



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

AGENDA REPORT

TO: Architectural Review Board

FROM: Laurel O'Halloran, Associate Planner

MEETING DATE: June 13, 2017

ADDRESS: 421 Laurel, Pacific Grove (APN 006-276-002)

**ZONING/
LAND USE:** R-2/High Density to 29.0 DU/ac

SUBJECT: Architectural Permit and Use Permit Application No. 17-501 to allow the addition of 376.5 square feet in the rear of an existing 1,211 square foot single family residence on the historic resources inventory including the addition of a new 200 square foot wood deck to also allow the demolition of the existing substandard 2-car legal non-conforming garage and to rebuild the garage to a standard 2-car garage for a total residence of 1,643 square feet.

APPLICANT: Jeanne Byrne, FAIA Architects, on behalf of Atsuko Kiuchi-Fagerness, Owner

CEQA STATUS: Categorical Exemption; §15301

PROJECT DESCRIPTION

Architectural Permit/Use Permit 17-501 would allow the addition of 376.5 square feet in the rear of an existing 1,211 square foot single family residence on the historic resources inventory including the addition of a new 200 square foot wood deck. Use Permit 17-501 would allow the demolition of the existing substandard 2-car legal non-conforming garage and to rebuild the garage to a standard 2-car garage for a total residence of 1,643 square feet

BACKGROUND

On May 25, 2017 Jeanne Byrne applied for an Architectural Permit to allow the remodel and addition of the existing single story residence located at 421 Laurel Avenue.

The proposed development will meet the development regulations set forth in the R-2 zoning district including setbacks and height requirements with the exception of the legal non-conforming garage. The front setback is 15' and the garage sets back 2' 4" from the front property line.

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

DISCUSSION

The subject residence is a single-story wood framed vernacular Folk Victorian Style residence that was built in 1900 with a legal non-conforming sub-standard garage. The existing non-

conforming sub-standard garage is being proposed to be demolished and rebuilt to a standard garage which still retains the legal non-conforming setback status.

Pursuant to PGMC 23.68.050(c) the demolition and reconstruction of more than 25% of the floor area of a nonconforming structure shall be permitted if a use permit is obtained.

The style of the new construction as proposed is similar to and subtly differentiated from that of the historic house making it visually clear between historic and new construction. The proposed addition is consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties.

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

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

Zoning Code:

The residence is located in the R-2 district. The allowable maximum building coverage is 50% and the proposed project site will have a building coverage of 30%. The allowable maximum site coverage is 60% and the proposed project site will have site coverage of 40%. The allowable maximum gross floor area is 3,000 sf and the proposed project will create a 1,643 sf residence.

Trees and Landscaping:

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

Architectural Review Guidelines for Historic Buildings:

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

Guideline 1; Neighborhood Context:

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

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

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

Guideline #3: Preservation of character-defining features.

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

Guideline #4: Compatibility of new work with old:

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

Historic Review:

The March 2017, 2017 Phase 2 Historic Report by Kent Seavey has concluded the proposed project is in conformance with the Secretary of the Interior Standards.

The assessment found that the proposed design alterations to the historic residence meet the Secretary of the *Interior's Standards for Rehabilitation*. The proposed changes do not impact the remaining character-defining features or overall historic integrity of the building. The style of the new construction as proposed is similar to and subtly differentiated from that of the historic house. Because the proposed alterations to the building meet the *Standards*, the alterations are considered as mitigated to a level of less than a significant impact on the historic resource and do not constitute a substantial adverse change to the historic resource. The detached 2 car garage proposed for demolition dates back to the 1953 remodel and is in a deteriorated condition.

Details:

The proposed project will have new painted horizontal siding to match the existing siding with a new comp shingle roof to match the existing roof. The windows will be new painted wood windows to match the existing windows.

ENVIRONMENTAL REVIEW

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301(e) (1) – Existing Facilities. The proposed addition and alterations do not present any unusual circumstances that would result in a potentially significant environmental impact. The proposed alterations do not constitute a substantial adverse change to the structure, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

RECOMMENDATION

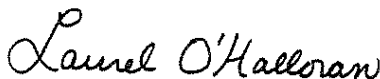
Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Architectural Review Board:

Recommend APPROVAL of AP/UP 17-501 to the Planning Commission pursuant to PGMC 23.70.060(c) (1) and 23.68.050(c) and subject to the attached Findings and Conditions.

ATTACHMENTS

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

RESPECTFULLY SUBMITTED:



Laurel O'Halloran
Associate Planner



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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

Permit Application

Application # _____

Date: 5-25-17

Total Fees: 5,614.30

Received by: Laurel O'Halloran

APPLICANT/OWNER:	Project Address: <u>421 LAUREL AVE.</u> APN: <u>006-276-002</u>	
	Project Description: <u>EXISTING HISTORIC HOUSE TO REMAIN. REMOVE AND ADDITION TO REAR/SIDE. NEW DECKS. REPLACE (E) GARAGE WITH (N) IN SIM. LOCATION TO MEET CURRENT STANDARDS.</u>	
APPLICANT/OWNER:	Applicant	Owner
	Name: <u>JEANNE C. BYRNE, FAIA ARCHITECTS</u>	Name: <u>ATSUKO KIUCHI-FAGERNESS</u>
	Phone: <u>372 6585</u>	Phone: <u>916-707-1548</u>
	Email: <u>JCBARCHFAIA@ATT.NET</u>	Email: <u>atsukokf@gmail.com</u>
PLANNING STAFF USE ONLY:	Mailing Address: <u>591 LIGHTHOUSE AVE. #5</u>	
	<u>PACIFIC GROVE CA 93950</u>	
	Mailing Address: <u>9675 ELMIRA CIRCLE</u>	
	<u>SACRAMENTO, CA 95827</u>	
Permit Request: <input type="checkbox"/> CRD: Counter Determination <input type="checkbox"/> AUP: Administrative UP <input type="checkbox"/> IHS: Initial Historic Screening <input type="checkbox"/> AVAR: Administrative VAR <input checked="" type="checkbox"/> AP: Architectural Permit <input type="checkbox"/> UP-A: UP Amendment <input type="checkbox"/> HPP: Historic Preservation <input type="checkbox"/> VAR-A: VAR Amendment <input type="checkbox"/> AAP: Administrative AP <input type="checkbox"/> AUP-A: AUP Amendment <input type="checkbox"/> A: Appeal <input type="checkbox"/> AVAR-A: AVAR Amendment <input type="checkbox"/> ADC: Admin Design Change <input type="checkbox"/> SU: Second Unit <input type="checkbox"/> TPD: Tree Permit W/ Dev't <input type="checkbox"/> MMP: Mitigation Monitoring <input type="checkbox"/> SP: Sign Permit <input type="checkbox"/> LLA: Lot Line Adjustment <input type="checkbox"/> PUU: Undocumented Unit <input type="checkbox"/> Stormwater Permit <input checked="" type="checkbox"/> UP: Use Permit <input type="checkbox"/> LM: Lot Merger <input type="checkbox"/> VAR: Variance <input type="checkbox"/> Other:		
CEQA Determination: Review Authority: Active Permits: Overlay Zones: <input type="checkbox"/> Exempt <input type="checkbox"/> Staff <input type="checkbox"/> HRC <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"/> PC <input type="checkbox"/> Active Building Permit <input type="checkbox"/> Coastal Zone <input type="checkbox"/> Environmental Impact Report <input type="checkbox"/> SPRC <input type="checkbox"/> CC <input type="checkbox"/> Active Code Violation Permit #: _____ <input checked="" type="checkbox"/> Area of Special Biological Significance (ASBS) <input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)		
Property Information Lot: <u>2,4+6</u> Block: <u>24</u> Tract: <u>1st Addition</u> ZC: <u>R-2</u> GP: <u>High Density 29.0 du/ac</u> Lot Size: <u>5,263 SF</u> <input checked="" type="checkbox"/> Historic Resources Inventory <input type="checkbox"/> Archaeologically Sensitive Area		
Staff Use Only: <div style="text-align: center;"> RECEIVED MAY 25 2017 </div>		

CERTIFICATION – I, the undersigned, under penalty of perjury, depose and certify that I am the applicant for this request, that the property owner approves this application and that all statements contained herein, including all documents and plans submitted in connection with this application, are true and accurate to the best of my knowledge.

Applicant Signature: _____

Date: 05-24-17

Owner Signature (Required): _____

Date: 5/24/17

MAY 25 2017

PROJECT DATA SHEET

Project Address: 421 LAUREL AVE

Submittal Date:

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPTApplicant(s): JOB ARCHITECTS

Permit Type(s) & No(s):

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-2			
Building Site Area	5400			
Density (multi-family projects only)				
Building Coverage	2700	1211	1643	
Site Coverage	3240	1471	2133	
Gross Floor Area	3000	1211	1643	
Square Footage not counted towards Gross Floor Area				
Impervious Surface Area Created and/or Replaced			230	
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	_____	21 ft/ 17%	
Exterior Lateral Wall Length to be built	_____	_____	66'	
Building Height	30'	22' 4"	22' 4"	
Number of stories	2	1	1	
Front Setback	15'	18' 0"	18' 0"	
<u>EAST</u> Side Setback (specify side)	10'	3' 3"	3' 3"	
<u>WEST</u> Side Setback (specify side)	6'	32' 5"	13' 5"	
Rear Setback	10'	33' 8"	29' 11"	
Garage Door Setback		2' 4"	2' 4"	
Covered Parking Spaces		SUB-STANDARD	2	
Uncovered Parking Spaces		0	0	
Parking Space Size (Interior measurement)	9' x 20'	8.5 x 17	10 x 20	
Number of Driveways	1	1	1	
Driveway Width(s)		16'	20'	
Back-up Distance		2' 4"	2' 4"	
Eave Projection (Into Setback)	3' maximum	12"	12"	(E) CONDITION
Distances Between Eaves & Property Lines	3' minimum	2' 3"	2' 3"	(E) CONDITION
Open Porch/Deck Projections		4' 1"	4' 1"	(E) ENTRY PORCH
Architectural Feature Projections				
Number & Category of Accessory Buildings		DETACHED GARAGE	DETACHED GARAGE	
Accessory Building Setbacks		F: 2' 4" S: 1' 4"	F: 2' 4" S: 1' 4"	MATCH (E) CONDITION
Distance between Buildings		13'		
Accessory Building Heights		11'		
Fence Heights		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.



CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • www.ci.pg.ca.us/cdd

ARCHITECTURAL PERMIT (AP) AND USE PERMIT 17-501

FOR A PROPERTY LOCATED AT 421 LAUREL AVENUE TO ALLOW THE ADDITION OF 376.5 SQUARE FEET IN THE REAR OF AN EXISTING 1,211 SQUARE FOOT SINGLE FAMILY RESIDENCE ON THE HISTORIC RESOURCES INVENTORY INCLUDING THE ADDITION OF A NEW 200 SQUARE FOOT WOOD DECK TO ALSO ALLOW THE DEMOLITION OF THE EXISTING SUBSTANDARD 2-CAR LEGAL NON-CONFORMING GARAGE AND TO REBUILD THE GARAGE TO A STANDARD 2-CAR GARAGE FOR A TOTAL RESIDENCE OF 1,643 SQUARE FEET.

FACTS

1. The subject site is located at 421 Laurel Avenue Pacific Grove, 93950 APN 006-276-002
2. The subject site has a designation of High Density 29.0 du/ac on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-2 zoning district.
4. The subject site is approximately 5,263 square feet.
5. The subject site is developed with a 5,263 square foot one -story single family dwelling.
6. The existing structure was built in 1895 and is on the City's Historic Resources Inventory.
7. A Phase II historic report was prepared by qualified historian Kent Seavey in March of 2017.
8. The subject site is located in the Area of Special Biological Significance Watershed(ASBS).
9. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15301(e) (1).

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-2 zoning district including setbacks and height requirements and;
2. The architecture and general appearance of the completed project is compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines for Historic homes 1,2,3,4 and;
3. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and;
4. The Staff have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

PERMIT

Architectural Permit (AP) 17-501:

to allow the addition of 376.5 square feet in the rear of an existing 1,211 square foot single family residence on the historic resources inventory including the addition of a new 200 square foot wood deck to also allow the demolition of the existing substandard 2-car legal non-conforming garage and to rebuild the garage to a standard 2-car garage for a total residence of 1,643 square feet.

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the Community and Economic Development (C&ED) Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. **Tree Protection Standards During Construction:** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.
6. **Stormwater Treatment Measure:** The stormwater treatment measures shall be maintained by the property owner in perpetuity and City of Pacific Grove staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.
7. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
8. **Historic.** Any historic elements removed from the historic dwelling, including but not limited to windows, and doors, must either be reused on-site or stored for future use, to the greatest extent practicable.
9. **Archeology.** If archaeological resources or human remains are discovered during construction, work shall be halted within 50 meters of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of the City of Pacific Grove staff, and implemented.
10. **Building Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.
11. **Story Poles and Netting:** Following the 10 day appeal period all story poles and netting are required to be removed.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE:

1. The Commission 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 Commission authorizes Approval of Architectural Permit (AP) 17-501
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 22nd day of June, 2017, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

William Frederickson, 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.

