591 Lighthouse Ave., Suite #5. Pacific Grove, CA		
Email Address:	jcbarchfaia@att.net		

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

**Exempt Status (Check One):**

- Ministerial (Sec. 21080(b)(1); 15268))
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption  
Type and Section Number: 15303 - New Construction
- Statutory Exemption  
Type and Section Number:
- Other:

**Exemption Findings:**

The project qualifies for a Class 3 exemption from CEQA requirements, pursuant to Guidelines 15303 – New Construction. The proposed demolition and creation of a 2,681 gross square feet residence does 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 environment, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

**Contact: Wendy Lao, Planning Department, City of Pacific Grove**

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

**Signature:** \_\_\_\_\_

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

November 20, 2017

**Outline of Objections to the Architectural Permit and Request for Denial of Permit for the following proposed project:**

Owner: Bob and Susan May  
Project Address: 108 20<sup>th</sup> Street, Pacific Grove, CA  
A.P.N.: 006-143-021  
Zoning: R-3-PGR  
ARB Hearing: November 28<sup>th</sup> at 4:00 p.m.

To the Architectural Review Board Members:

Please take the time to review the following Outline of Objections to the above permit request. I ask that you recommend to the Planning Commission that they deny the application, and ask for an amended architectural plan in accordance to these objections, or, if recommending approval, you provide appropriate guidance to mitigate the offending portions of the plan.

1. The Notice of Architectural Review Board (ARB) hearing for an Architectural Permit actually received is insufficient per statute PGMC §23.86.040 (3) 'Notice shall be mailed and posted no later than 15 days following the submittal of a complete application and seven days before the scheduled of the initial review by the ARB, etc.'

  - a. This statute appears to read that two notices should be given. The first no later than 15 days following the submittal of the complete application. And the second, seven days before the scheduled review by the ARB. **The first notice has not been received.**
  - b. Application submitted October 12, 2017. No first notice given by October 27<sup>th</sup>.
  - c. Actual notice via story-pole set-up on Tuesday evening, November 14<sup>th</sup>. No actual notice given by Mays before this date.
    - i. No attempt to discuss their proposed plan with neighbors who would be most impacted by their development.
    - ii. When the story-pole when up I was shocked and I knocked on their front door and asked if they planned to build a vertical two story structure so close to the fence as the poles suggested. They stated that they did. I advised them we would be contesting their plans as they would be killing our fruit trees, plunging our yard into shade, and violating our privacy.
    - iii. It was unnecessary to proceed with this project without duly consulting us, the neighbors who would be most affected by their development, thus causing unnecessary bad feelings and creating a lot of work for us on very short notice.
  - d. Permit Application amended to include amended plans on Nov. 17<sup>th</sup>, 20<sup>th</sup>, or 21<sup>st</sup>? (I'm not sure.) Mays came by on the 17<sup>th</sup> to show incomplete revised plans, they apologized for not thinking about the impacts of their design on our property; conceding that they had been doing the designing from the inside out, not the other way around. To date my husband Dan and I have not been provided with the completed amended plans, just a first draft of amended east elevation view and site layout.

- e. I request a continuance for ARB hearing scheduled for November 28<sup>th</sup> at 4:00 p.m. be set for a later date, and accordingly, also request a continuance of the meeting with the Planning Commission from December 7<sup>th</sup> to a later date.
2. A variance for one covered/one uncovered parking space in R3 zone should not be granted. Instead the Mays should be required to adhere to the current zoning requirement of a two car garage with driveway for two cars. § 23.64.90 'Not less than two garage or carport spaces for each single-family dwelling.'
    - a. Is the correct procedure being followed for this variance request? Doesn't this significant and substantial variance require approval from the Planning Commission **before** review by the ARB?
    - b. 20<sup>th</sup> Street is an R-3 zone which already has an overflow of tenant parking from residences, offices employees at end of the street, and U.S. post office employees. The current parking on 20<sup>th</sup> Street is tight. Effort should be made to keep both vehicles owned by the Mays off the street.
      - i. In addition, they will not own this property forever and thought needs to be given to the convenience of parking on this street years from now.
      - ii. Observation of the use of garages around town shows that many one car garages are used solely for storage. Thus, if each residence has 2 vehicles, it is likely that one will always be parked on the street instead of the garage or driveway.
    - c. A grant of this variance would provide a precedent to other developments on 20<sup>th</sup> Street, which includes four or five small cottages/units (one of these is a small duplex) with no garages and limited driveways, whose tenants are currently long term rentals and one STR (now, for most part, parking on the street).
      - i. For example, we have heard from a tenant at one of the cottages across the street from the Mays that the landlord has plans to change the one story cottage into a two story sometime in the near future.
      - ii. The property owner(s) of the four or five cottages/units across the street may be lead to believe they have a precedent/right to have the same variance of one covered/one uncovered parking space per unit if this variance is granted.
  3. Good Neighbor Considerations: "Maintaining views and access to light and air, as well as respecting the privacy of one's neighbors, are important design considerations." The Mays have not given adequate attention to the design such that there are minimum adverse impacts to our adjacent property at 155 Pacific Avenue. Guideline #5 instructs that the development should "attempt to locate taller sections of a building where they will not obstruct sunlight to adjacent yards, patios, or rooms. Guideline #6 provides that the development "place new windows where they will respect privacy between properties." Guideline #7 states that "second floor balconies and decks should be designed and located to minimize the loss of privacy for neighboring properties." Guideline #27 advises to "take care to provide enough open space around a structure to complement its design, allow for sunlight and air, provide privacy, and preserve the character of the neighborhood." **The current design violates each of these four guidelines with an overhanging 2<sup>nd</sup> story, leering into our backyard, which will severely impact our views, create shade in our small yard for most of the day, plus create an oppressive invasion of privacy.**
    - a. Our home, which we occupy full time, is on the historic register. We have a small lot that enjoys enough sunshine to plant two apple trees and one pear tree on our side of the fence in 2010, shortly after we purchased our home in a dilapidated/neglected condition, and have since revived.
      - i. **This proposed development violates § 23.64.150 Yards – Projection of cornices, eaves, etc. 'Architectural features such as cornices, eaves and canopies [may not be closer] than three feet to any property line.' With our grant of easement for the fence line in 1997 this changes the working property line to the actual line of the fence.**
      - ii. This proposed development, less than 3 ft. from our fence line on the overhanging 2<sup>nd</sup> story will cut out sunshine for an additional 2 hours a day, which is likely to kill the fruit



trees that are currently thriving. These trees provide a good fruit crop and help screen our property from the May's property. If these trees die as a result of the May development they will need to be removed and replaced with shade tolerant trees, which will cost several thousand dollars in labor and plant replacement costs.

- iii. This proposed development will interfere with our quiet enjoyment of our backyard, by cutting out the sunlight we enjoy and eliminating the privacy we now rely on. We have a habit of sunning on our chaise lounges for several hours every week, eating lunch outdoors, reading, or playing with our dog. These activities would be severely curtailed or impossible if this development is approved as currently designed.
  - iv. This proposed development boxes in our home and creates an oppressive feeling as there will now be a very close built-up development on all three sides of our home and yard.
  - v. Our second story balcony will look directly on the second story balcony of the Mays, the door to enter their balcony, and the window to their master bedroom. In addition, from our 2<sup>nd</sup> story balcony we will be able to view the Mays as they enter their front door, go out on the deck, and go out the door to their backyard as all three doors face the back of our home! Each of the doors will probably require lighting which will shine into our master bedroom violating guideline #10 – "Position outdoor lighting so that no direct light extends into neighboring properties."
  - vi. In addition, we now enjoy a beautiful mountain view as we look from our balcony south/east. This lovely view will be completely occluded by the Mays proposed development.
  - b. **This development as proposed will cause actual damages to our property.** We have been advised by several realtors that a development such as this; which severely limits the sunshine hours in our small yard, destroys our view, and oppressively invades our privacy will decrease the current value of our home by \$100,000.00. - \$150,000.00. In addition, should we choose to sell our property, it will lengthen the time it will take to sell.
  - c. This development as currently proposed violates ARB Guidelines #5, #6, #7, and #27 and therefore should be disapproved. **As the current 50+ year old cottage on the May property will be demolished, they have a blank slate to develop a permanent home for themselves which will have fewer impacts on us than the one currently proposed and also provide them greater privacy.**
4. Guideline #24 provides that "Structures that are out of scale with the neighborhood, residences **without sufficient open space, and buildings with large, blank unrelieved surfaces can appear massive and overwhelming.**" Guideline #27 requires the developing property to "**take care to provide enough open space around a structure to complement its design, allow for sunlight and air, provide privacy, and preserve the character of the neighborhood.**" The May's proposal violates guideline #24 and #27 with the large looming surfaces of the second floor set another foot overhanging the first floor on the east and south elevation sides. In addition, the setbacks as proposed to the front and side yards are not sufficient and do not blend with the current appearance of the neighboring properties.
- a. The neighbor on the left as you face the development has a large two-story home that is well designed with a second floor smaller than the first floor, a large front yard and a two car garage with a driveway to accommodate two cars.
  - b. The proposed May development does not blend well with this property as their home will be only 8 ft. from the sidewalk, contrasting with the 20 ft. setback of the neighbor's home.
  - c. The proposed May development, with side setbacks of only 5 ft. on either side of the development, will create a long horizontal line very close to the sidewalk that nearly touches the property lines on either side and thus does not blend well with other properties in the neighborhood that show more landscaping in the front yard.

5. The grand live oak tree in the May's backyard is an asset to the neighborhood and to the Pacific Grove Retreat area's view-shed.
  - a. This oak tree appears to be 70+ years old, is currently healthy, and has a beautiful canopy that provides habitat for squirrels and birds.
  - b. We hope that careful attention is paid to the health of this magnificent tree by protecting the root zone from impacts of excavation machinery to dig the concrete footing for the new May home, and that the large branches that require pruning for this development are cut thoughtfully.

We respectfully request that the Mays and their architect go back to the drawing board and plan a first story that is 8 ft. or more from the fence line with a second story that doesn't overhang the first story and peer into our yard, cutting out the sunshine, and our view. The larger setback will also allow for the planting of some vertical screening bushes to provide more privacy for the Mays.

If the Mays had bothered to let us know their plans at an earlier stage we could have advised them of our issues, and they could have worked to resolve them in their initial design. We are friendly people who like to be neighborly and don't appreciate being put in the position of defending our rights.

Additionally, we encourage the Architectural Review Board to visit our property and the 20<sup>th</sup> Street neighborhood. We encourage you to go into our backyard (with a little notice via email) to see for yourselves that this proposed project is unnecessarily invasive and has significant adverse impacts on our historic property.

Yours sincerely,

Terry Winston

155 Pacific Avenue, Pacific Grove, CA

P.S. My husband, Daniel Davis, and I request to speak at the ARB hearing for a period greater than the allocated 3 minutes. It may take up to 15 minutes each.



Wendy Lao &lt;wlao@cityofpacificgrove.org&gt;

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**108 20th St. PG**

3 messages

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**Betty Crowder** <bettycrowder2013@gmail.com>  
To: wlao@cityofpacificgrove.org

Mon, Nov 20, 2017 at 9:48 PM

Wendy,

We live in the general neighborhood of the above address. The neighbors who live closer or actually about 108 20th seem very reasonable and conscientious in maintaining the PG neighborhood feel.

Please give their comments on the remodeling/rebuilding of 108 20th serious consideration.

Thank you very much.

Betty Crowder  
David Groll  
152 Pacific Ave  
PG

Sent from mmmmy iPhone

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**Wendy Lao** <wlao@cityofpacificgrove.org>  
To: Betty Crowder <bettycrowder2013@gmail.com>

Tue, Nov 21, 2017 at 8:40 AM

Thank you for your comment Betty and David. Can you please clarify and resend your letter - do you mean the property owners of 108 20th street are reasonable & conscientious? Or the neighbors (such as at 155 Pacific Ave) that are reasonable & conscientious?

Thanks,  
Wendy

**Wendy Lao, Associate Planner**

City of Pacific Grove, CEDD Planning Division

Ph: (831) 648.3185 | F: (831) 648.3184 | E: [wlao@cityofpacificgrove.org](mailto:wlao@cityofpacificgrove.org)Have you seen our new Planning Website? Check out [cityofpacificgrove.org/planning](http://cityofpacificgrove.org/planning) !

[Quoted text hidden]

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**Betty Crowder** <bettycrowder2013@gmail.com>  
To: Wendy Lao <wlao@cityofpacificgrove.org>

Tue, Nov 21, 2017 at 8:58 AM

We meant that to apply to the neighbors. We know most of the neighbors in the area and think that they are reasonable and conscientious neighbors. They are not against development and remodeling but they want the plans to be reasonable and not negatively impacting the neighbors.

Thanks for asking for clarification.

Betty Crowder  
David Groll

Sent from my iPhone  
[Quoted text hidden]

# Architectural Review Board Mtg

108 20<sup>th</sup> Street Pacific Grove, CA 93950

Daniel Davis  
dan.davis.home@gmail.com  
11-28-2017

## Background

- My wife and I have lived in PG for almost 8 years
  - Owner of impacted property: 155 Pacific Ave, Pacific Grove - built in 1890
  - Adjacent to 108 20th Street residence, backyard/bedrooms face eastern elevation
  - Backyard shares a lot line with the 108 20th Street home (about 45 feet in length)
- First heard of proposed changes to 108 20th street on 11/16/2017
  - Poles/netting installation completed that day
  - No prior notice or design consultations with Bob and Susan Mays
  - Neighbors not noticed properly, not enough time to review plans, latest updates not avail
  - Would appreciate continuance for more time to evaluate latest design mods
- Design implementation will lead to actual financial damages to 155 Pacific Ave
  - Destroys view space, invades privacy, and reduces value of home by more than \$100K
  - Problems could have been mitigated by early discussions with neighbors

## Background

- Effect on owners of single-story Victorian or Craftsman homes on 20<sup>th</sup> street
  - Some owners have plans to update to two stories in near to intermediate future
  - Owners are watching this transaction to gauge what will possible
  - *This tear-down/rebuild will set architectural precedence for next-gen development in the Historic Retreat District*
- The lot footprints of 153-157 Pacific Ave and 108 20<sup>th</sup> street homes are non-standard
  - The Pacific Ave homes have very similar rectangular lots and setbacks wrt to each other
  - The intersection of Pacific Ave and 20<sup>th</sup> Street is triangular (45 degrees instead of the usual 90 degrees) and unique
    - The lot abutment between the Pacific Ave homes and the 108 20<sup>th</sup> street lot reflect that relationship and require *Extraordinary* considerations

## Architectural Review Guideline Issues

### 1) Neighborhood Incompatibility and Inappropriate Infill

- Mass and height of building does not blend well with neighboring structures
  - Monolithic, vertical 2-story wall (eastern elevation) overwhelms the backyard and directly faces rear upstairs and downstairs bedrooms of the 155 Pacific Ave dwelling
  - The 155 Pacific Ave home is setback from its western side yard neighbor by about 7 feet and from its eastern side yard neighbor by about 6 feet
  - The proposed vertical 2 story wall setback only 3 feet from the fence would box in the Pacific Ave home's side yards and bedrooms and plunge them into permanent shade
- Adjacent two story homes on 20<sup>th</sup> street are set back approximately 20 feet from sidewalk
  - The alignment of the 20<sup>th</sup> street building fronts is not maintained with proposed short setback
  - Proposed setback (incorporating front door steps) from street sidewalk is less than 8 feet
- Existing multi-story homes in the area have more exposed open space
  - This bldg's open space is mostly hidden behind the house, out of character for the neighborhood

## Architectural Review Guideline Issues

- 2) The roof eaves extend out over the eastern elevation wall and setback zone
  - This further reduces neighbor's sunlight/views, imparting an oppressive feeling to the design
- 3) The east elevation property line between 108 20th street and 155 Pacific Ave needs to be validated
  - In 1997, a legal easement was created to allow a garage for 155 Pacific Ave to be built
    - This altered the lot boundary to follow the current fence installation, not the N 70°35'29" W boundary
  - The official property boundary needs to be validated with visit to county records
    - The result will determine the reference point for measuring proposed eastern elevation setback
    - Present design plans do not take the actual fence easement boundary into account

## Architectural Review Guideline Issues

- 4) Second floor balconies, decks, and windows should be re-designed to minimize the loss of privacy for neighboring properties
  - Proposed balcony overlooks 155 Pacific Ave backyard, allows for unobstructed viewing into both bedroom windows and rear home entrance/exit door
  - The proposed east elevation view shows 3 or 4 doorways and entrances/exits facing the 155 Pacific Ave backyard and both bedrooms
  - Windows can be placed at the top of the second floor space to provide air and light yet **not intrude on neighbor's privacy**
    - Windows on second floor could also be replaced with skylights or opaque glass for better privacy
  - No lattice work or privacy screening in plans for balcony facing neighbor properties

## Architectural Review Guideline Issues

- 5) No mention of privacy enhancing plantings on eastern elevation side
- Landscaping could be used to provide privacy screens and to soften the facade
    - The 5 foot setback is too short to allow for screening vegetation root systems and air space
  - There is no landscaping at all required on the eastern elevation side. It consists completely of setback walls, wood siding, balcony decks, and roof shingles
    - Gives the feeling of a commercial office building

## Architectural Review Guideline Issues

- 6) The east elevation will have multiple doorways and entrances/exits facing the 155 Pacific Ave backyard and bedrooms
- Each door will have lighting fixtures. Lighting type, intensity, glare, motion sensitivity, and location all impact the neighbor's enjoyment of the user of their property
- 7) Chimney will blow smoke directly into backyard and bedrooms of 155 Pacific Ave
- Chimney too low for emission of smoke and embers, lower than roof line
  - Should require gas fireplace insert and not allow for wood burning in fireplace

## Architectural Review Guideline Issues

- 8) Permit for removal or substantial trimming of the backyard Oak tree
  - Precautions need to be taken to protect the Oak tree root system during construction and as a result of foot traffic during post construction use of the yard
  
- 9) Water drainage is an important issue. During winter/spring storms flooding can occur if water drainage is not well thought out
  - If non-permeable, improperly sloped setback walls are implemented the water will flow into the neighbor's back yard
    - Causing garage and home flooding and the drowning of plants
  - Suggest permeable hardscaping and wall relief that directs water removal away from neighbor's property

## Architectural Review Guideline Issues

- 10) Garages, Driveways, and Service Areas
  - Multi-story buildings in area incorporate 2 car garages and driveways to reduce street parking and allow for personal property storage
  - No service area is defined for trash, recycle, and biomaterials. No room to transport trash containers with the limited side setback
  
- 11) The public has not been informed of any approved variances or the justifications for their issue
  - Setbacks, single car garage, etc



# Fig 1. Aerial View of Pacific Ave and 20<sup>th</sup> St Homes



155 Pacific Ave

108 20<sup>th</sup> St

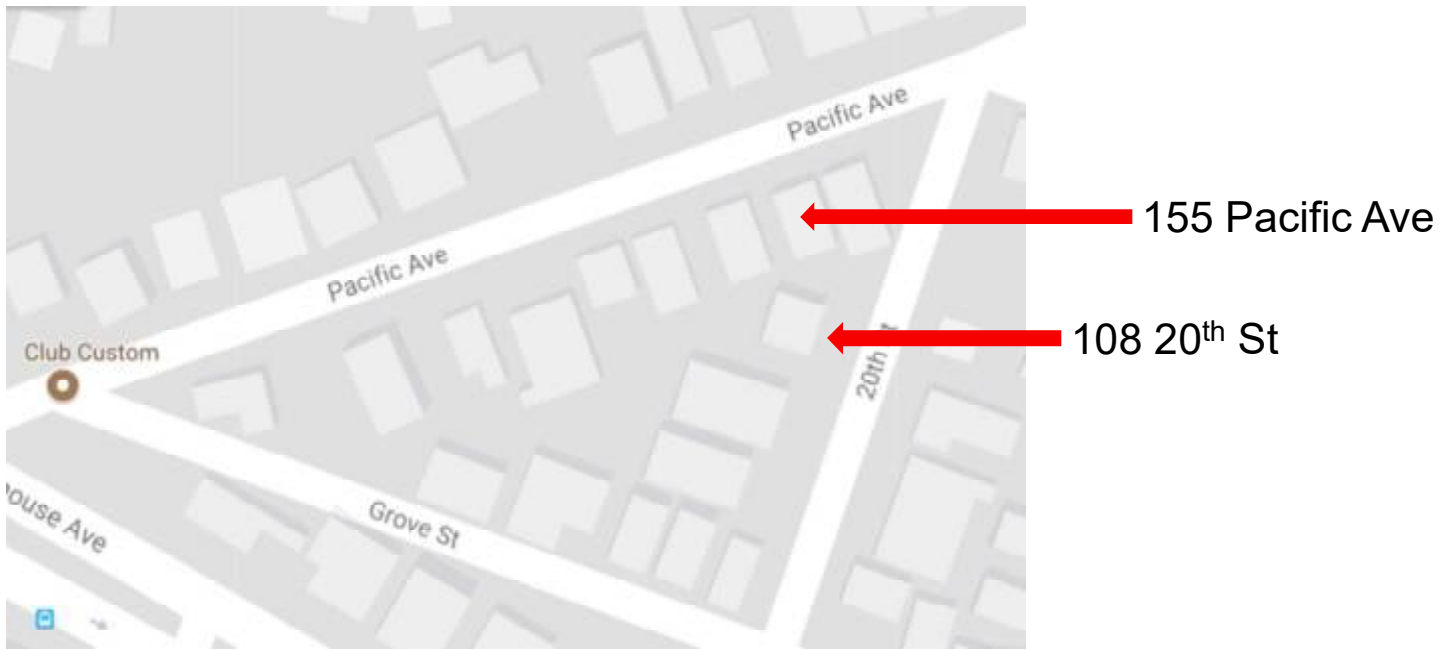
# Fig 2. Lot line uncertainty between 155 Pacific Ave and 108 20<sup>th</sup> Street dwellings