Atsuko Kiuchi-Fagerness, Owner

Date



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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NOTICE OF EXEMPTION FROM CEQA

Property Address/Location: 421 Laurel, Pacific Grove, CA 93950

Project Description: AP UP 170501

Architectural Permit and Use Permit Application No. 17-501 to allow the addition of 376.5 square feet in the rear of an existing 1,211 square foot single family residence on the historic

Description: resources inventory including the addition of a new 200 square foot wood deck to also allow the demolition of the existing substandard 2-car legal non-conforming garage and to rebuild the garage to a standard 2-car garage for a total residence of 1,643 square feet.

APN: 006276002000

ZC: R-2

Lot Size: 5,263 SF

Applicant Name:	Jeanne Byrne	Phone #:	372.6585
Mailing Address:	591 Lighthouse Avenue		
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: section 15301(e)(1)
- Statutory Exemption
Type and Section Number:
- Other:

Exemption Findings:

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301(e) (1) – Existing Facilities. The proposed addition and alterations do not present any unusual circumstances that would result in a potentially significant environmental impact. The proposed alterations do not constitute a substantial adverse change to the structure, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

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

Contact Phone: (831) 648-3183

Signature: *Laurel O'Halloran*

Date: May 30, 2017

RECEIVED

MAY 30 2017

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

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

March 27, 2017

Jeanne C. Byrne, FAIA
Architects
591 Lighthouse Ave. Suite 5
Pacific Grove, CA 93950

Dear Ms. Byrne:

Introduction:

This Focused Phase II Historic Assessment has been prepared on behalf of Robert & Atsuko Kiuchi-Fagerness as part of an application for an addition to a listed historic residence. The subject property is located at 421 Laurel Ave. (APN #006-276-002), in Pacific Grove (see photos and plans & drawings provided).

Historical Background & Description

The subject property is an altered c.1900 vernacular Folk Victorian Style residence. Monterey Co. Assessor's, and Pacific Grove building records indicate the house was constructed in 1900. It first appears on the Sanborn fire insurance map of Pacific Grove in 1905. Pacific Grove building permits show a remodeling in 1953 (PGBP# 1895), Stair rail repair in 1995 (PGBP# 95-0220), and a new concrete walkway and stairs, leading down to 11th St. in the same year (PGBP# 95-0237). Some exterior siding was replaced on the east side of the stepped, rear portion of the building envelope in 2003 (PGBP# 03-0408).

The property is listed as #916 in the Pacific Grove Historic Resource Survey, dated January 1, 2007. It is historic, at the local level of significance, as a relatively late representative example of the vernacular Folk Victorian style of architecture, within the theme of Early Development of Pacific Grove (1873-1902), found in the 2011 Pacific Grove Historic Context Statement. Its period of significance is 1900 (see data from the Heritage Society of Pacific Grove, provided).

The subject property is one-story wood-framed vernacular Folk Victorian Style residence with a raised foundation, basically rectangular in plan, resting on concrete. The exterior wall-cladding is a medium-width horizontal rustic wood siding with corner-boards, and a wide horizontal wood belt-course running around the building envelope at the floor-plate, w/horizontal flush-board wood siding below. The steep-pitched front-gabled roof has slightly overhanging eaves with a closed soffit. A lower, stepped roof with steeper pitch, covers the slightly set back rear portion of the building envelope.

A full-width, open porch with a flat-roof runs across the north facing facade, and is the principal character-defining feature of the building. The porch rests atop a raised wood base, with a wide, central open wood and concrete staircase running down to sidewalk level along Laurel Avenue. The porch railing, beginning at the top of the concrete steps, is in a geometric ladder-like pattern leading up to chamfered wood posts having scroll-sawn brackets, supporting a narrow, boxlike patterned open frieze at the edge of the porch roof. The elaborate feature is composed of elements from the Queen Anne and Eastlake styles decorative vocabularies. A tall, louvered vent is centered in the gable apex. This feature is repeated in the south end of the stepped rear gable. The otherwise symmetrical balance of the fenestration on the facade is disturbed by an offset five-panel front door, that may have been moved during the 1953 remodel. All roof covering in in composition shingles.

Fenestration is irregular, with single 1/1 double-hung wood windows around the main building block, with single fixed wood and one sliding aluminum window on the stepped back rear component. A rear door appears on the east side of the south gable end of the house, It is a wood panel type with glazing above and a modern screen door. Window trim on the building envelope consists of slender, partial height applied false shutters on all fenestration. There is a detached two-car wood-framed garage, recessed into a failing concrete revetment at street level west of the residence. This feature probably dates to the 1953 remodel and is in a deteriorated condition.

The subject property is sited high above the SW corner of Laurel Ave., and 11th Street in an informal landscape setting. The facade is framed by mature palm-like ornamental trees, as well as a less exotic type near the garage along Laurel. The road gradient retaining-wall along 11th Street further heightens the visual massing of the residence. It is located in an R-2 zoned neighborhood of one and two-story homes of varying ages, sizes and styles.

Character-defining features of the property include its basically rectangular plan; raised foundation; horizontal rustic wood exterior wall-cladding; 1/1 double-hung and single fixed windows and front gabled form with a picturesque late Victorian full-width open porch.

The record is mute on the original owner, Mrs. Clara W. Atherton (widow of John Atherton) who had the residence from 1900 to at least 1947. By 1953 Mr. Earl F. Goforth, a housepainter was the owner, and executed the first remodeling of the house. After 1960 ownership changes occurred about every three years (see data from the Heritage Society of Pacific Grove, provided).

Evaluation:

The owners propose to add a master bedroom and bath off the SW side of the building envelope, with an open porch running east to west along its north facing facade. The proposed addition will step slightly back (south) off the west side of the existing rear portion of the building envelope. It will share a common wall part way along the existing west side elevation. The proposed addition will provide for more efficient contemporary use of the space and code required bedroom egress, while preserving those portions of the property which are significant to its historic, architectural, and cultural features. The proposed new work, as called for in the Secretary's Rehabilitation Standards, #9 & #10 is reversible (see photos, plans & drawings provided).

The *Secretary of the Interiors Standards for the Treatment of Historic Properties* Identify four primary treatment approaches to historic buildings. They are Restoration, Preservation, Reconstruction and Rehabilitation. Rehabilitation would be the recommended standard of treatment for the subject property.

Rehabilitation is defined as the act or process of making a compatible use for a property through repair, alterations and additions while preserving those portions or features which convey its historical, cultural, or architectural values.

The Secretary's Standards encourages "placing a new addition on a non-character-defining elevation." and locating alterations to historic properties in areas where previous alterations already exist.

As stated in the 1992 National Park Service Illustrated Guidelines for Rehabilitating Historic Buildings, "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility."

As noted above, the Standards recommend new additions be placed on secondary elevations, and where alteration has already occurred. In this instance the proposed addition and minor alterations will appear on secondary and altered elevations, but maintain the historic character of the residence.

The proposed new work will be differentiated from the old.

The new work will be compatible with the size, scale, proportions and massing to protect the integrity of the subject property and its environment. If removed in future, the essential form and integrity of the historic residence will be unimpaired (see photos, plans & drawings provided).

Evaluation for Significance

The California Environmental Quality Act (CEQA), PRC Sec.21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for that significance is addressed in PRC Sec. 5024.1 (a). It asks, did any event important to the region, state or nation occur on the property? Did anyone important to the region, state or nation occupy the property during the productive period of their lives? Does the building represent an important architectural type, period or method of construction, or is it a good example of the work of a noted architect or master-builder? The criteria also asks if the property is likely to yield information significant to the understanding of the areas history. Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity to be considered for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Pacific Grove Historic Resources Survey. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible. Integrity is measured by the application of seven aspects, defined by the National Register Criteria for Evaluation. They include: Location, the place where the historic property was constructed, or an historic event occurred; Design, the combination of elements that create the form, plan, space, structure, and style of a building; Setting, the physical environment of the historic property; Materials, the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property; Workmanship, the physical evidence of the crafts of a particular culture or people during any given period in history; Feeling & Association are subjective elements that assess a resources ability to evoke a sense of time and place.

Evaluation of Historic Integrity.

The subject property retains its original location and setting. It's design, materials and expression of workmanship retain a high level of integrity.

They convey a strong sense of time and place and of feeling and association within the theme of Early Development of Pacific Grove (1873-1902), found in the 2011 Pacific Grove Historic Context Statement. Its period of significance is 1900 (see Heritage Society of Pacific Grove documentation provided).

Impacts of the Proposed Project:

The owner proposes the following addition/alterations for contemporary usage.

NORTH (FRONT) ELEVATION (primary, altered)

No change other than the visible western bedroom addition at the rear (south) of the building envelope is proposed for this elevation.

EAST-SIDE-ELEVATION (primary, altered)

As proposed, one small, fixed 1953 window in the stepped down light in the stepped down portion of the building envelope to the rear (south will be removed and in filled to match, in kind, the existing exterior wall-cladding. A short portion of the proposed addition will project south beyond the existing building envelope.

SOUTH (REAR) ELEVATION (secondary, altered)

The full length of the proposed bedroom/bath addition will extend west from the west side of the existing rear (south) elevation. The 1953 door and window on the east side of this elevation will change, with the door moved to the west, and a new window constructed in its former space. Any required exterior wall-cladding in fill will match, in kind, that on the original building envelope. A small, gabled bay will connect the historic building envelope to the proposed addition. The rooflines of both the proposed connecting bay and the addition will be lower than those on the original building envelope to clearly differentiate the old from the new, as called for in Rehabilitation Standard #9, and a new entry door placed on a small gabled mud-room accessing the new space. The exterior finishes and roof form will be consistent with the design and material character of the historic house. The new roof will abut the west roof plane of the stepped portion of the original building envelope, consistent with the design character of the historic property. The proposed new construction will be undertaken in such a manner that, if removed in future, the essential form and integrity of the historic property and its environment would be unimpaired (see photos, plans & drawings provided).

WEST SIDE-ELEVATION (secondary).

The proposed addition will form an ell shape toward the rear of the west side-elevation. It will employ some of the existing exterior wall surface as interior walls, separating the new spaces from the old, and retaining most of the original framing.

The proposed open deck along the north side of the addition will attach to the existing building envelope at the location of an original 1/1 double-hung wood window. This window will be replaced with a slightly modified wood window matching the original placement and dimensions of the existing feature, but with a

lower meeting rail.

Proposed fenestration along the addition's north elevation will be limited to a pair of glazed French doors toward the west end of the feature, to provide code required bedroom egress from the addition to the deck space. A kitchen access door will be constructed on the west side elevation of the original building envelope. The open porch deck will employ simple wood rail and balusters, and will be consistent with the historic character of the property (see photos and plans & drawings provided). The subject property is listed in the local historic resource survey. The proposed work is a good example of the Secretary of the Interior's edict encouraging the placing of new additions on non-character-defining elevations and locating alterations to historic properties in areas where previous alterations already exist. All proposed additions/alterations will be compatible with the size, scale, proportions and massing of the historic residence, to protect its integrity and environment. If the addition is removed in future, the essential form and integrity of the historic property and its environment will be unimpaired.

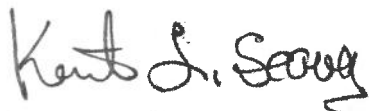
Conclusion:

The proposed work on the subject property will be executed consistent with the Secretary's Standards for Rehabilitation, with minimal loss of historic material so that the remaining character-defining features of the resource will not be obscured, damaged or destroyed. The proposed addition/ alterations are reversible. As proposed the new work will not cause a significant change to the listed historic building and will not create a significant adverse effect on the environment.

Mitigation:

No mitigation is needed for this project.

Respectfully Submitted,

A handwritten signature in black ink that reads "Kent S. Seung". The signature is written in a cursive, slightly slanted style.

421 Avenue-Pacific Grove



Photo #1. Looking south at the subject property & its environmental setting, note the c. 1953 garage at right, Kent Seavey, March, 2017.



Photo #2. Looking SE at the west side-elevation, Kent Seavey, March, 2017.



Photo #3. Looking south at the North facing Folk Victorian facade, note Offset entry door, left of center, Kent Seavey, March, 2017.



Photo #4. Looking SW at the facade and east side-elevation, note visual Height of building envelope on its site, Kent Seavey, March, 2017.



Photo #5. Looking NW at the east side-elev. & stepped/offset rear component, Note window types & dec. shutters, Kent Seavey, March 2017.



Photo #6. Looking north at rear (south) elevation, note modern screen door
At right, Kent Seavey, March, 2017.