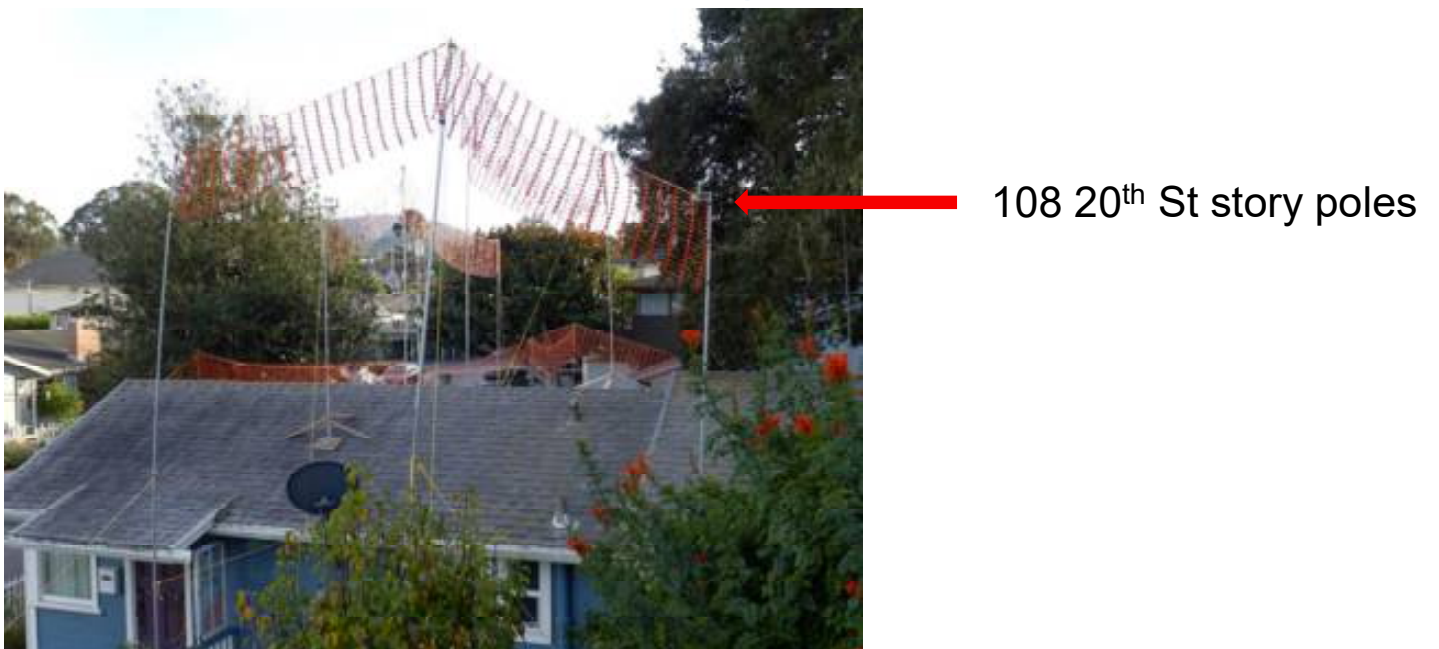
Fence separating 155 Pacific Ave backyard from 108 20<sup>th</sup> St lot. This is current easement lot boundary line.

Original lot line prior to garage addition easement in 1997. Does not represent current lot line boundary separating 155 Pacific Ave lot from 108 20<sup>th</sup> St lot

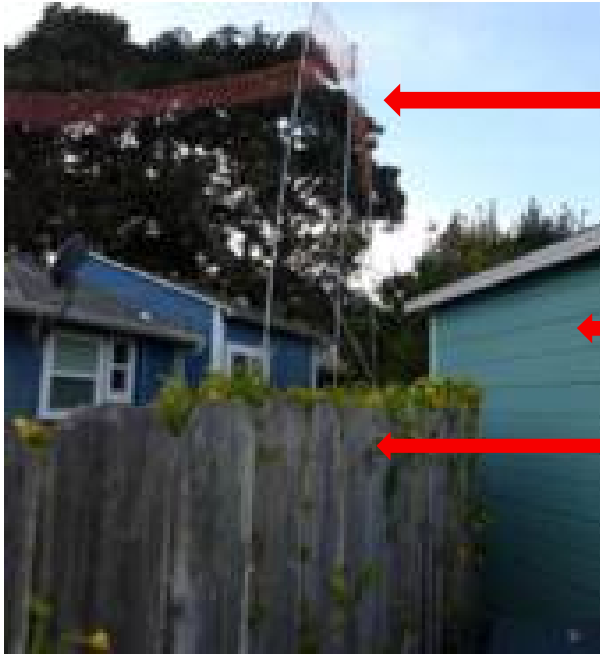
**Fig 3. Aerial View of Pacific Ave and 20<sup>th</sup> Street**



**Fig 4. Proposed 108 20<sup>th</sup> Street architecture deviates from Historic neighborhood character**



**Fig 5. View from Fence Line between 155 Pacific Ave and 108 20<sup>th</sup> Street**



Proposed 108 20<sup>th</sup> St east elevation wall (story pole)

155 Pacific Ave Garage

Fence (lot line) between 155 Pacific Ave and 108 20<sup>th</sup> St

**Fig 6. View Directly Under Story Pole on Fence Line between 155 Pacific Ave and 108 20<sup>th</sup> Street**



Proposed 108 20<sup>th</sup> St east elevation wall (story pole)

Lot line fence between 155 Pacific Ave and 108 20<sup>th</sup> St

**Fig 7. View from 155 Pacific Ave backyard, highlighting privacy and sunlight blocking issues**



Proposed 108 20<sup>th</sup> St east elevation wall (story pole) with overbearing view into 155 Pacific Ave backyard

155 Pacific Ave backyard

**Fig 8. Proposed view from 155 Pacific Ave 2<sup>nd</sup> story bedroom**



Proposed 108 20<sup>th</sup> St east elevation wall (story pole) seen from 155 Pacific Ave second story bedroom

Top of lot line fence between 155 Pacific Ave and 108 20<sup>th</sup> St

**Fig 9. Rear of 155 Pacific Ave Dwelling facing proposed 108 20<sup>th</sup> Street Dwelling**



155 Pacific Ave rear bedroom #1 facing 108 20<sup>th</sup> St lot

155 Pacific Ave rear bedroom #2 facing 108 20<sup>th</sup> St lot

Rear door access to 20<sup>th</sup> St from 155 Pacific Ave

**Fig 10. 155 Pacific Ave side yard setbacks**



155 Pacific Ave western setback (7 feet)

155 Pacific Ave eastern setback (6 feet)



**Fig 11. Back Yard of 155 Pacific Ave facing proposed 108 20<sup>th</sup> Street dwelling**



155 Pacific Ave rear yard facing 108 20<sup>th</sup> St lot

**Fig 12. 20 foot setback and two car garage for two story neighboring home at 110 20<sup>th</sup> Street**



## Fig 13. Typical style of cottage on 20<sup>th</sup> Street



## Summary

- The teardown/rebuild proposal for 108 20<sup>th</sup> Street has serious flaws
  - Insufficient notice of design plans and ARB review to affected neighbors
  - Proposed home extremely out of character to the Historic Retreat District
    - Will set bad precedent for next gen architectural designs
  - 155 Pacific Ave historic home will be adversely affected
    - Extreme loss of privacy and enjoyment of property
    - Significant loss of property value
- 108 20<sup>th</sup> Street's lot arrangement and relationship to neighboring lots is unique and requires special ARB review and guidance
- Request no approvals be given at this time. Continuance requested to allow review of latest modifications (in process at the time of this evaluation)

# MAY RESIDENCE

## PROJECT DATA:

OWNER: BOB AND SUSAN MAY  
 PROJECT ADDRESS: 108 20TH STREET  
 PACIFIC GROVE, CA 93950  
 A.P.N.: 006-143-021

MAILING ADDRESS: 20301 CHATEAU DRIVE  
 SARATOGA, CA 95070  
 TELEPHONE: 408-386-1592

## ZONING INFORMATION:

LOT SIZE: 4,513 SQ. FT.  
 ZONING: R-3-PGR  
 SETBACKS: FRONT YARD: 8'  
 SIDE YARD: 10% OF WIDTH = 5'-10"  
 REAR YARD: 5' (1 STORY)  
 8' (2 STORY)  
 HEIGHT LIMIT: 30'  
 LOT COVERAGE: 60% = 2,863 SQ. FT.  
 BUILDING COVERAGE: 50% = 2,256 SQ. FT.  
 F.A.R.: 2,733 SQ. FT.

Archaeological Zone: No  
 Coastal Zone: Yes  
 Historic Resources Inventory: No  
 Area of Special Biological Significance Watershed: Yes  
 Butterfly Habitat: No  
 Environmentally Sensitive Habitat Area: No

CODES: ALL CONSTRUCTION WORK SHALL COMPLY WITH 2013 CRC, CEC, CFC, CMC, CPC, & TITLE 24.

## EXISTING RESIDENCE-(REMOVE)

(E) MAIN HOUSE (REMOVE): 740 SQ.FT.  
 BUILDING LOT COVERAGE: 740 SQ.FT. = 16.4%  
 IMPERVIOUS COVERAGE (REMOVE): 453 SQ.FT.  
 TOTAL SITE COVERAGE: 1,093 SQ.FT. = 26.6%

## PROPOSED PROJECT

1ST FLOOR - LIVING AREA: 1,320 SQ.FT.  
 1ST FLOOR - GARAGE: 320 SQ.FT.  
 (N) 2ND FLOOR - OUTLINE: 832 SQ.FT.  
 TOTAL HOUSE: 2,560 SQ.FT.  
 ACCESSORY BLDG - SHED: 178 SQ.FT.  
 TOTAL LIVING AREA: 2,062 SQ.FT.  
 TOTAL F.A.R.: 2,681 SQ. FT.

TOTAL BUILDING LOT COVERAGE: 1,818 SQ.FT. = 40%  
 (N) IMPERVIOUS COVERAGE: 441.3 SQ.FT  
 ALLOWED WALKWAY COVERAGE: -53 SQ.FT  
 TOTAL IMPERVIOUS COVERAGE: 388.3 SQ.FT  
 TOTAL SITE COVERAGE: 2,206.3 SQ.FT. = 48%

## PROJECT DESCRIPTION:

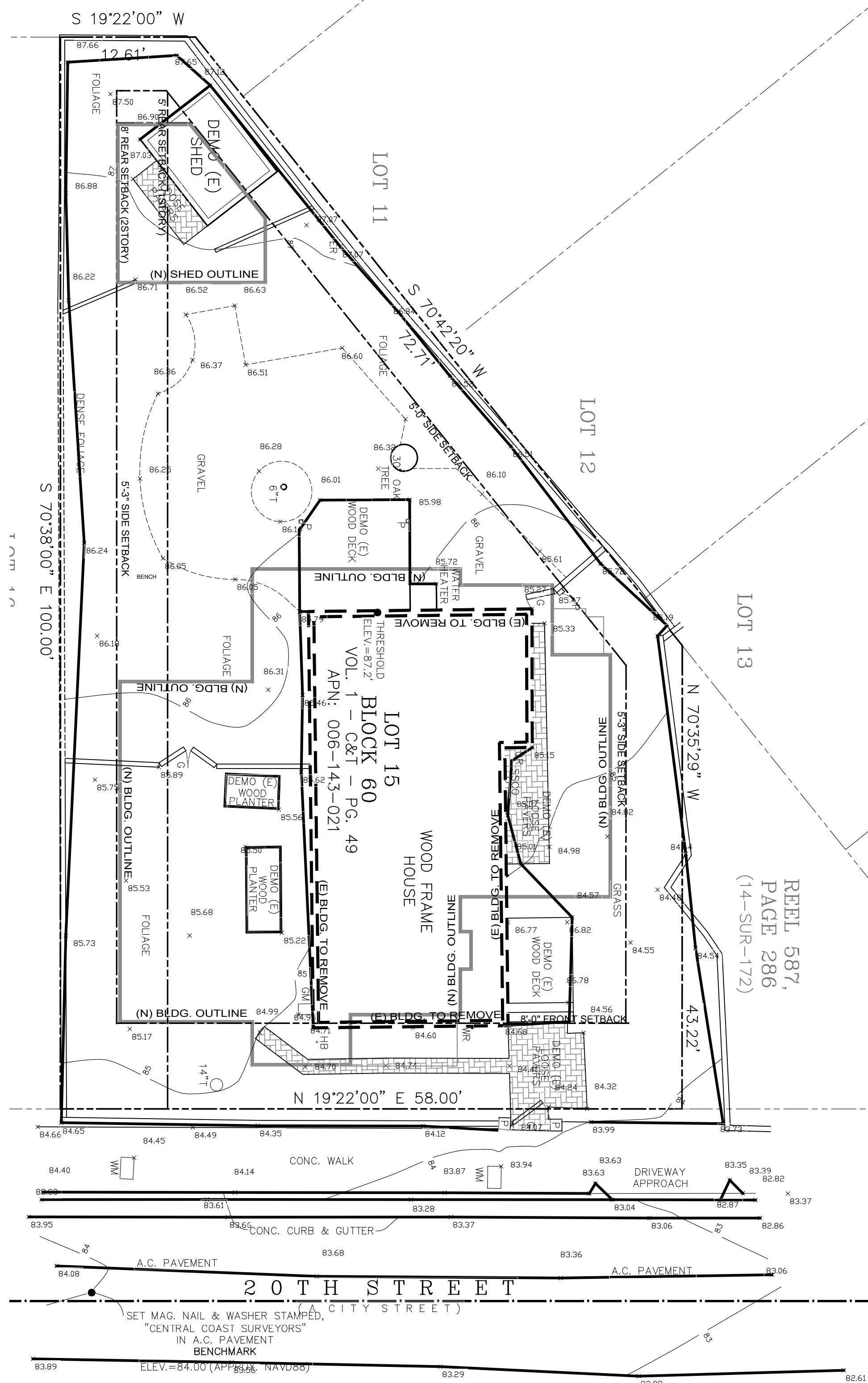
REMOVE EXISTING NON-HISTORIC HOUSE AND RELATED SITE IMPROVEMENTS (I.E. DECKS, WALKWAYS, ETC). BUILD NEW 2-STORY, SINGLE FAMILY RESIDENCE WITHIN CURRENT ZONING REQUIREMENTS TO REPLACE THE REMOVED HOUSE. REMOVE NON-NATIVE TREE IMPACTED BY DEVELOPMENT.

## FIRE SPRINKLER NOTE:

PROVIDE NFPA-13D APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM THROUGHOUT STRUCTURE AS REQUIRED BY THE PACIFIC GROVE FIRE DEPARTMENT. DESIGN AND LAYOUT TO BE SUBMITTED BY FIRE SPRINKLER CONTRACTOR TO THE FIRE MARSHAL FOR REVIEW AND APPROVAL PRIOR TO INSTALLATION. FIRE SPRINKLER CONTRACTOR TO TEST WATER PRESSURE FOR REQUIRED FLOW PRIOR TO SPRINKLER DESIGN.

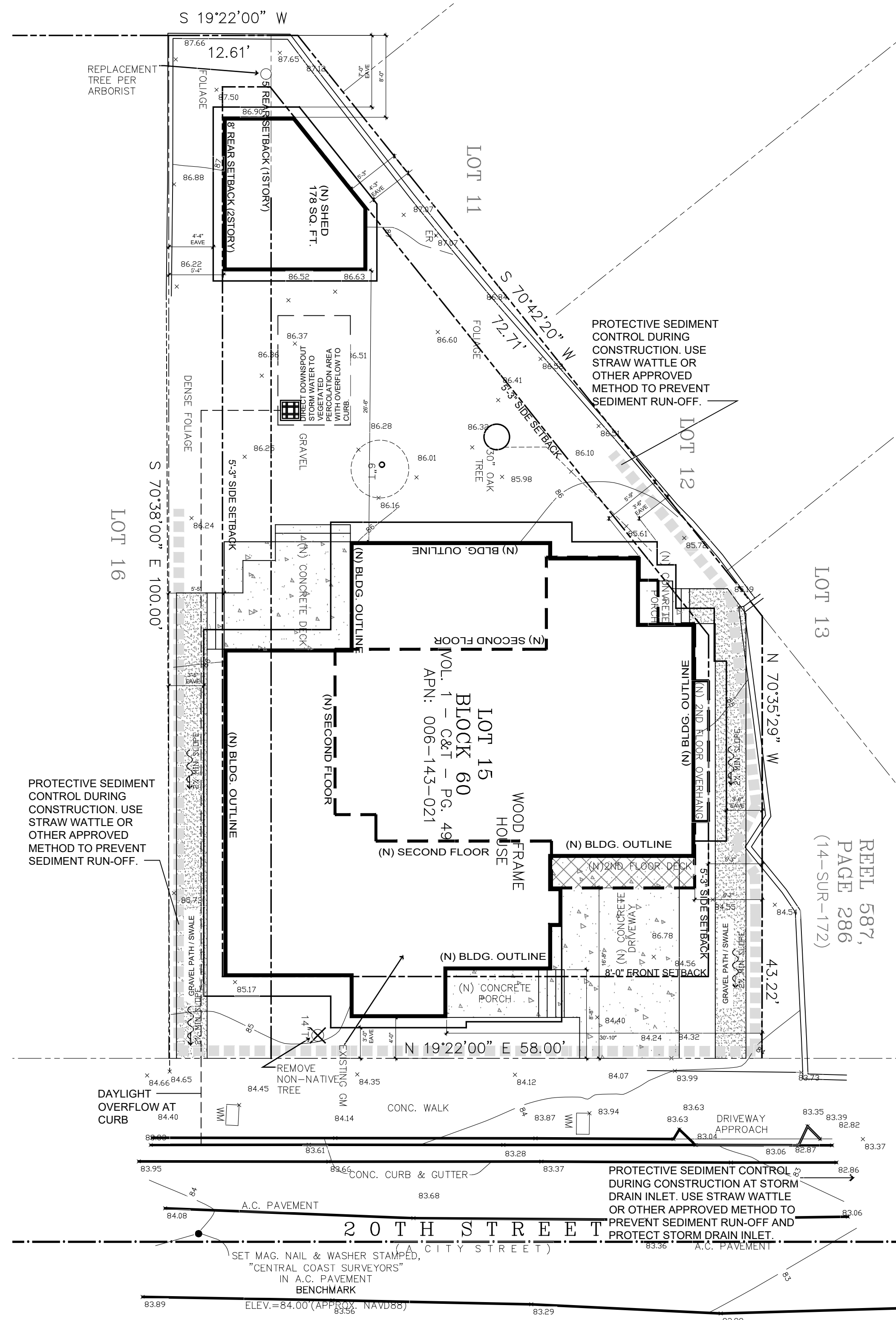
## NOTES:

- AIR POLLUTION CONTROL CLEARANCE IS REQUIRED FOR DEMOLITION OF EXISTING HOUSE. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN THE REQUIRED CLEARANCE AND SUBMIT IT TO THE CITY BUILDING DEPARTMENT PRIOR TO DEMOLITION.
- A SURVEYOR'S LETTER IS REQUIRED BY THE CITY PRIOR TO FOUNDATION POUR. BUILDING CORNERS TO BE SET BY SURVEYOR PRIOR TO STARTING FOUNDATION WORK. IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN A LETTER FROM THE SURVEYOR TO VERIFY THAT BUILDING CORNERS ARE WITHIN ALL REQUIRED SETBACKS AND MEET THE INTENT OF THE CONSTRUCTION DOCUMENTS. CONTRACTOR SHALL PROVIDE LETTER AT TIME OF INSPECTION. A COPY OF THE LETTER SHALL BE GIVEN TO ARCHITECT'S OFFICE.



## (E) SITE PLAN

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



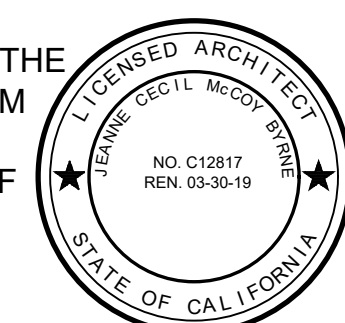
## PROPOSED SITE PLAN

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

JEANNE C. BYRNE, FAIA  
 ARCHITECTS

SITE PLAN

MAX  
 108 20TH STREET  
 PACIFIC GROVE, CA 93950  
 A.P.N. 006-143-021



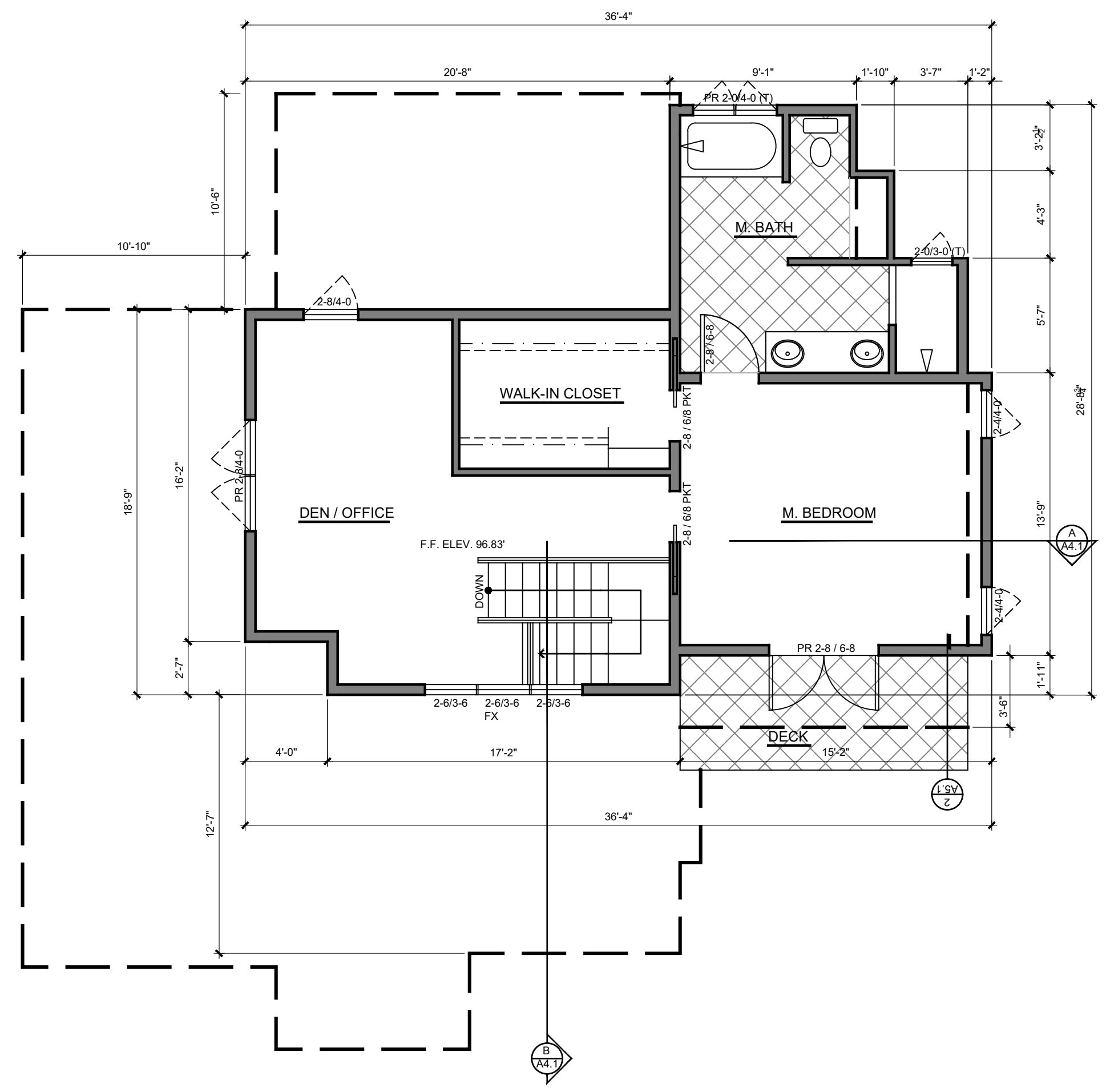
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DESIGNED FOR:	DATE:
CLEAR REVIEW:	9/07/17
CLEAR REVIEW:	9/28/17
ARB:	10/3/17
ARB:	11/6/17