HISTORIC RESOURCES INVENTORY

(State use only) Ser _____ Site _____ Mo. _____ Yr. _____ **Item 8a**
 UTM _____ Q _____ NR 31 SHL _____
 Lat _____ Lon _____ Era _____ Sig _____
 Adm _____ T2 _____ T3 _____ Cat _____ HABS _____ HAER _____ Fed _____
UTM 10/59720/405296

IDENTIFICATION

- Common name: _____
- Historic name, if known: Atherton, (Clara W.) House
- Street or rural address 421 Laurel
 City: Pacific Grove, CA ZIP: 93950 County: Monterey
- Present owner, if known: Dalmacio M. Carpio Address: 421 Laurel
 City: Pacific Grove, CA ZIP: 93950 Ownership is: Public Private
- Present Use: Private Residence Original Use: Single Family Residence
 Other past uses: _____

DESCRIPTION

- Briefly describe the present physical appearance of the site or structure and describe any major alterations from its original condition:

This is a one story house with bracketed veranda, medium pitched roof, decorative boxed cornices, horizontal siding and segmented windows 1/1.

- Locational sketch map (draw and label site and surrounding streets, roads, and prominent landmarks):



- Approximate property size:
 Lot size (in feet) Frontage 60
 Depth 90
 or approx. acreage _____

- Condition: (check one)

- a. Excellent b. Good c. Fair
 d. Deteriorated e. No longer in existence
 a. Altered? b. Unaltered?

Buildings: (Check more than one if necessary)

- a. Single building b. Scattered buildings
 c. Intensely built-up d. Residential
 e. Commercial f. Industrial
 g. Other _____

Access to site:

- a. None known b. Private development
 c. Zoning d. Public Works project
 e. Vandalism f. Other _____



NOTE: The following (Items 14-19) are for structures only.

14. Primary exterior building material: a. Stone b. Brick c. Stucco d. Adobe e. Wood
 f. Other
15. Is the structure: a. On its original site? b. Moved? c. Unknown?
16. Year of initial construction 1900 This date is: a. Factual b. Estimated
17. Architect (if known): _____
18. Builder (if known): _____
19. Related features: a. Barn b. Carriage house c. Outhouse d. Shed(s) e. Formal garden(s)
 f. Windmill g. Watertower/tankhouse h. Other

SIGNIFICANCE

20. Briefly state historical and/or architectural importance (include dates, events, and persons associated with the site if known).

This house is located on a quiet corner and adds victorian character to the street.

21. Main theme of the historic resource: (Check only one): a. Architecture b. Arts & Leisure
 c. Economic/Industrial d. Exploration/Settlement e. Government f. Military
 g. Religion h. Social/Education

22. Sources: List books, documents, surveys, personal interviews, and their dates:

Monterey County Assessor's Records

23. Date form prepared: _____ By (name): _____
 Address: _____ City: _____ ZIP: _____
 Phone: _____ Organization: _____

(State Use Only)

Clara W Atherton House
421 Laurel

This one story house with horizontal siding was built in the 1st Addition to the Pacific Grove Retreat. The lot size - 60' x 90' allows this small house to enjoy a relatively large yard. It ~~has~~ was built in a simple rectangular shape and is adorned only with a bracketed porch across the facade. This house, as was the case with many of them, was in a woman's ownership.

BLOCK 24 LOTS 4, E½2

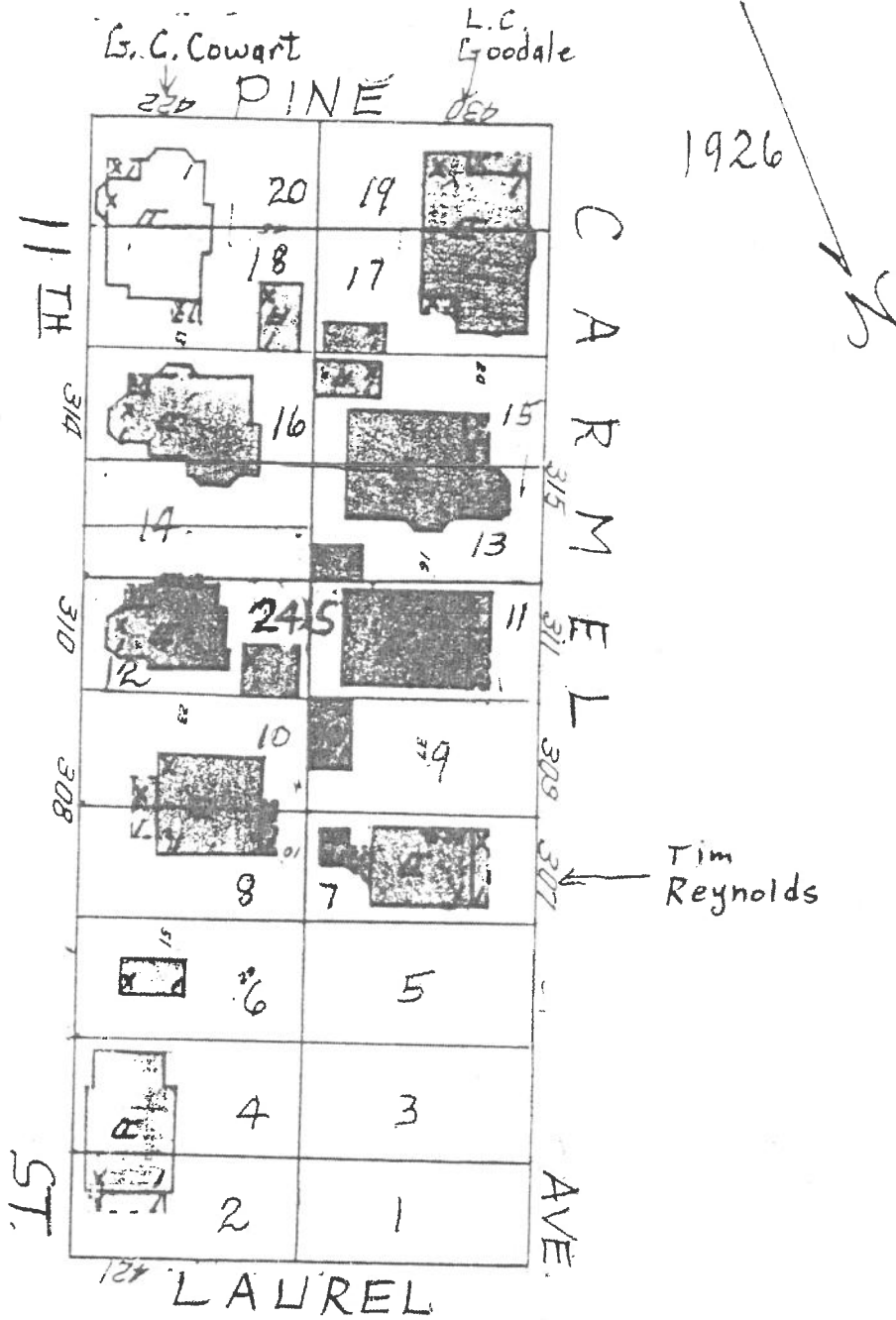
421 LAUREL AVENUE

1st Addition to Retreat **Item 8a**

<u>DATE</u>	<u>OWNER</u>	<u>Assmnt on imprvmt</u>	<u>REMARKS</u>
1900-03	Clara W. Atherton	\$225	
1904-07	" " "	\$230	
1908-09	" " "	\$220	
1910-13	" " "	\$260	
1914-20	" " "	\$210	
1921-26	" " "	\$400	

BLOCK 24 [First Addition] P.G.
 N. Laurel Ave.
 E. 11th St.
 S. Pine Ave.
 W. Carmel Ave.

253 Item 8a



BLOCK 24 [First Addition] P.G.
ABSTRACT OF TITLE

OWNER	LOT	ADDRESS & STREET	DEED DATE	REMARKS
MRS. EMMA SOULIER	1,3, 5 7	307 Carmel Ave.	---	
JOSEPH SOULIER	1,3, 5,7		10-1-24	
CLARA W. ATHERTON	2 2,4, 6	421 Laurel Ave.	1-10-20	
ALICE M. & IDA M. SABINE	8	308 11th. St.	10-1-10	ALICE MARTHA S. b.1861 d.1945 IDA MAY S. b.1871 Canada d.1951
MRS. MARY L. WHEELER	2[W $\frac{1}{2}$] 4,6		---	
MARY LANCASTER	9,11	311 Carmel Ave.	---	
GORDON ELMER & ANNA SPOTSWOOD	9,11		9-15-25	GORDON E. b.1885 Ontario m.ANNA JACOBS '05. AGENT, Railway Express Company.
BERTHA HARRISBERGER	12 14[N $\frac{1}{2}$]	310 11th. St.	---	
L.F. BRAYMAN	13 15	315 Carmel Ave.	---	
ALICE L. BRAYMAN	13,15		5-13-14	
EMMA WEISENDANGER	14[S $\frac{1}{2}$] 16	314 11th. St.	9-7-09	
CLARA E. DAVISSON	17 19	430 Pine Ave.	---	
GUSSIE C. MORRILL, IDEL L. PRATLIER, & ADA FRANCES WANGLE	17		9-14-23	
CLINTON & MINNIE WALLACE	17,19		7-8-27	
HATTIE COLTON BILLINGS	18 20	422 Pine Ave.	10-29-10	
CHAUNCEY HOWARD WAGGONER	18,20		1-8-27	

1905

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PACIFIC GROVE DIRECTORY.

- Armstrong, C. Gerard, "Pacific Grove Daily News," r. 209½ Forest av.
- Armstrong, D. F., editor and propr. "Pacific Grove Daily News," and real estate, 209½ Forest av., r. 229 Fifth.
- Armstrong, M. Caille Mrs., massage and electrical treatment, 541½ Lighthouse av., r. 229 Fifth.
- Ashley, John P., Rev., r. 138 Tenth.
- Atchison, Annie Miss, r. 224 Fifth.
- Atherton, C. W. Mrs., r. 421 Laurel av.
- Austrian Phoenix Ins. Co., of Vienna, W. E. Filcher, agent, 567 Lighthouse av.

B

- Babcock, Wm., r. 131 Seventh.
- Bacon, E., teamster, J. C. Anthony Co.
- Balles, Charles W., driver Pacific Grove Transfer Co., r. 511 Seventeenth.
- Balley, Bryant B., r. 158 Fifteenth.
- Balley, Francis, driver C. M. Tibbetts, r. n. end of Alder.
- Baker, Arlington, painter, r. 209 B Forest av.
- Baker, F. W., employe Pacific Improvement Co., r. 206 Seventeenth.
- Balch, Helen Miss, teacher Grammar School, r. 216 Granite.
- Balch, M. R. Mrs., r. 216 Granite.
- Ball, H. S., r. 288 Central av.
- Ballard, F. D., r. 321 Ocean av.
- Bank of Pacific Grove, O. S. Trimmer, pres.; Charles D. Henry, vice pres.; Geo. W. Eckhardt, cashier, 574 Lighthouse av.
- Bank of Pacific Grove Building, ne cor. Lighthouse av. and Forest av.
- Bankers Loan & Trust Co., Gould and Pell, agents, 563 Lighthouse av.
- Banks, M. A. Mrs., r. 232 Pine av.
- Banta, Abraham, r. 222 Seventeenth.
- Barber, Benjamin, employe Pacific Improvement Co., r. 307 Park.
- Barber, Elizabeth Mrs., r. e s Park, 1st h n of Laurel av.
- Barker, Carrie F. Mrs., teacher, r. 211 Fourth.
- Bartley, M. J. Mrs., r. 693 Union.
- Basile, A., r. s of west end Lighthouse av.
- Bay City Market, E. C. Buffam, propr., 207 Forest av.
- Bayles, Adelia Miss, r. 320 Congress av.
- Bayles, Allie Miss, r. 320 Congress av.
- Beardsley, Delos, clerk, J. K. Paul, r. 403 Central.
- Beeman, Rea D., driver Bay City Market, r. 551 Pine av.

1907
~~1907~~
 Polk's City Directory

DEL MONTE PAVILION

BATH HOUSE LUNCH ROOM

FINE ORCHESTRA
 mornings, afternoons
 and evenings

Open from 9 a. m. to 5 p. m.