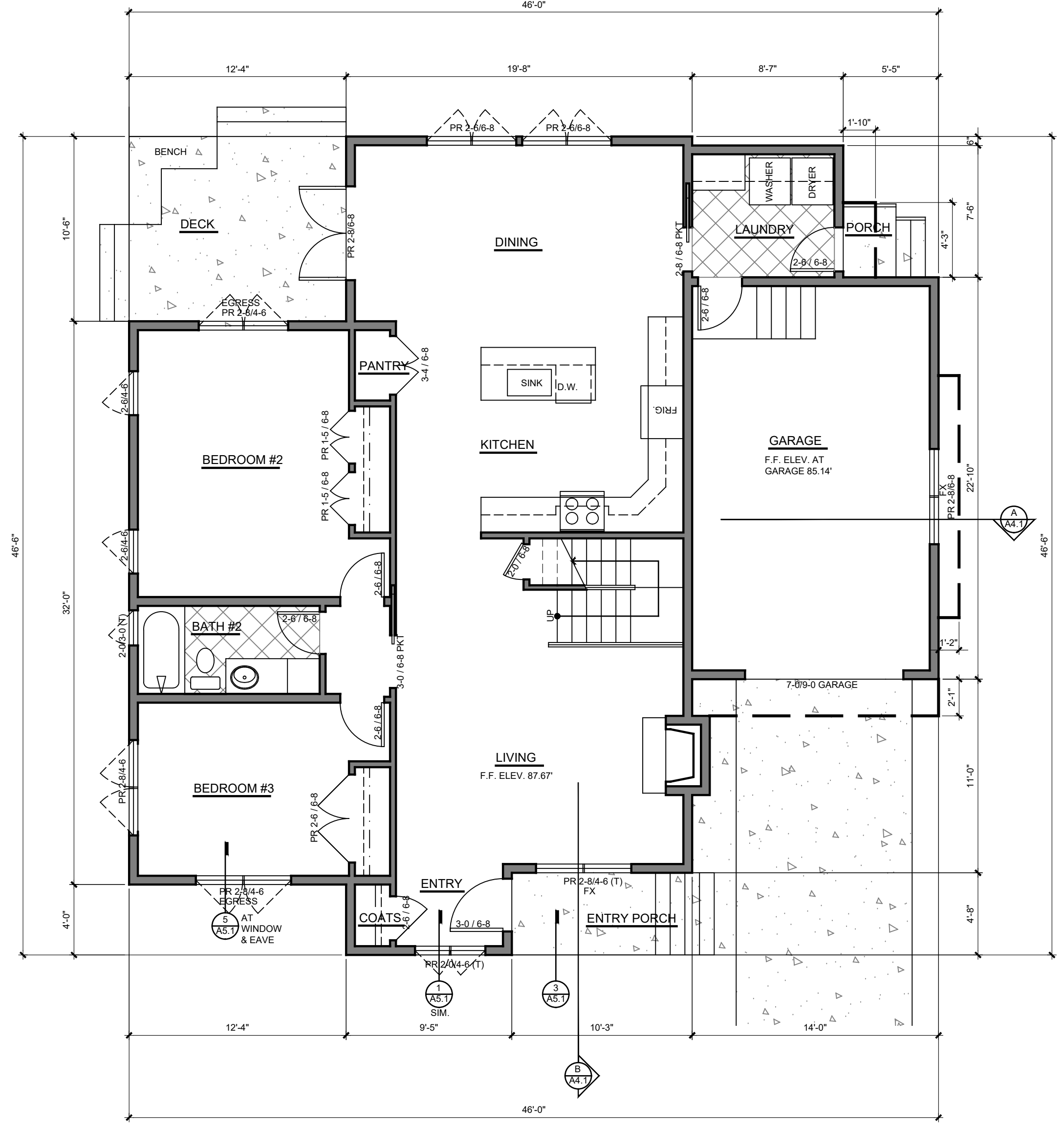
**JEANNE C. BYRNE, FAIA**  
 ARCHITECTS  
 591 LIGHTHOUSE AVE., SUITE #5  
 PACIFIC GROVE, CALIFORNIA 93950  
 (805) 72-0385 FAX (805) 72-8159

FLOOR PLAN



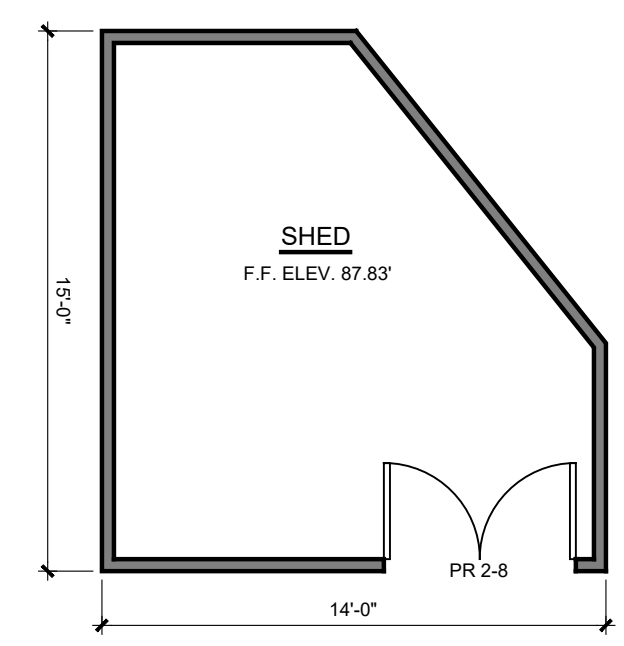
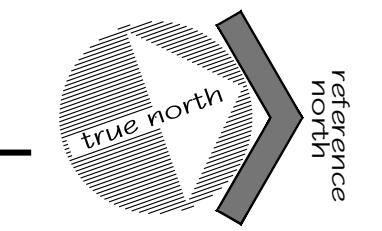
**SECOND FLOOR PLAN**

SCALE: 3/16"=1'-0"



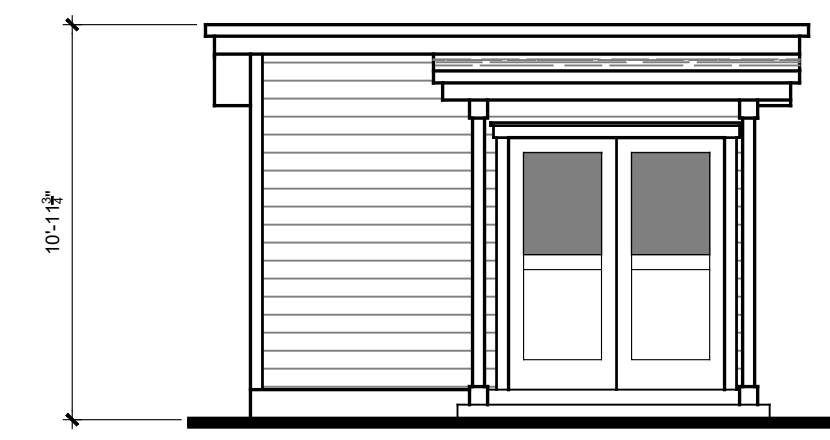
**FIRST FLOOR PLAN**

SCALE: 3/16"=1'-0"



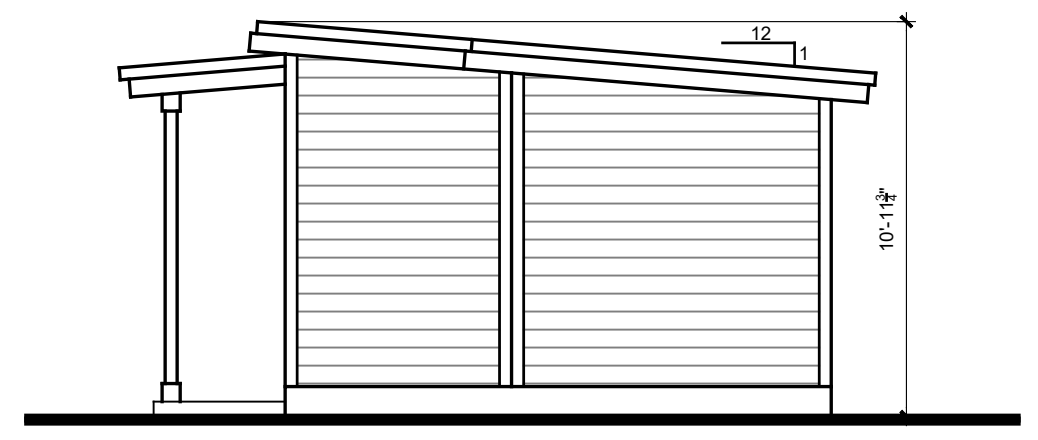
**SHED PLAN**

SCALE: 3/16"=1'-0"



**SHED EAST ELEVATION**

SCALE: 3/16"=1'-0"



**SHED NORTH ELEVATION**

SCALE: 3/16"=1'-0"



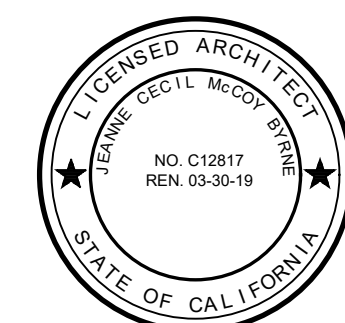
**SHED NORTH ELEVATION**

SCALE: 3/16"=1'-0"



**SHED NORTH ELEVATION**

SCALE: 3/16"=1'-0"



NEW/ SINGLE FAMILY RESIDENCE FOR  
**MAX**  
 108 20TH STREET  
 PACIFIC GROVE, CA 93950  
 A.P.A. 006-442-021

DATE: A/ NOTED  
 SCALE: A/ NOTED  
 DRAWN BY: PA/ **ALPHEER**  
 JOB NUMBER: **A2.1**

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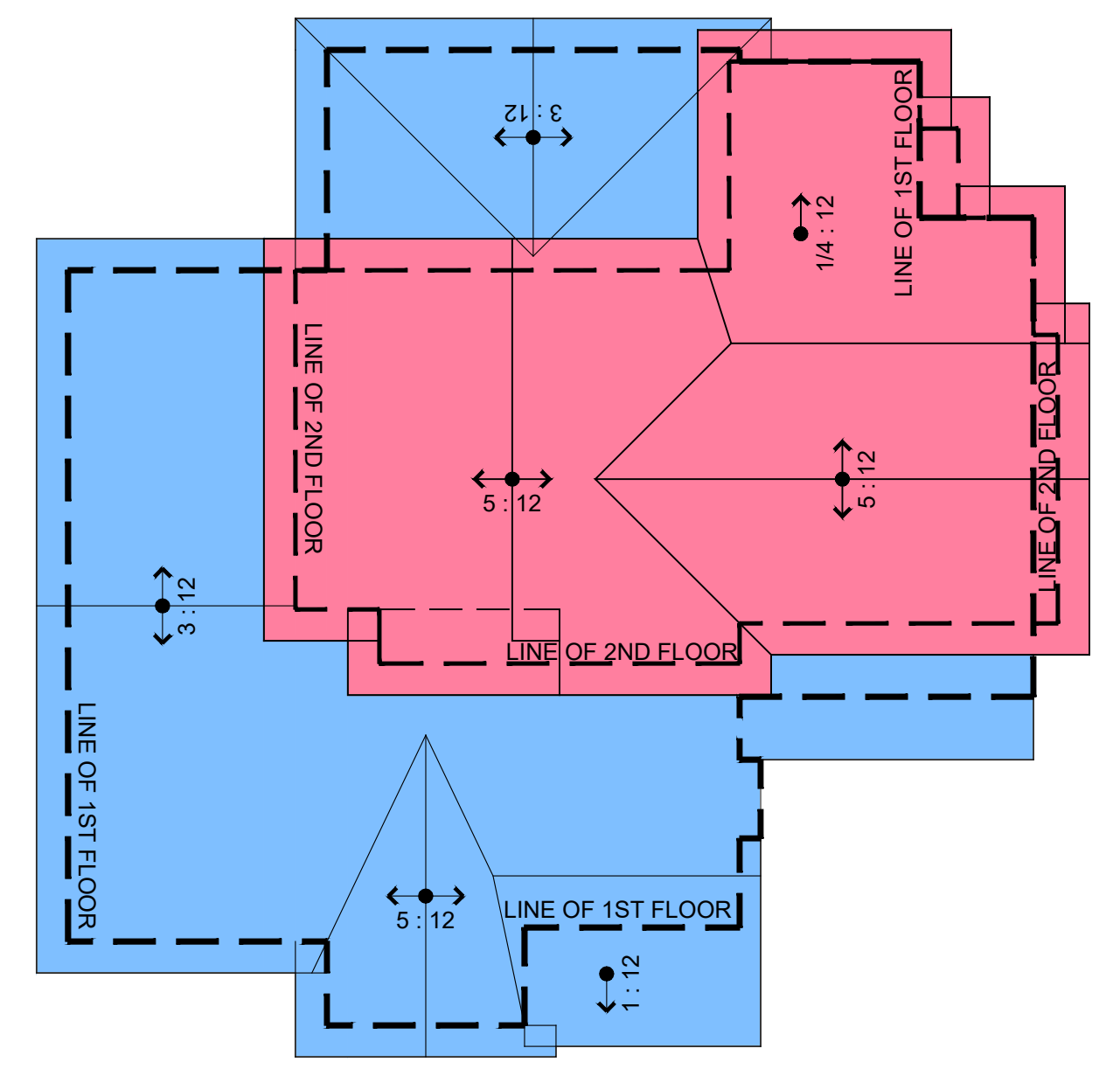


PROJECT DATA SHEET

Project Address: 108 20TH STREET Submittal Date: \_\_\_\_\_  
 Applicant(s): JEANNE C. BYRNE, FAIA Permit Type(s) & No(s): \_\_\_\_\_

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-3-PGR			
Building Site Area	4513			
Density (multi-family projects only)				
Building Coverage	2076	740	1818	
Site Coverage	2863	1033	2206.3	
Gross Floor Area	2733	740	2588	
Square Footage not counted towards Gross Floor Area				
Impervious Surface Area Created and/or Replaced		TO BE DEMO (E) 353.7	(N) 388.3	ADJUSTED PAVING COVERAGE
Exterior Lateral Wall Length to be demolished in feet & % of total*			NA/NA%	REMOVE (E) HOUSE
Exterior Lateral Wall Length to be built			NA	REMOVE (E) HOUSE
Building Height	30'	15'	24' 10"	
Number of stories	3	1	2	
Front Setback	8'	8'	8'	
NORTH Side Setback (specify side)	5' 3"	14' 2"	15' 3"	
SOUTH Side Setback (specify side)	5' 3"	23'	5' 5"	
Rear Setback	8'	40' 5"	40'	
Garage Door Setback	20'		20'	
Covered Parking Spaces	2		1	
Uncovered Parking Spaces	0		1	
Parking Space Size (Interior measurement)	9' x 20'		13' x 21'	
Number of Driveways	1		1	
Driveway Width(s)	< 40% = 23'		10'	
Back-up Distance			20'	
Eave Projection (Into Setback)	3' maximum		2'	
Distances Between Eaves & Property Lines	3' minimum		3'	
Open Porch/Deck Projections			4'	front entry porch
Architectural Feature Projections			4'	front entry
Number & Category of Accessory Buildings			1	REAR SHED
Accessory Building Setbacks			6' rear side 5'	
Distance between Buildings			2' 6" 6"	
Accessory Building Heights			11'	
Fence Heights	6'	6'	6'	

\*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.  
 [Rev. 01/14/14]



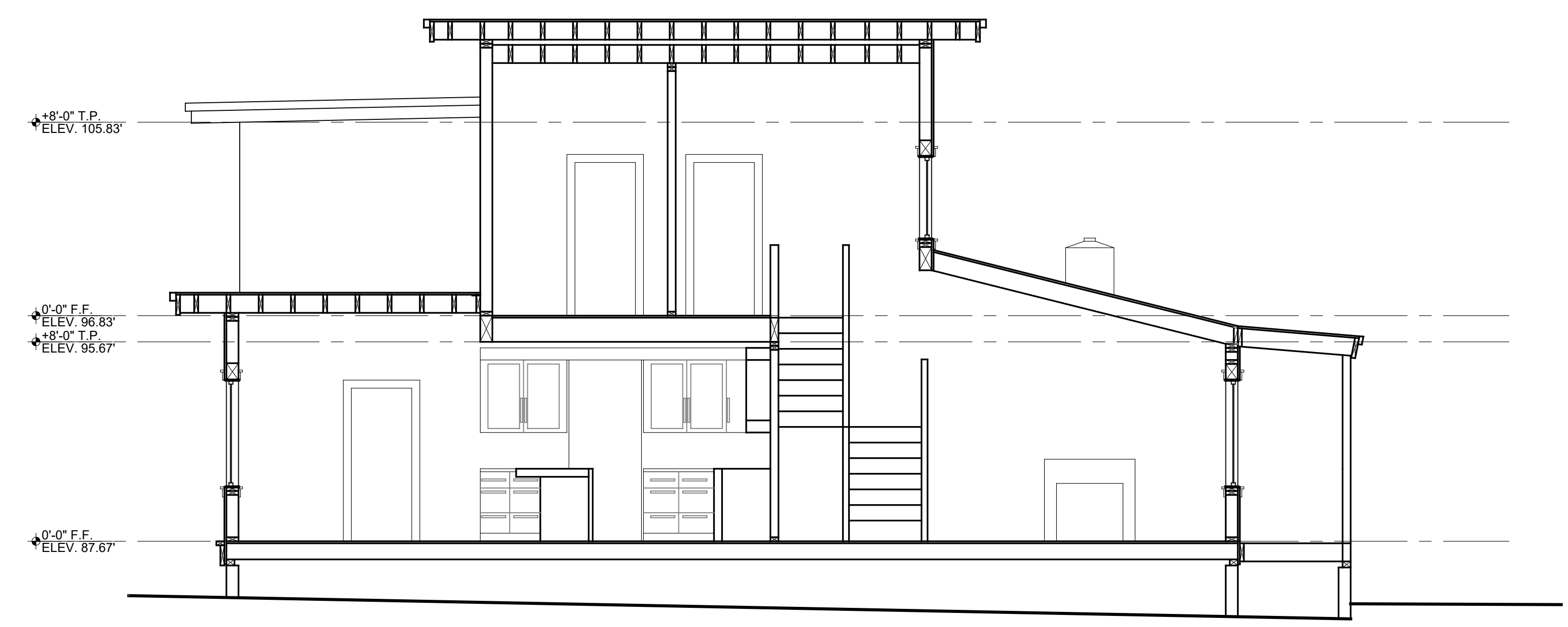
ROOF PLAN

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



SECTION: A

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



SECTION: B

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

ISSUED FOR:	DATE:
CLIENT REVIEW	9/28/17
ARB	10/5/17
ARB	11/6/17

JEANNE C. BYRNE, FAIA  
 ARCHITECTS  
 591 LIGHTHOUSE AVE., SUITE #5  
 PACIFIC GROVE, CALIFORNIA 93950  
 (805) 72-6585 FAX (805) 72-8199