TUESDAY, THURSDAY AND SUNDAY EVENINGS

OPEN SAME HOURS AS THE BATH HOUSE

106

PACIFIC GROVE DIRECTORY

- Archer Anna Miss, r 303 Chestnut
- Argus Criticism and Comment, D F Armstrong editor and propr (weekly newspaper), 209B Forest av
- Armstrong C G, piano tuner, r cor 16th and Union
- Armstrong D F, propr Argus Criticism and Comment, r 209B Forest av
- Armstrong M Callic, massage, electric and vibratory treatment; 209B Forest av, r same
- Ashley J P Mrs, r 138 10th
- Atchison Annie Miss, r 224 5th
- Atherton C W Mrs, r 421 Laurel av
- ATLAS ASSURANCE CO OF LONDON, C S Harris, agent, 592 Lighthouse av
- Ayers M Mrs, r 687 Spruce av
- Ayers Minnie P Miss, r 687 Spruce av

B

- Babbitt Florence H Mrs, r 214 Congress av
- Babcock Wm H, r 131 7th
- Badgerou G W Mrs, r 228 17th
- Badgerou Louis N, r 228 17th
- Bailey F E, carpenter, r 278 Junipero
- Baker Arlington, painting contractor, 225 Forest av
- Baker Carl, apprentice L C Ryan & Sons, r 311 18th
- Bakewell John Mrs, r 108 15th
- Balch Helen Miss, teacher public schools, r 210 Granite av
- Balch M R Mrs, r 216 Granite av
- Baldwin C M Mrs, r 310 14th
- Baldwin J C, (Sheppa & Baldwin) r 212 19th
- Ball Eva Miss, r 281 Central av
- Ball H S, r 281 Central av
- Ballard F D, r 321 Ocean View av
- BANK OF E COOKE SMITH (The) E Cooke Smith pres, C D Smith cashier, A O Gates asst cashier, 569 Lighthouse av
- BANK OF PACIFIC GROVE, O S Trimmer pres, Chas D Henry vice pres, George W Eckhardt cashier, 574 Lighthouse av
- Bank of Pacific Grove Building, ne cor Lighthouse av and Forest av
- Banta A, r 222 17th

PACIFIC GROVE DIRECTORY

107

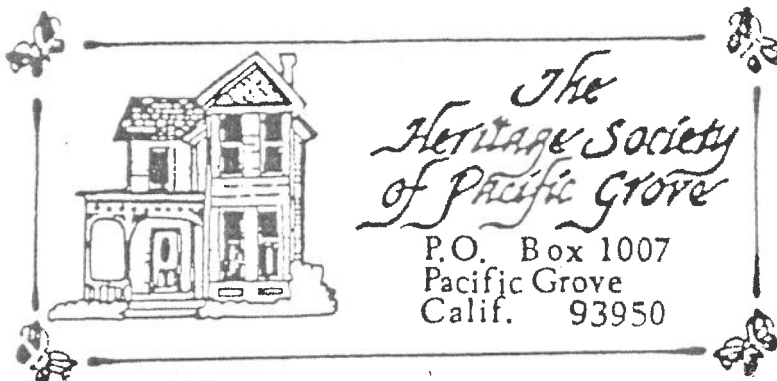
- Barber Benjamin, foreman Monterey County Water Works, r 637 Laurel av
- Barber Benjamin Jr, clerk T A Work Co, r ne cor Park and Pine av
- Barbour E M, r 307 Congress av
- Barber Carrie F Mrs, teacher public schools, r 211 4th
- Bartley Mary J Mrs, r 693 Union
- Bassett G A, right of way agent Monterey, Fresno & Eastern Ry, r 142 6th
- Bassett Margaret Mrs, r 516 Park av
- Bates L J Mrs, r 217 Cedar av
- Batt Vesta L Miss, stenographer The Bank of E Cooke Smith, r 308 13th
- Baudwin A C Mrs, r 511 7th
- Baxter A G Mrs, r 131 19th
- Baxter C A Mrs, r 131 19th
- BAY CITY MARKET, Sargent Bros proprs, 207 Forest av
- Bayles Adelia Miss, r 702 Pine av
- Bayles Allie Miss, r 702 Pine av
- Bayles Charles W, teamster, r 128 Ocean View av
- BEARDSLEY D R, groceries, 590 Lighthouse av, r 403 Central av
- Beeman Lea D, r 207 Fountain av
- Beeman Rea, r 207 Fountain av
- Beeman S A Mrs, nurse, r 207 Fountain av
- Bell A James, r 511 Monterey av
- Bell Charles, upholsterer J K Paul, r 306 Carmel av
- Bell E A Mrs, laundress The Winston, r same
- Bell Gladys Miss, student, r 306 8th
- Bell J T Mrs, r 306 8th
- Benedict Albert, r 131 Fountain av
- Berwick Alice M Miss, r 343 Ocean View av
- Berwick Edward, r 343 Ocean View av
- Besse Mary A Mrs, r 502 Forest av
- Bethel F C, r Pacific Grove Hotel
- Betts George, teamster, r 404 17th
- Betts Mary Mrs, dressmaker, r 404 7th
- Beverton D W, r 151 Carmel av
- Beverton Earl, driver T Harper, r 151 Carmel av
- Beverton Rena O Miss, r 151 Carmel av
- Bickel S Mrs, r 231 5th
- Bidwell Thomas L, painter, r 122 13th
- Bieghle Annie Miss, r 143 17th

Money loaned on Good Security 567 Lighthouse Avenue

PACIFIC GROVE INVESTMENT COMPANY

Up-to-Date Millinery
 MRS. E. ANDERSON
 Complete Stock
 Competent Trimmers
 Cor. Pine and Forest Aves.
 Pacific Grove

COAST COUNTIES REAL ESTATE
 INVESTMENT COMPANY
 230 Alvarado Street
 MONTEREY
 LANDS, LOANS, INSURANCE



P.O. Box 1007
Pacific Grove
Calif. 93950

DATE: Oct. 21, 1995

TO: Robert & Atsuko Fagerness
421 Laurel
Pacific Grove, CA 93950

Re: Address: 421 Laurel Ave. subdivision 1st Addition block 24 lot 4, E½

Our maps and tax records show that the above structure was built in 1900
and the first owner of record was Clara W. Atherton

Other comments: Unfortunately, we have no info on the Atherton family.

Structure is eligible for a plaque and one will be made up for you at no charge. You will be notified when plaque is ready (4 to 6 months). (Maybe longer!)

Structure is not eligible for a plaque at this time because:

- Built after 1910.
- Remodeled beyond recognition.
- Other: _____

Enclosed please find: Tax assessor info thru 1926.
Sanborn maps from 1905 and 1926.
City Directory page from 1907.

From: Adam Weiland
Research Director

EXISTING RESIDENCE

(E) HOUSE:	881 SQ.FT.
(E) GARAGE:	330 SQ.FT.
(E) TOTAL FLOOR AREA (FAR):	1,211 SQ.FT.
(E) BUILDING LOT COVERAGE:	1,211 SQ.FT. = 22.4%
(E) TOTAL PAVING COV.:	345 SQ.FT.
EXEMPT AREA FOR ENTRY WALK & DRIVEWAY:	< 85 SQ.FT. >
(E) ADJUSTED TOTAL PAVING COV.:	260 SQ.FT. = 4.8%

PROPOSED PROJECT

(E) HOUSE TO REMAIN:	881 SQ.FT.
(N) HOUSE ADDITION:	307 SQ.FT.
(N) REPLACEMENT GARAGE:	455 SQ.FT.
(N) TOTAL FLOOR AREA (FAR):	1,643 SQ.FT.
(N) BUILDING LOT COVERAGE:	1,643 SQ.FT. = 30.4%
(E) TOTAL PAVING & DECK COV.:	345 SQ.FT.
(N) TOTAL ADD'L PAVING & DECK COV.:	230 SQ.FT.
EXEMPT AREA FOR ENTRY WALK & DRIVEWAY:	< 85 SQ.FT. >
(N) ADJUSTED TOTAL PAVING COV.:	490 SQ.FT. = 9.1%
(N) TOTAL SITE COV.:	2,133 SQ.FT. = 39.5%

ZONING INFORMATION:

LOT SIZE:	5,400 SQ. FT.
ZONING:	R-2
SETBACKS:	FRONT YARD: 15'-0" SIDE YARD (INTERIOR): 6'-0" SIDE YARD (CORNER): 10'-0" REAR YARD: 10'-0"
HEIGHT LIMIT:	30'
BLDG. COV.:	50% = 2,700 SQ. FT.
F.A.R.:	3,000 SQ. FT.
SITE COV.:	60% = 3,240 SQ. FT.

PROJECT DATA:

OWNER:	ATSUKO KIUCHI - FAGERNESS ROBERT FAGERNESS
PROJECT ADDRESS:	421 LAUREL AVENUE PACIFIC GROVE, CA 93950
A.P.N.:	006-276-002
MAILING ADDRESS:	9675 ELMIRA CIRCLE SACRAMENTO, CA 95827
TELEPHONE:	301-351-2685

PROJECT DESCRIPTION:

EXISTING HISTORIC HOUSE TO REMAIN. REMODEL AND ADDITION TO REAR/SIDE OF (E) HOUSE. NEW DECK. REPLACE (E) GARAGE WITH (N) IN SIM. LOCATION TO MEET CURRENT STANDARDS. REMOVE (1) DECORATIVE TREE FOR GARAGE RE-CONSTRUCTION.

PROJECT DATA SHEET

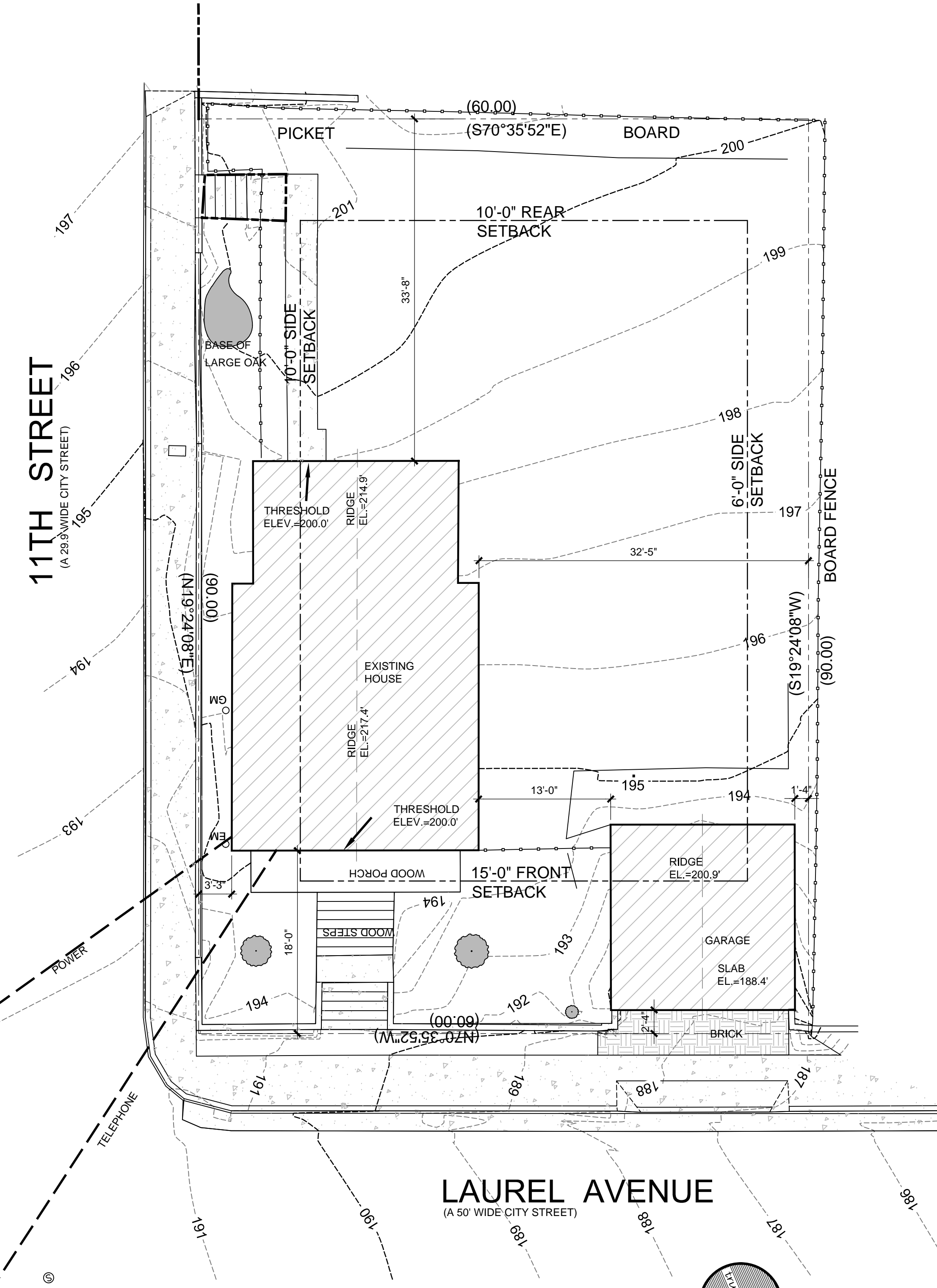
Project Address: 421 LAUREL AVE Submittal Date: 05/24/17

Applicant(s): JCB ARCHITECTS Permit Type(s) & No(s):

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-2			
Building Site Area	5400			
Density (multi-family projects only)				
Building Coverage	2700	1211	1643	
Site Coverage	3240	1471	2133	
Gross Floor Area	3000	1211	1643	
Square Footage not counted towards Gross Floor Area				
Impervious Surface Area Created and/or Replaced			230	
Exterior Lateral Wall Length to be demolished in feet & % of total*			21.11/17%	
Exterior Lateral Wall Length to be built			66'	
Building Height	30'	22'4"	22'4"	
Number of stories	2	1	1	
Front Setback	15'	18'0"	18'0"	
EAST Side Setback (specify side)	10'	3'3"	3'3"	
WEST Side Setback (specify side)	6'	3'2.5"	13'5"	
Rear Setback	10'	35'8"	29'11"	
Garage Door Setback		2'4"	2'4"	
Covered Parking Spaces		2	2	
Uncovered Parking Spaces		0	0	
Parking Space Size (Interior measurement)	9' x 20'	8.9 x 17	10 x 20	
Number of Driveways	1	1	1	
Driveway Width(s)		16'	20'	
Back-up Distance		2'4"	2'4"	
Eave Projection (Into Setback)	3' maximum	12"	12"	(C) CONSTRUCTION
Distances Between Eaves & Property Lines	3' minimum	2'3"	2'3"	(C) CONSTRUCTION
Open Porch/Deck Projections		4'1"	4'1"	(C) EXTERIOR FINISH
Architectural Feature Projections				
Number & Category of Accessory Buildings		DETACHED GARAGE	DETACHED GARAGE	
Accessory Building Setbacks		5'-2" S-114'	5'-2" S-114'	Match (C) CONSTRUCTION
Distance between Buildings		13'		
Accessory Building Heights		11'		
Fence Heights		6'		