SECTION

NEW/ANGLE FAMILY RECORD SET FOR  
 MAX  
 108 20TH STREET  
 PACIFIC GROVE, CA 93950  
 A/P: 006-145-021

DATE: \_\_\_\_\_  
 SCALE: \_\_\_\_\_  
 DRAWN BY: \_\_\_\_\_  
 PAJ  
 JOB NUMBER: \_\_\_\_\_

UNLICENSED ARCHITECT  
 JEANNE C. BYRNE, MICHIGAN  
 NO. C12817  
 REN 03-30-19  
 STATE OF CALIFORNIA

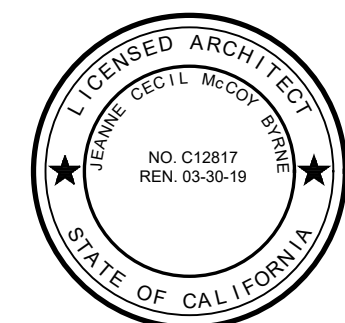
A4.1

ISSUED FOR:	DATE:
CLIENT REVIEW:	9/28/17
ARCH:	10/3/17

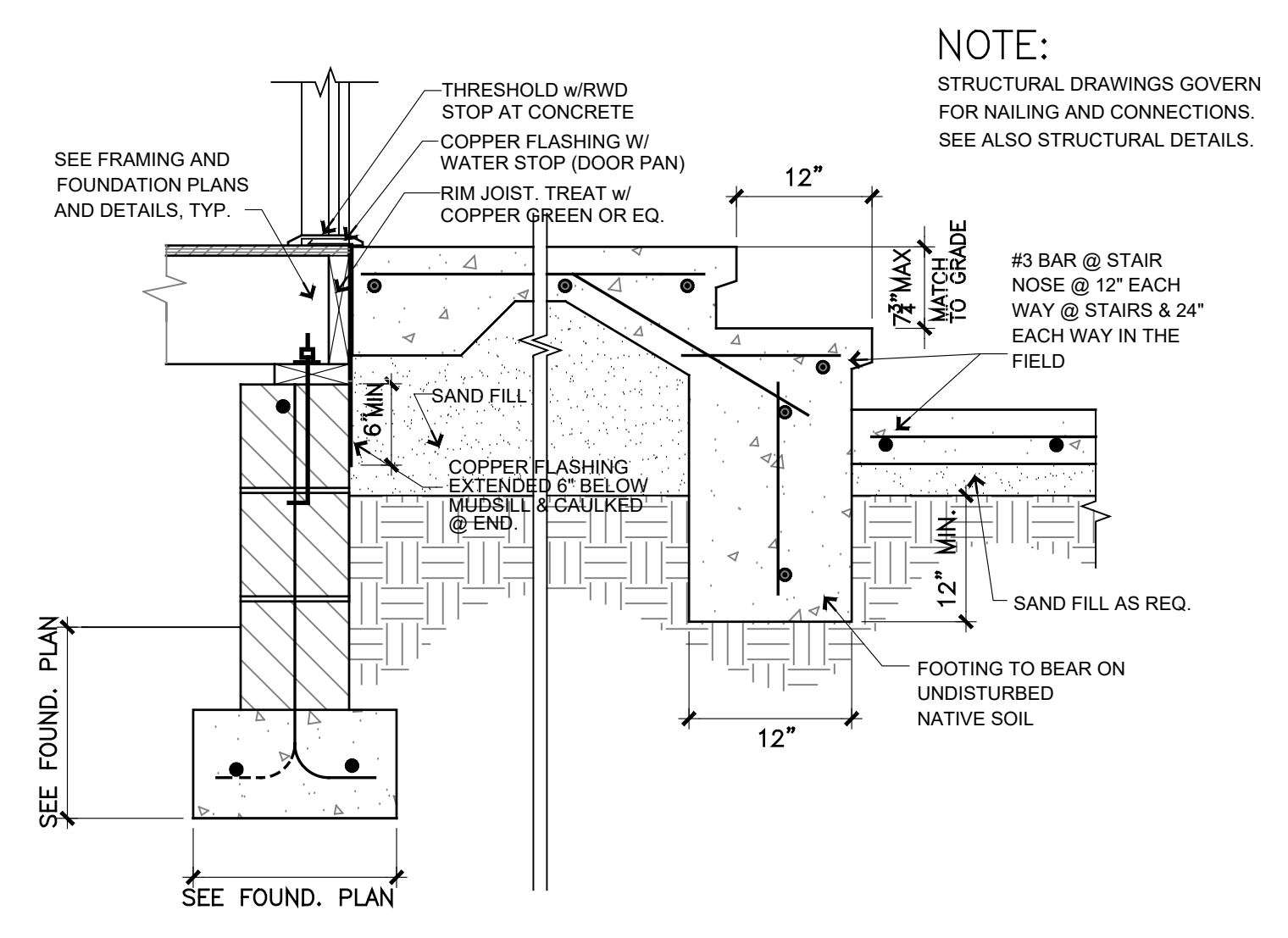
JEANNE C. BYRNE, FAIA  
 ARCHITECTS  
 591 LIGHTHOUSE AVENUE, SUITE #5  
 PACIFIC GROVE, CALIFORNIA 93950  
 (805) 72-6585 FAX (805) 72-8199

DETAIL

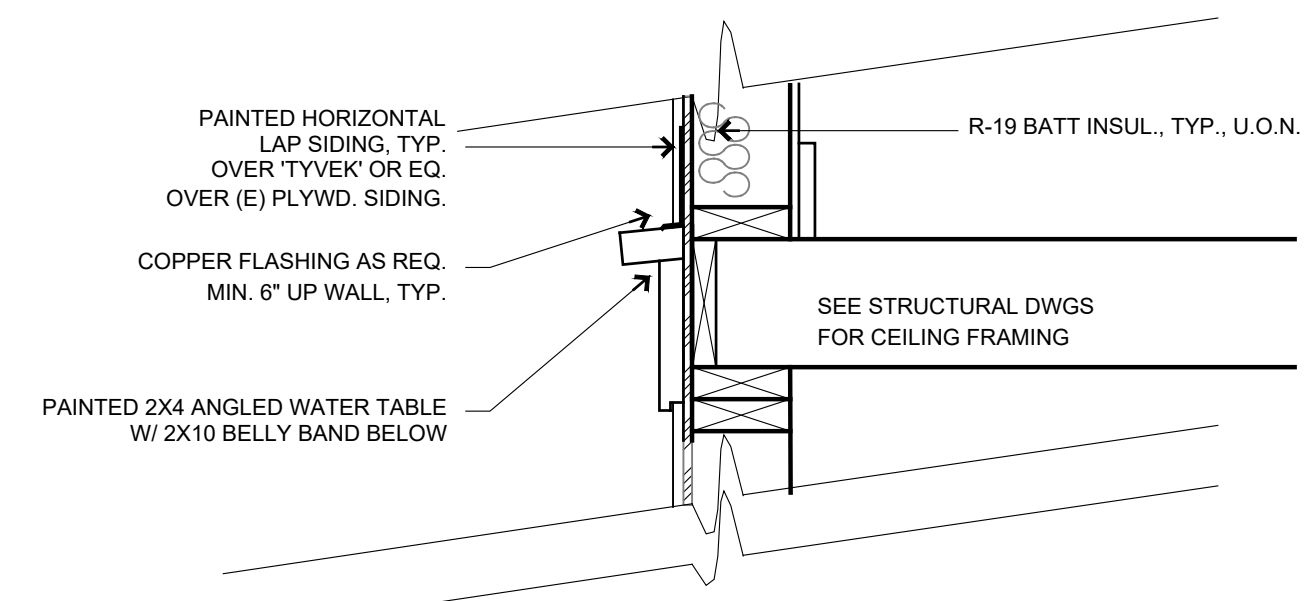
NEW/INTEGRAL FAMILY RE/OBJECT FOR  
 MAX  
 108 20TH STREET  
 PACIFIC GROVE, CA 93950  
 A.P.A. 000-145-021



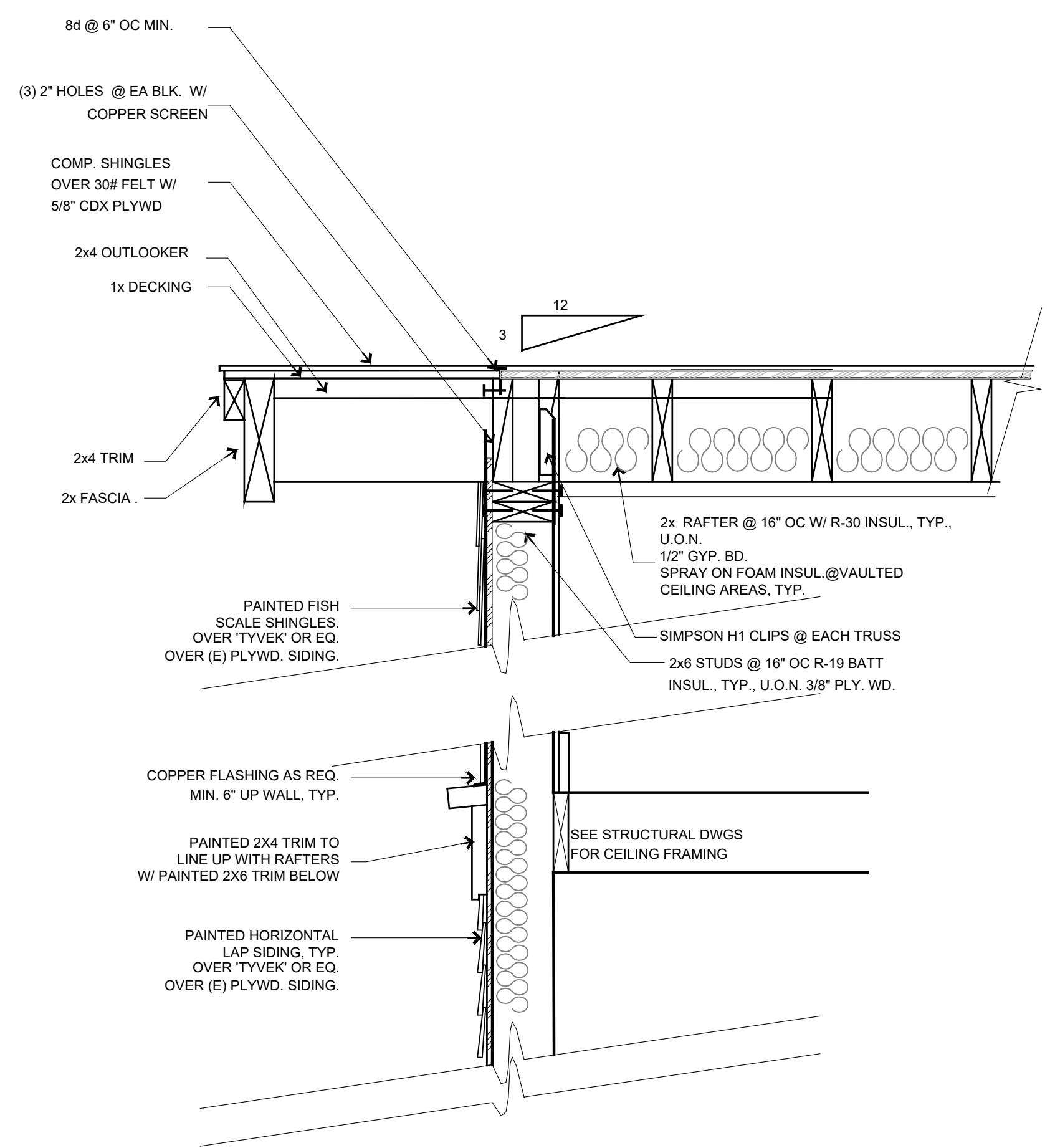
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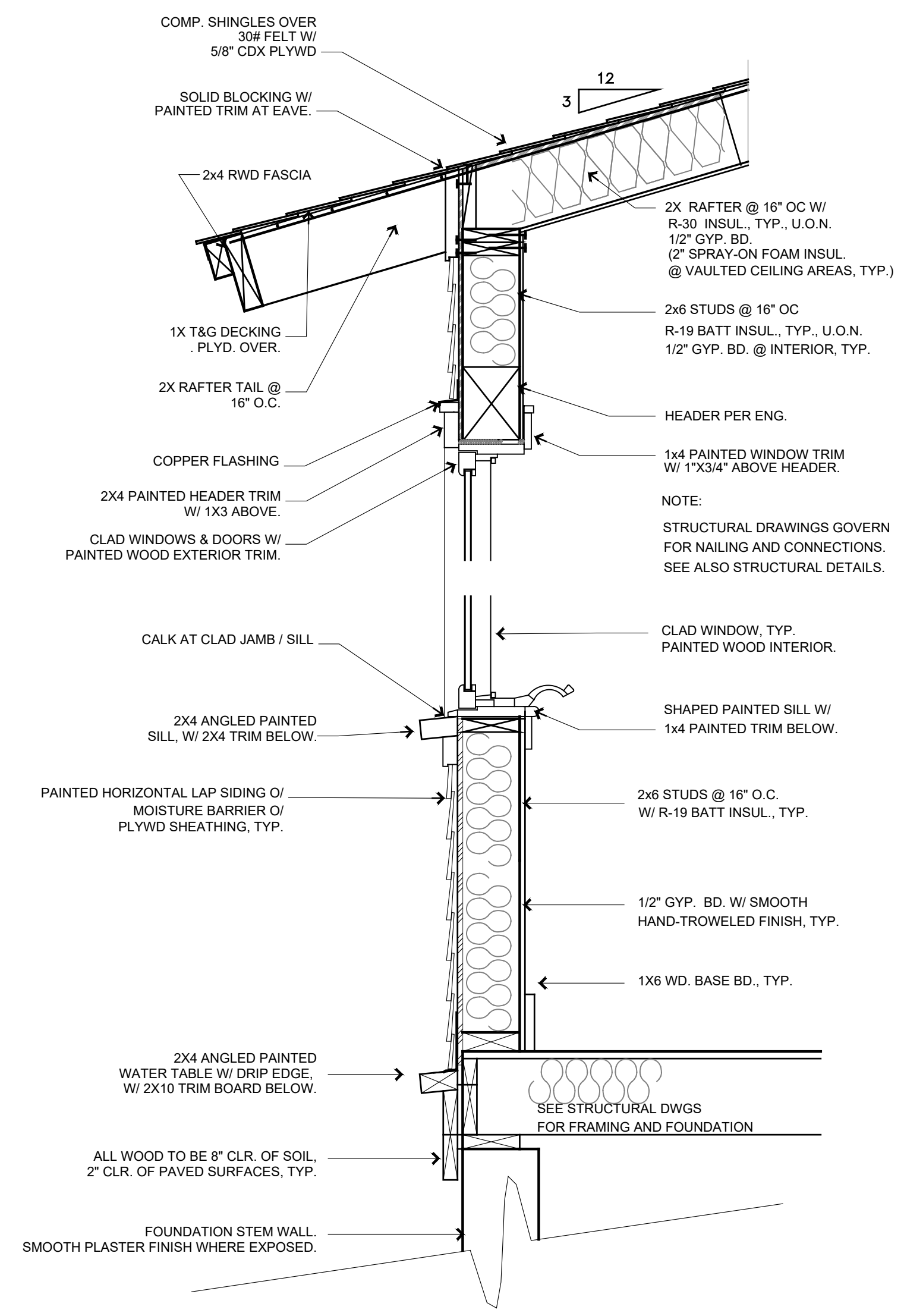
3 DETAIL: PATIO / STEPS  
 SCALE: 1"=1'-0"