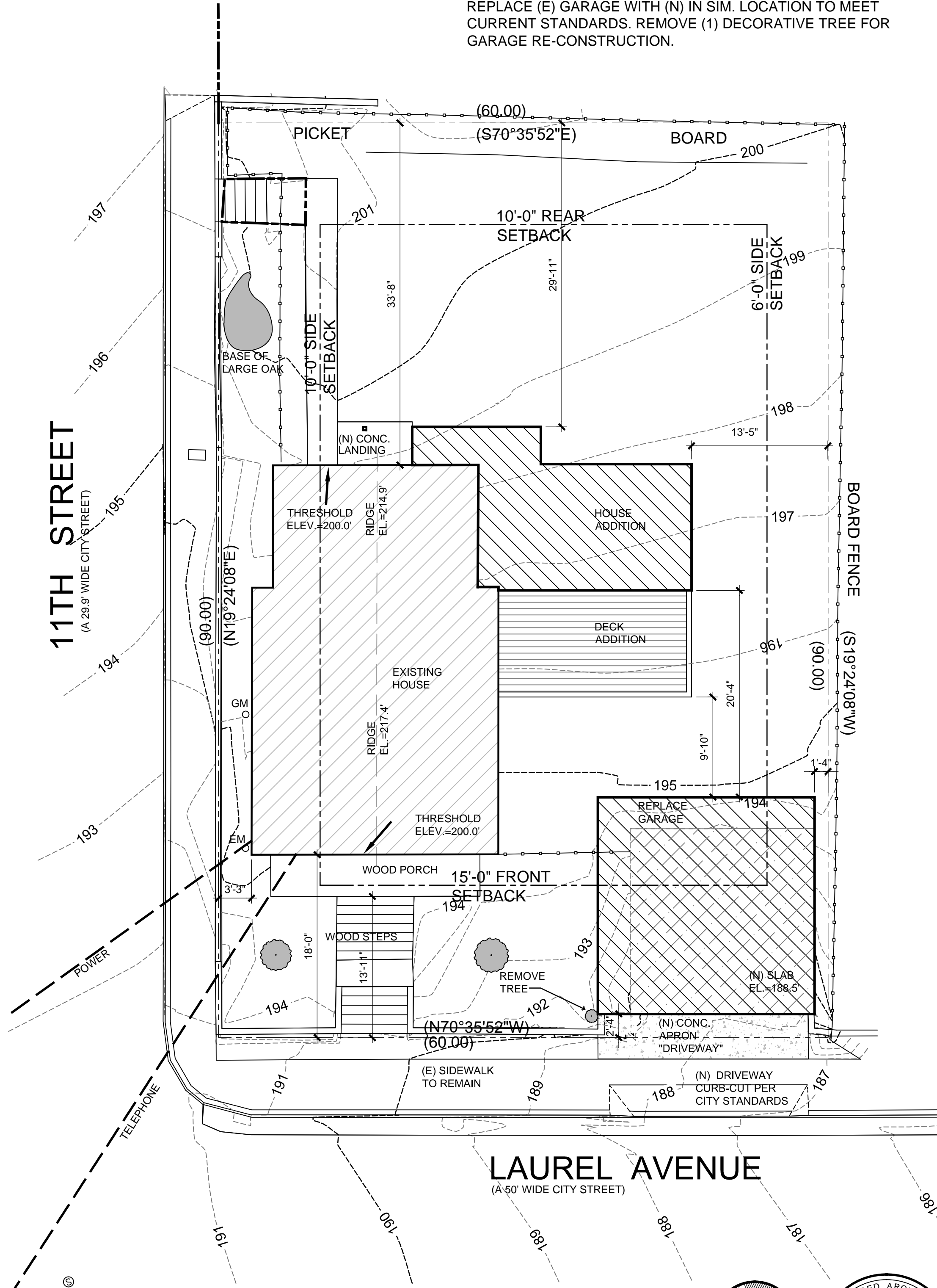
*If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable.

[Rev. 01/14/14]



EXISTING SITE PLAN

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



PROPOSED SITE PLAN

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

SURVEY NOTE:

SITE PLAN AND SITE PLAN DATA ARE BASED ON THE LAND SURVEY OF THE SUBJECT PROPERTY PREPARED BY RASMUSSEN LAND SURVEYING, INC. ON 09/20/2016. COPY OF SURVEY IS AVAILABLE ON REQUEST.

USED FOR: DATE: 10/04/16
 EX/TING: 10/04/16
 PLAN #5 REVISED: 12/06/16
 PLAN #5 REVISED: 01/17/17
 ARB: 05/24/17

JEANNE C. BYRNE, FAIA
 ARCHITECTS
 591 LIGHTHOUSE AVE., SUITE #5
 PACIFIC GROVE, CALIFORNIA 93950
 (805) 572-6585 FAX (805) 572-8159

PROJECT DATA
 SITE PLAN

REMDEL AND ADDITION FOR:
 FAGERNESS
 421 LAUREL AVENUE
 PACIFIC GROVE, CA 93950
 A.P.A. 006-276-002

DATE: A/ NOTED
 SCALE: A/ NOTED
 DRAWN BY: PA/ NOTED
 JOB NUMBER: JCB/NUMBER

LICENSED ARCHITECT
 JEANNE C. BYRNE
 NO. C12817
 REN. 03-30-19
 STATE OF CALIFORNIA

A1.1

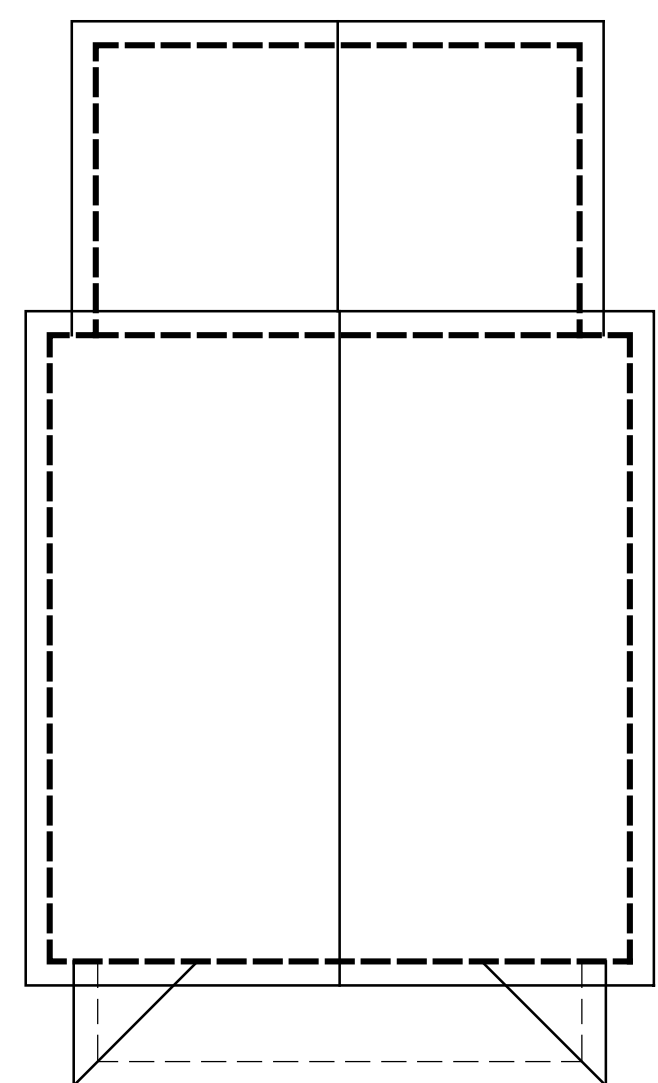
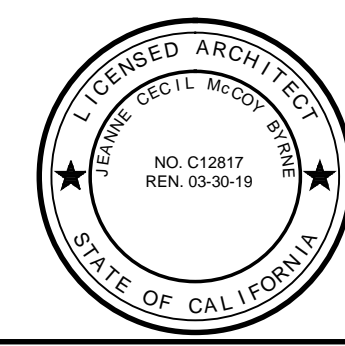
DESIGNED FOR:	DATE:
(E.)	09/20/16
PLAN #5 REV/ED	12/06/16
PLAN #5 REV/ED	03/17/17
PLAN #5 REV/ED	02/22/17
ADD:	05/24/17

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

FLOOR PLAN

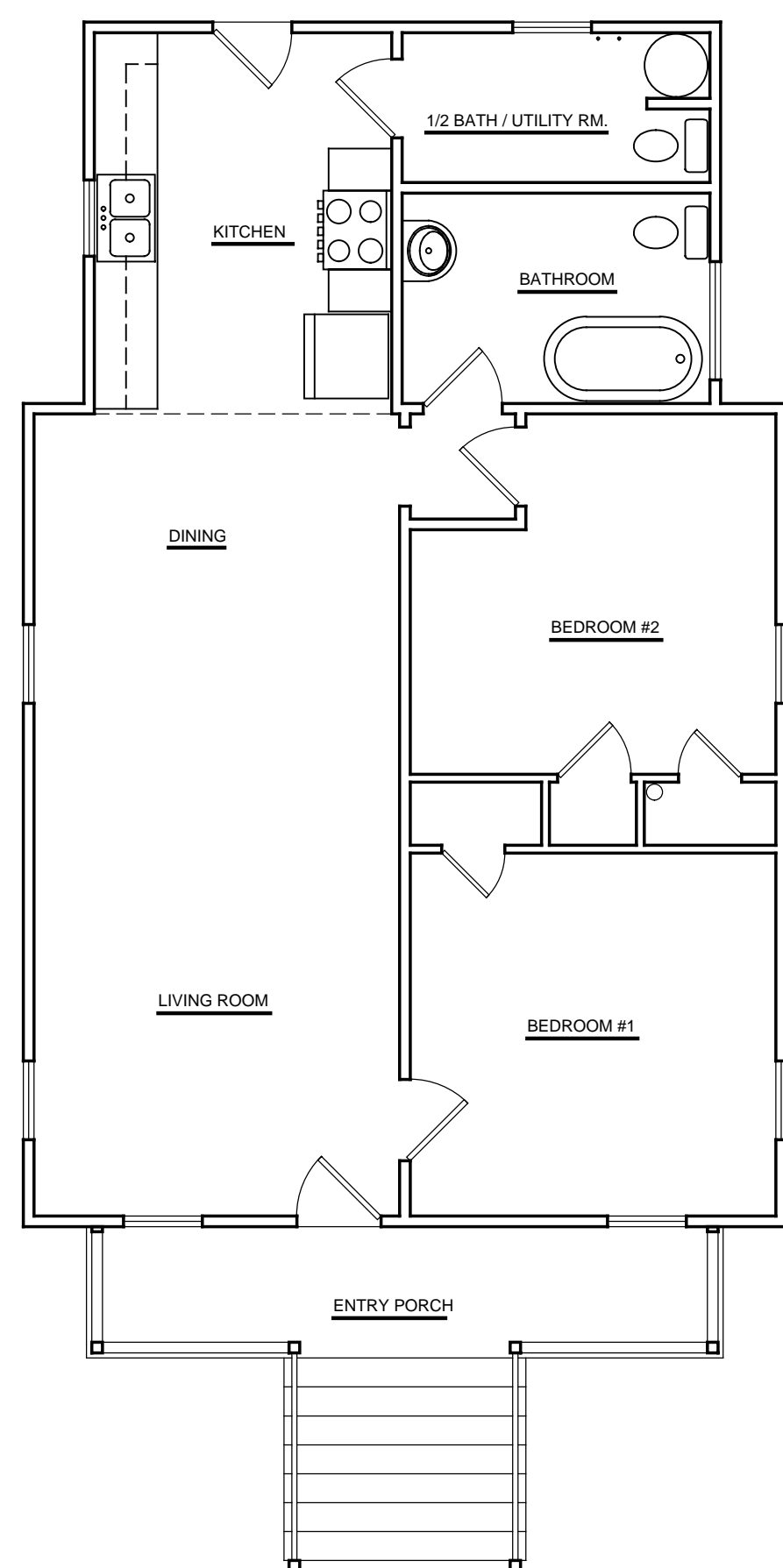
REMODEL AND ADDITION FOR:
FAGERNESS
 421 LAUREL AVENUE
 PACIFIC GROVE, CA 93950
 A/P/A