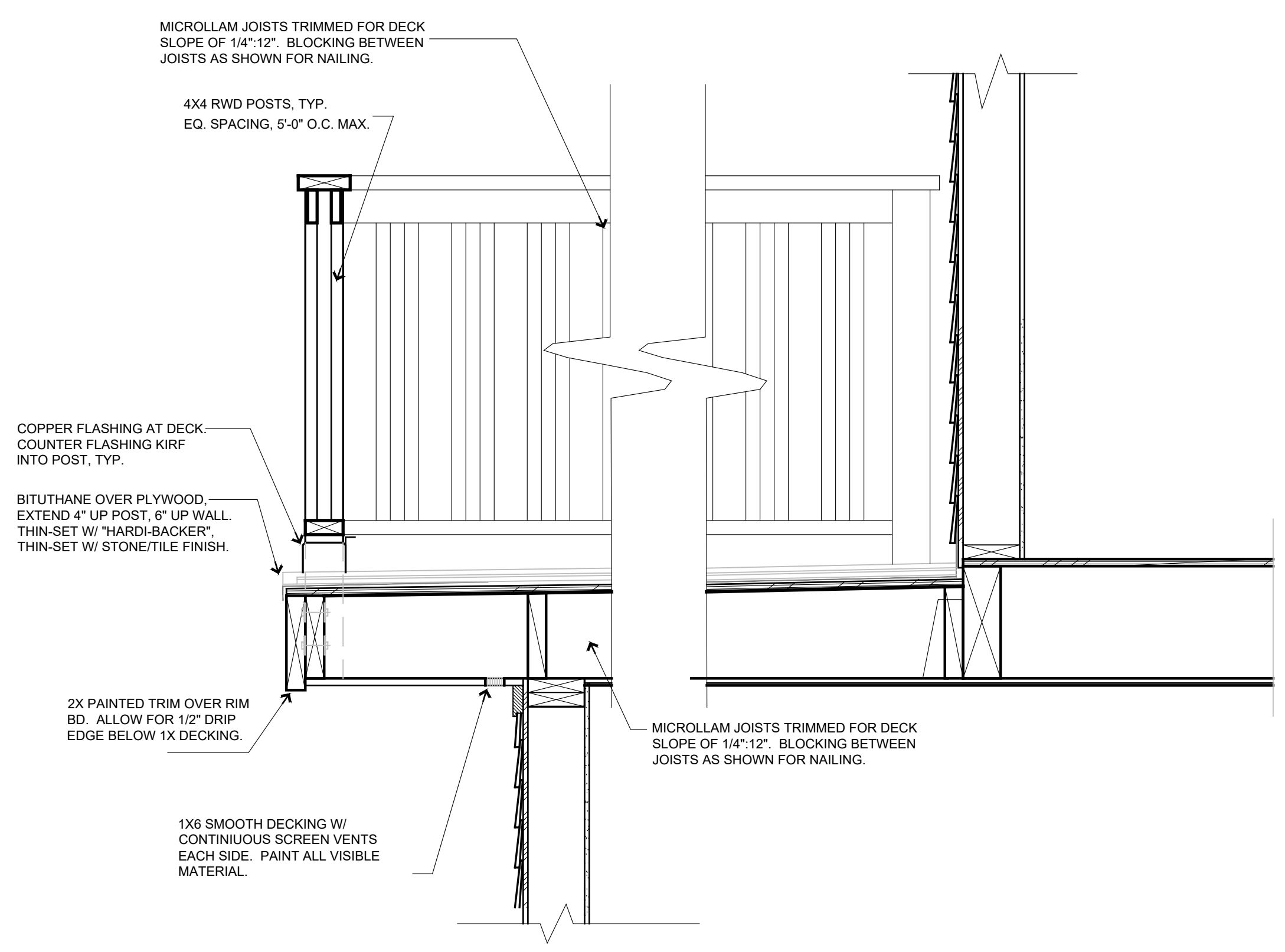
4 DETAIL: WALL SECTION  
 SCALE: 1"=1'-0"



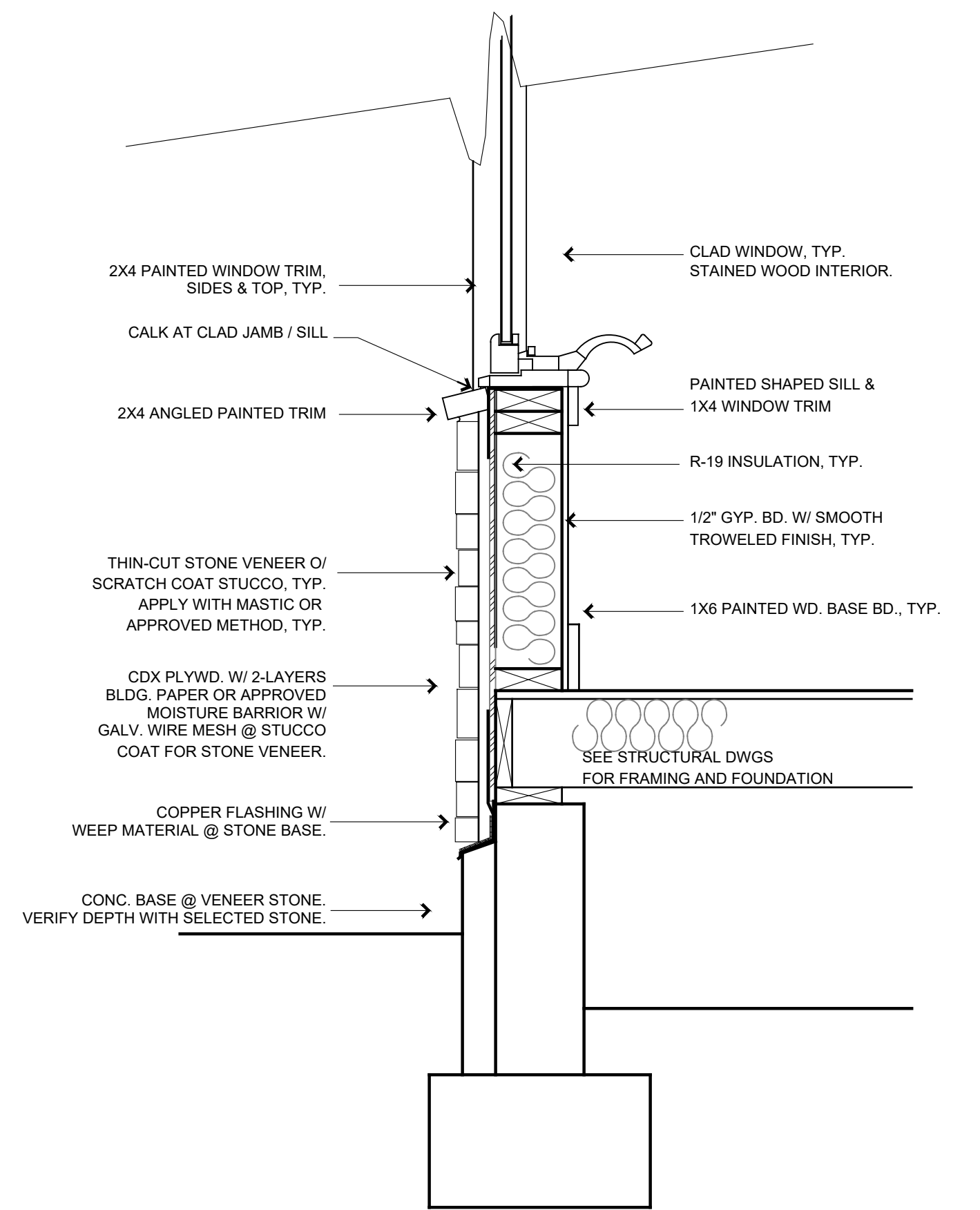
6 DETAIL: WALL SECTION  
 SCALE: 1"=1'-0"



5 DETAIL: TYPICAL WALL SECTION  
 SCALE: 1"=1'-0"



2 DETAIL: DECK AT 2ND FLOOR  
 SCALE: 1"=1'-0"



1 DETAIL: WALL SECTION  
 SCALE: 1"=1'-0"