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



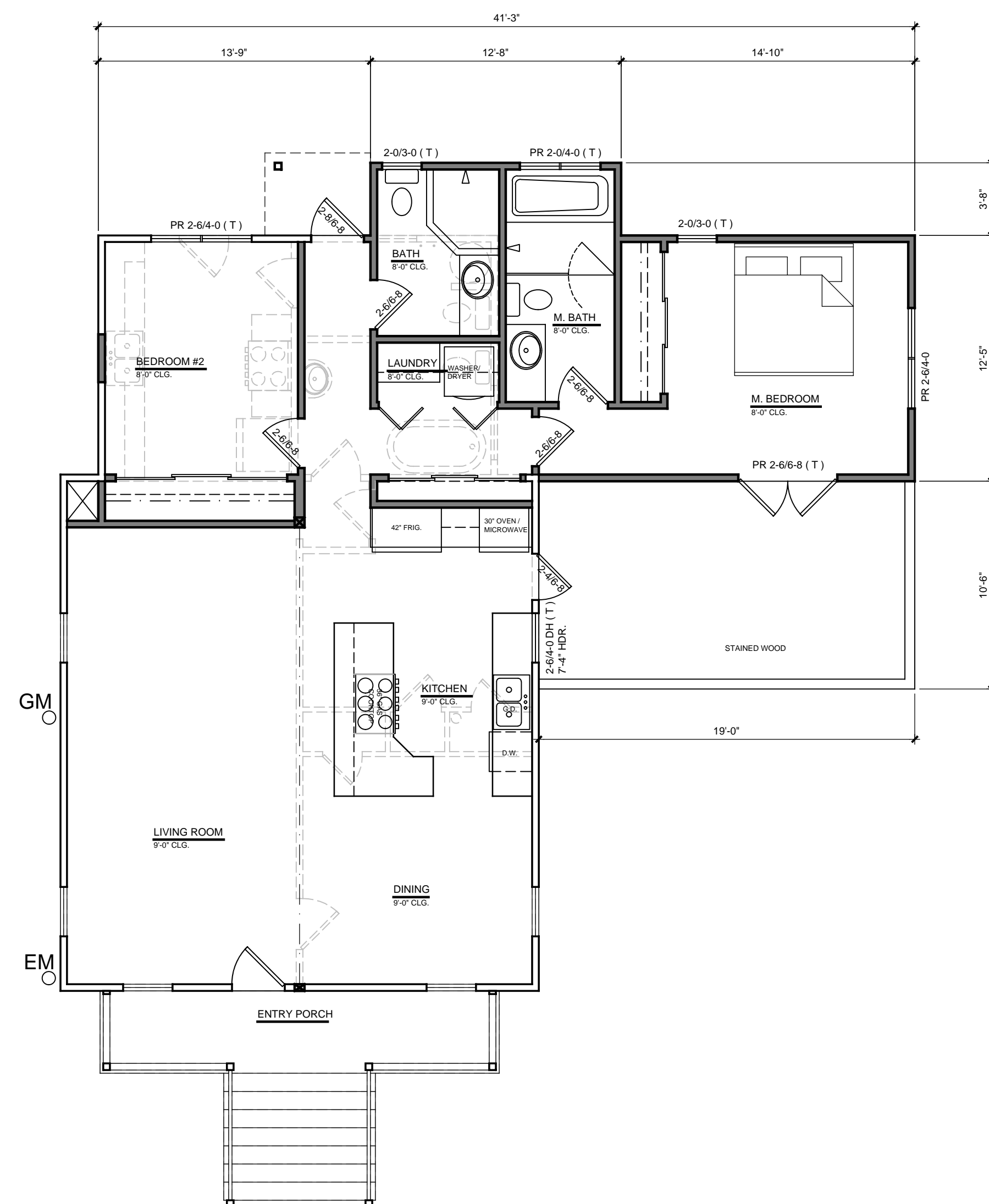
EXISTING ROOF PLAN

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



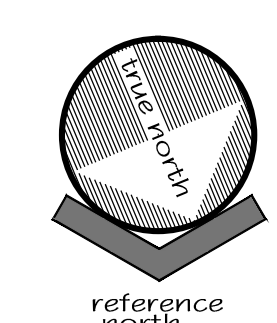
EXISTING FLOOR PLAN

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

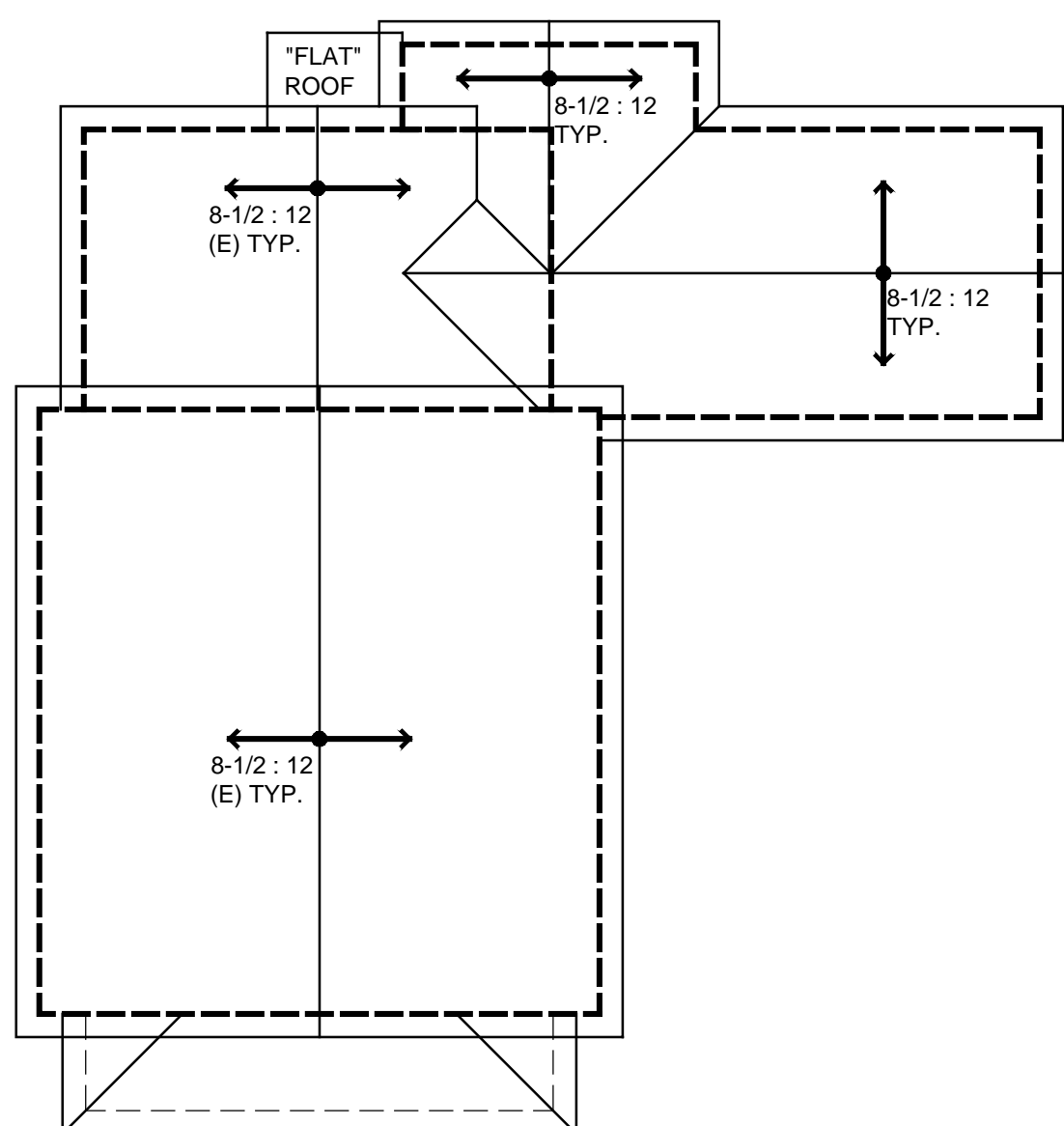


PROPOSED FLOOR PLAN

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

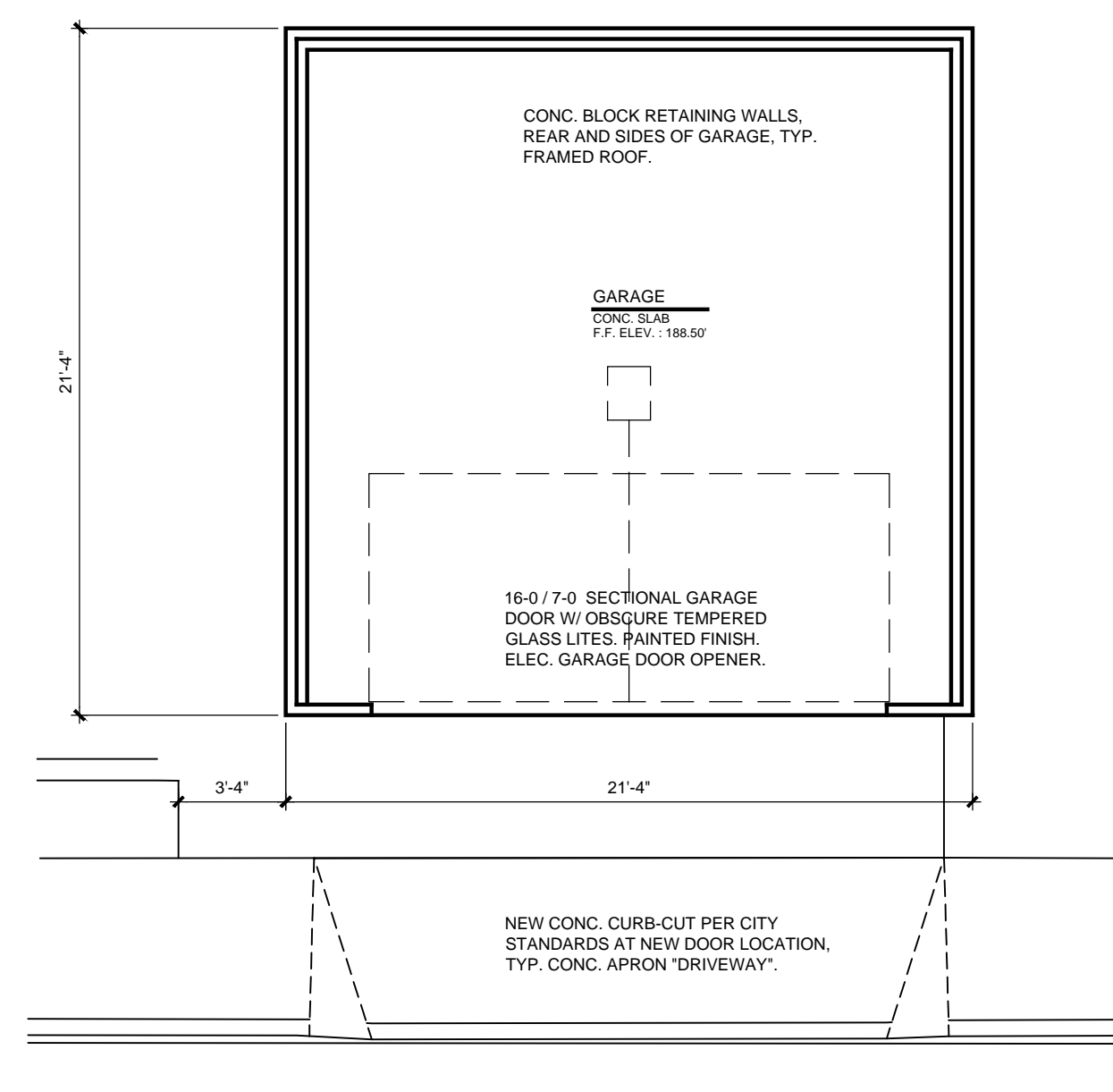


reference north



PROPOSED ROOF PLAN

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

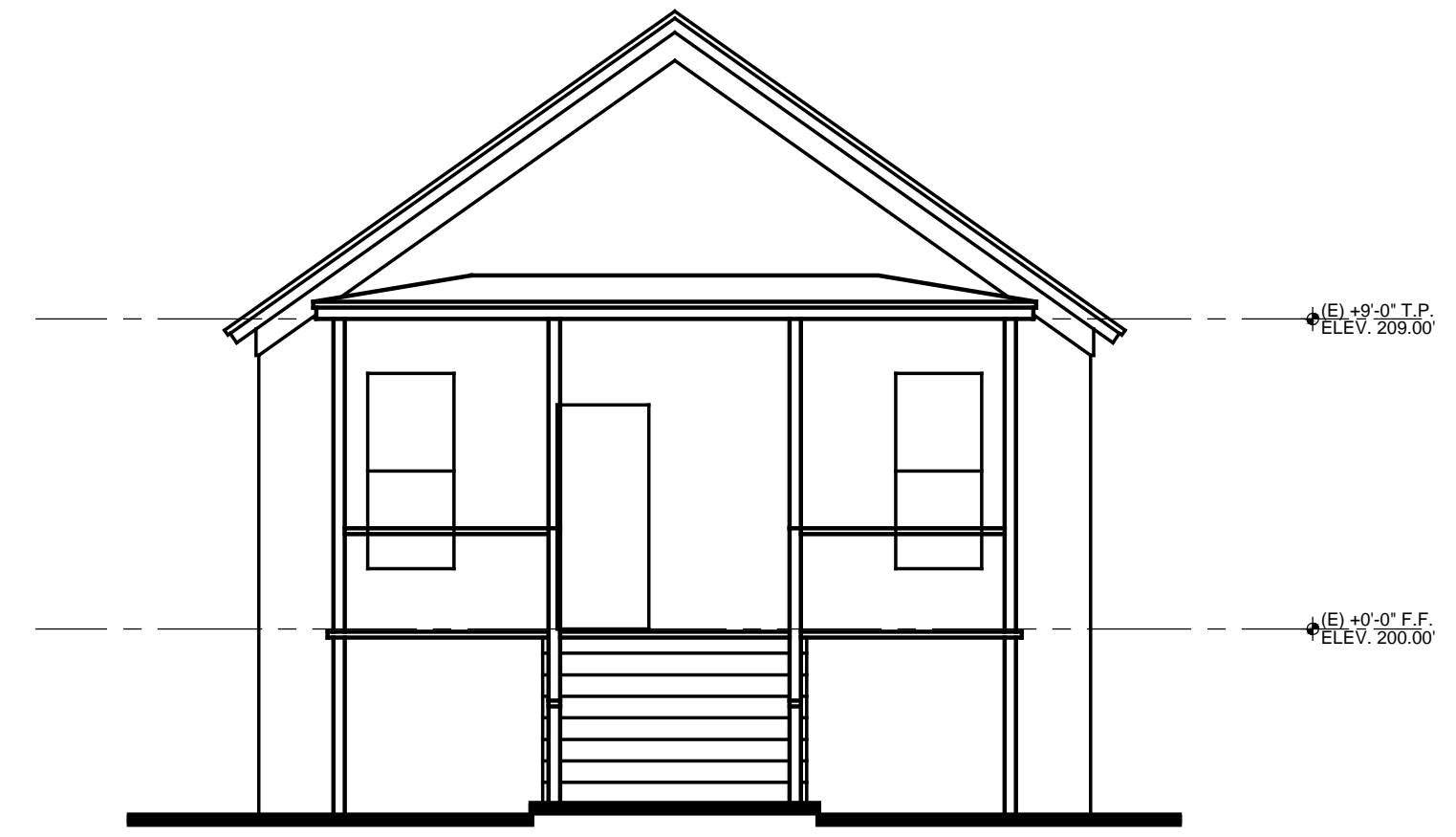


PROPOSED GARAGE PLAN

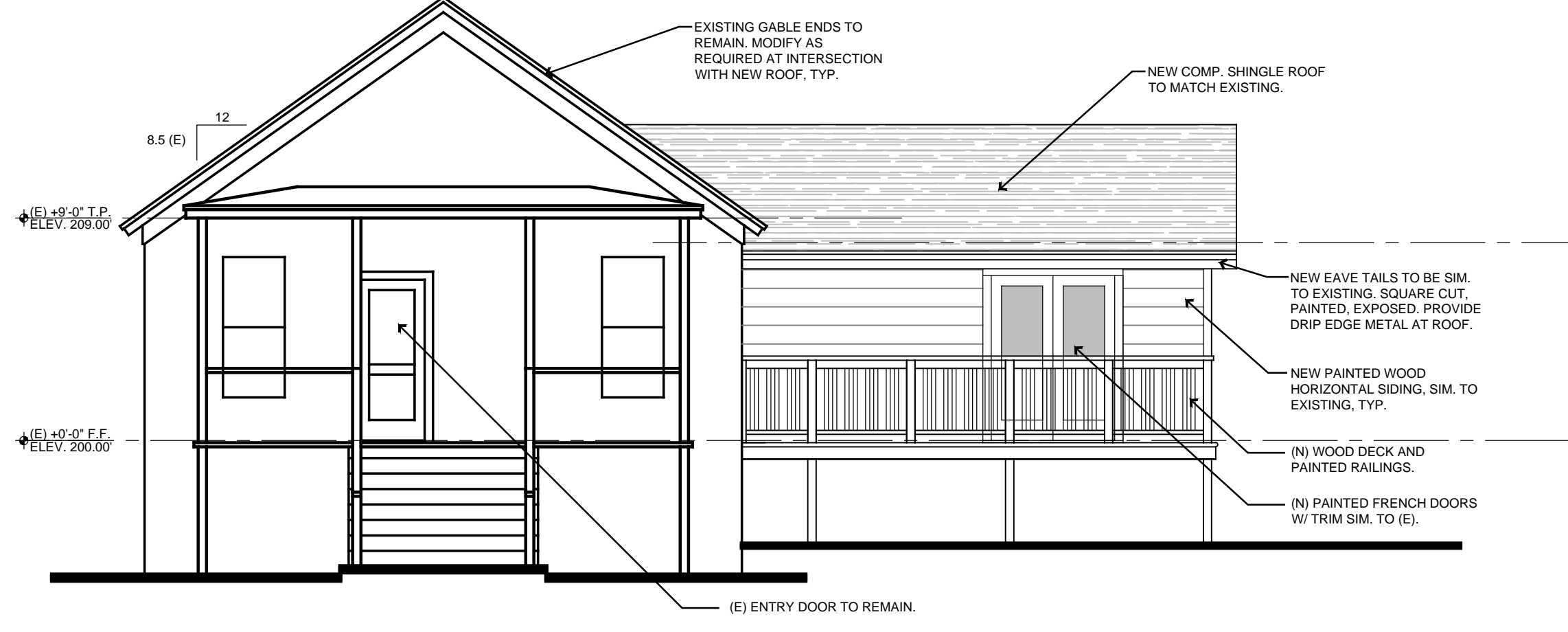
SCALE: 3/16"=1'-0"

ISSUED FOR:	DATE:
CK/TTAG	10/04/16
PLAN #5 REV/ED	12/06/16
PLAN #5 REV/ED	03/17/17
ARB:	05/24/17

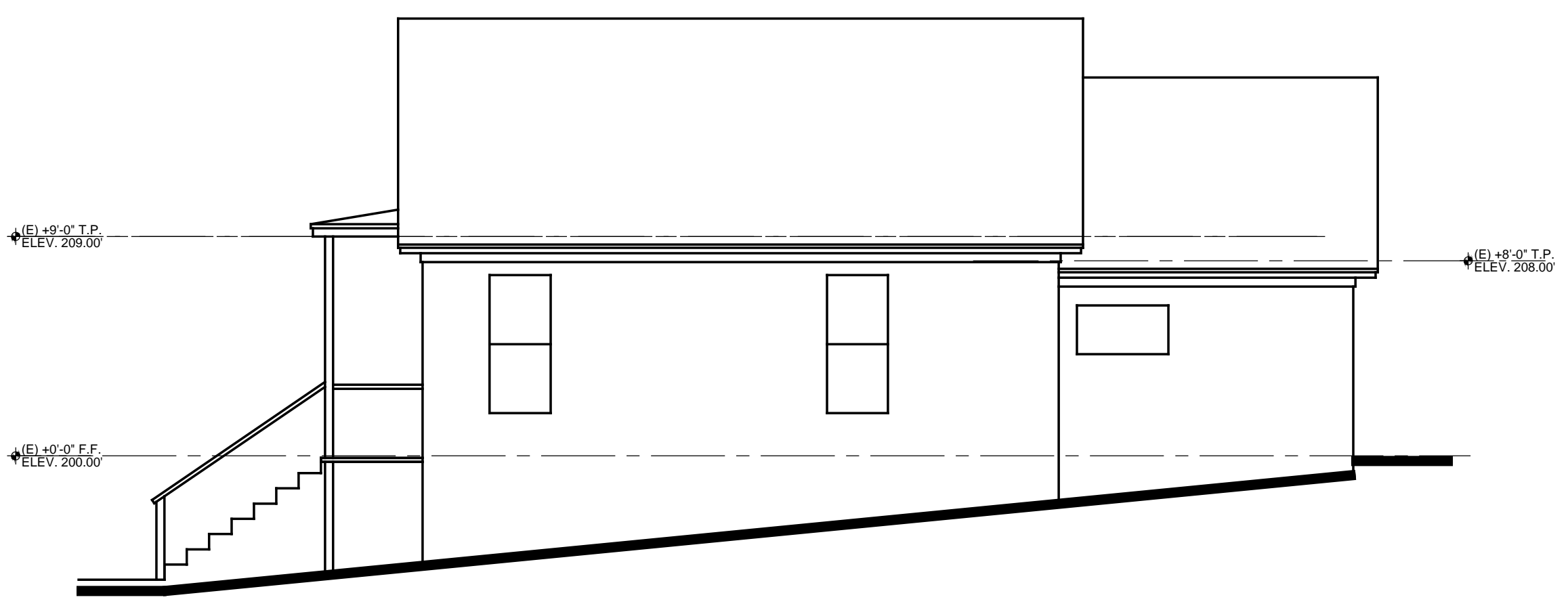
JEANNE C. BYRNE, FAIA
ARCHITECTS
 591 LIGHTHOUSE AVE., SUITE #5
 PACIFIC GROVE, CALIFORNIA 93950
 (805) 772-6585 FAX (805) 772-8159



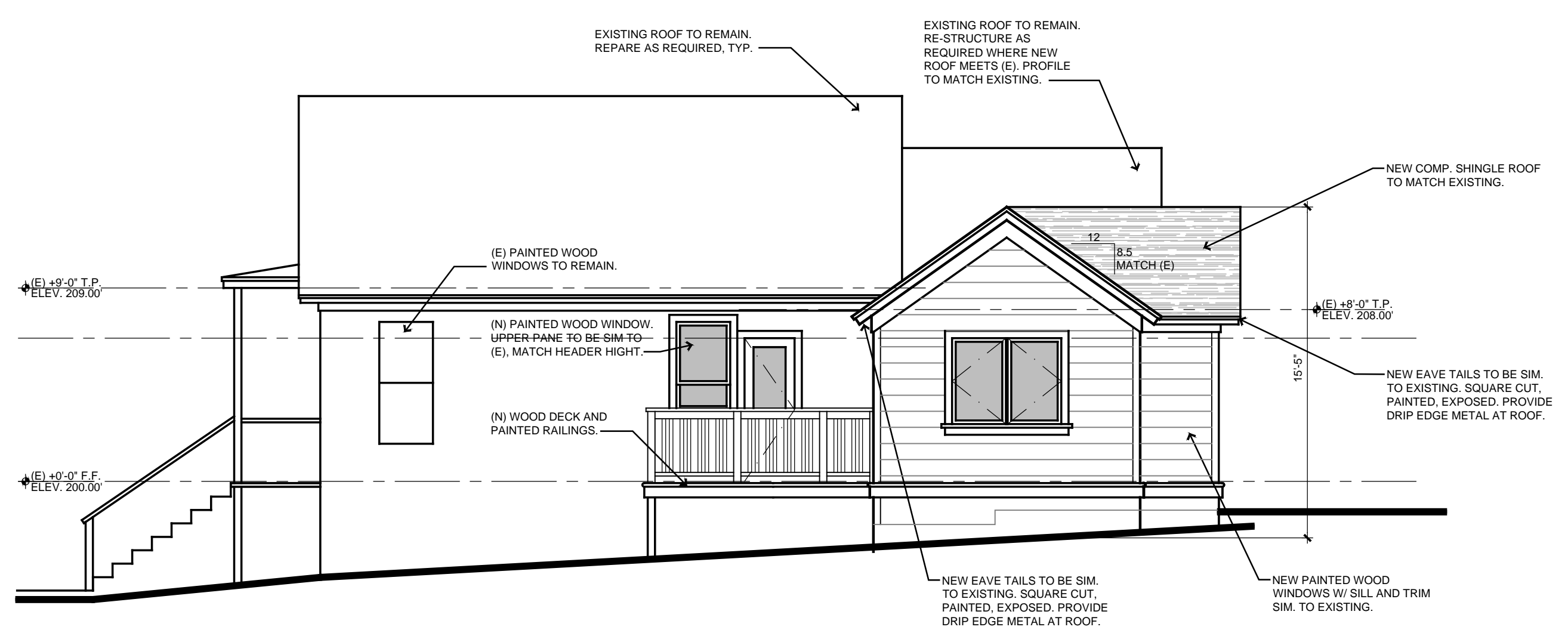
EXISTING NORTH ELEVATION
 SCALE: 3/16"=1'-0"



PROPOSED NORTH ELEVATION
 SCALE: 3/16"=1'-0"



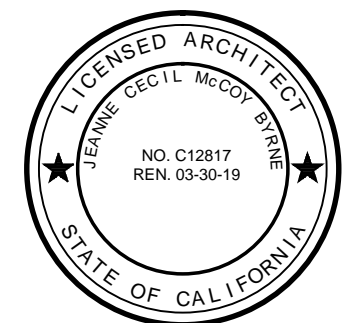
EXISTING WEST ELEVATION
 SCALE: 3/16"=1'-0"



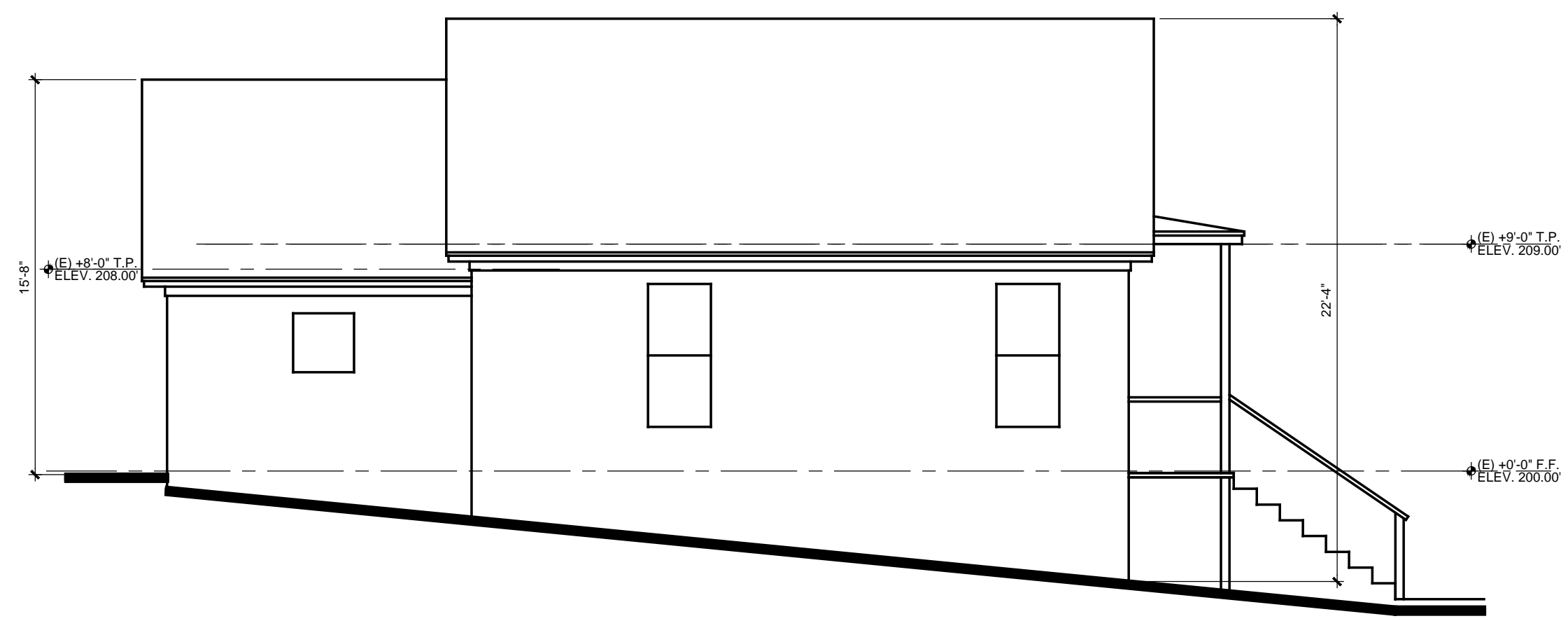
PROPOSED WEST ELEVATION
 SCALE: 3/16"=1'-0"

EXTERIOR ELEVATION

REMODEL AND ADDITION FOR:
FAGERNESS
 421 LAUREL AVENUE
 PACIFIC GROVE, CA 93950
 A/P/A 006-276-002

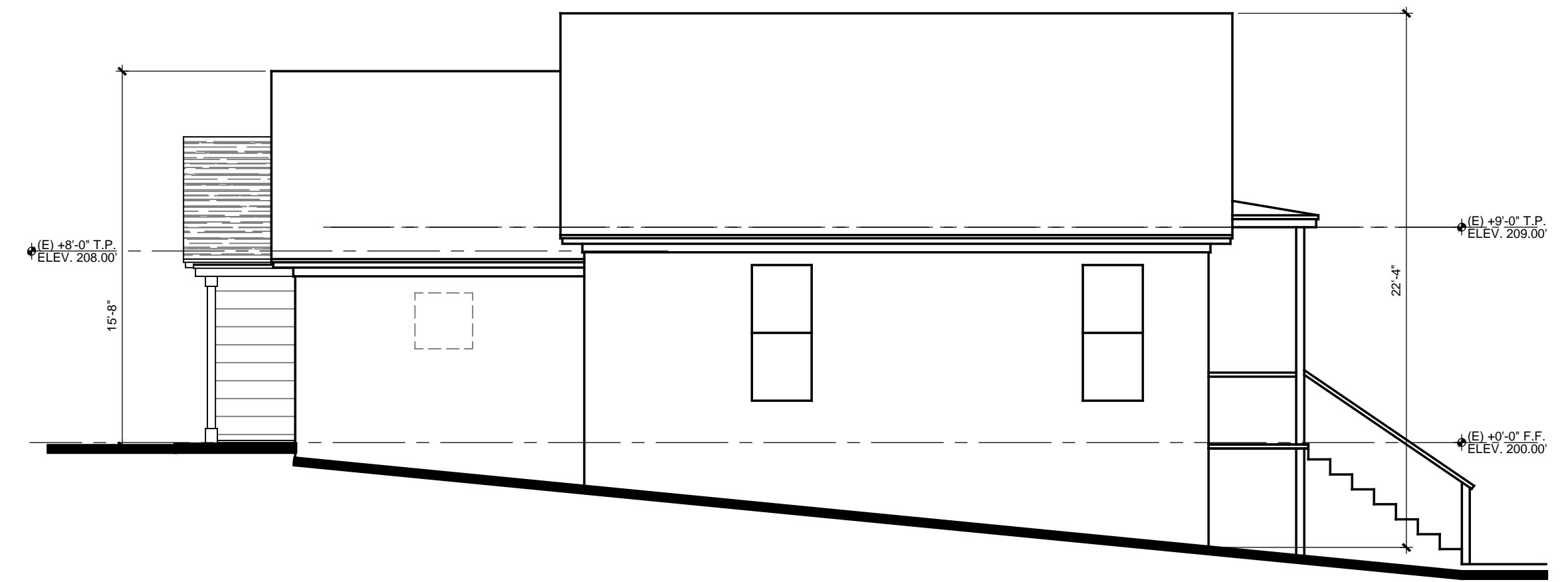


A3.1



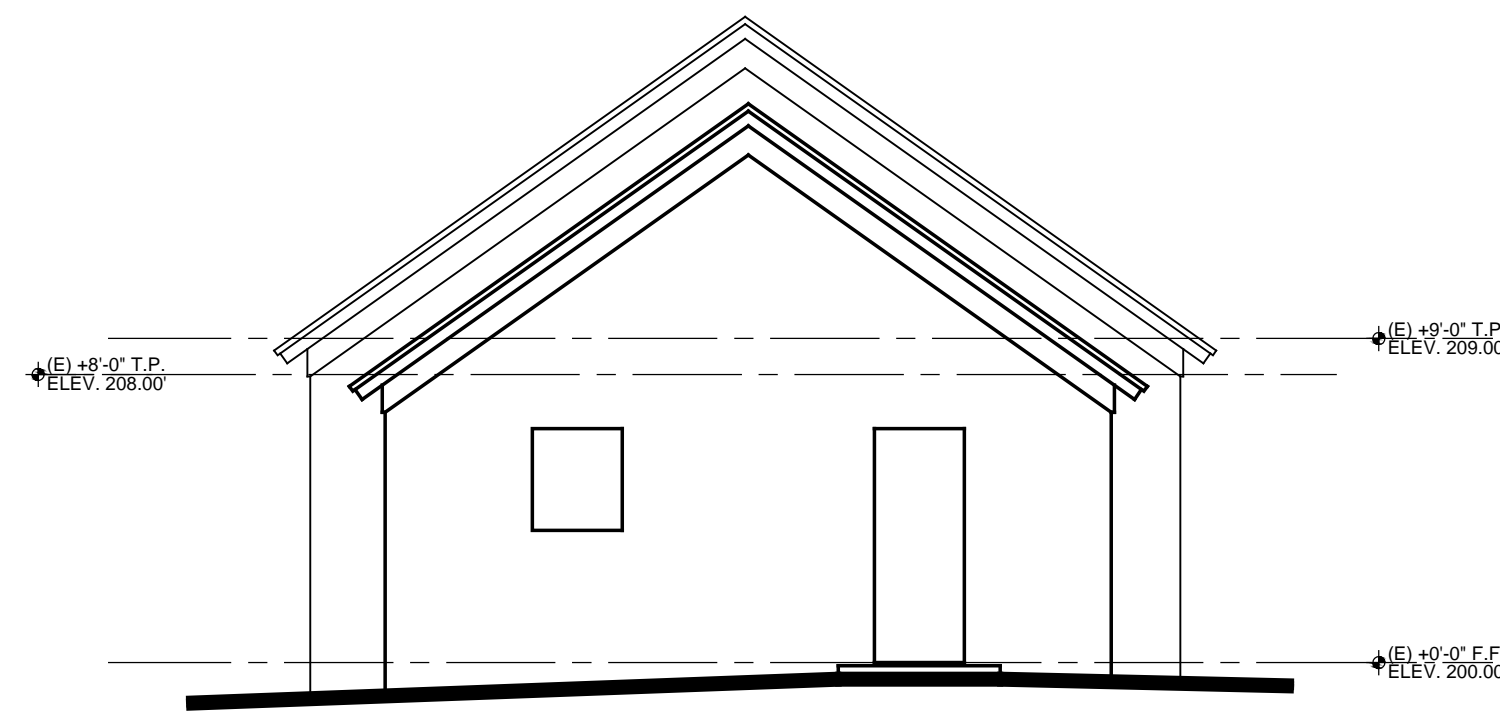
EXISTING EAST ELEVATION

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



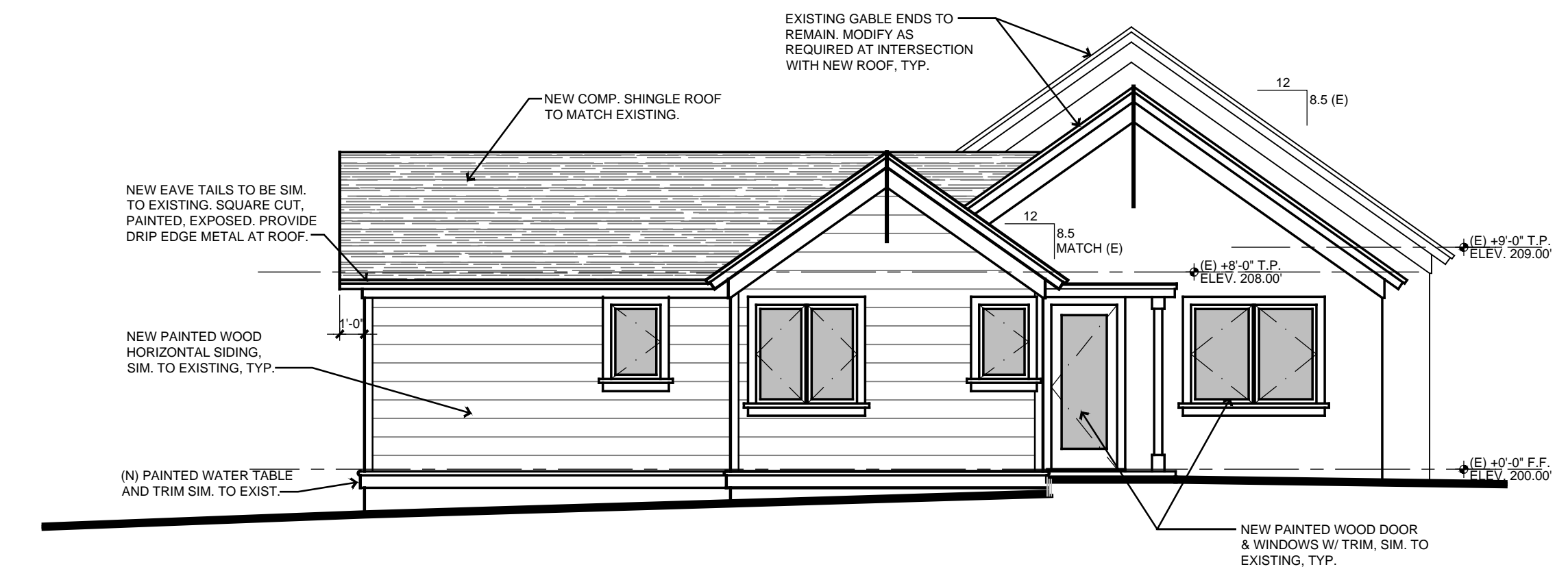
PROPOSED EAST ELEVATION

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



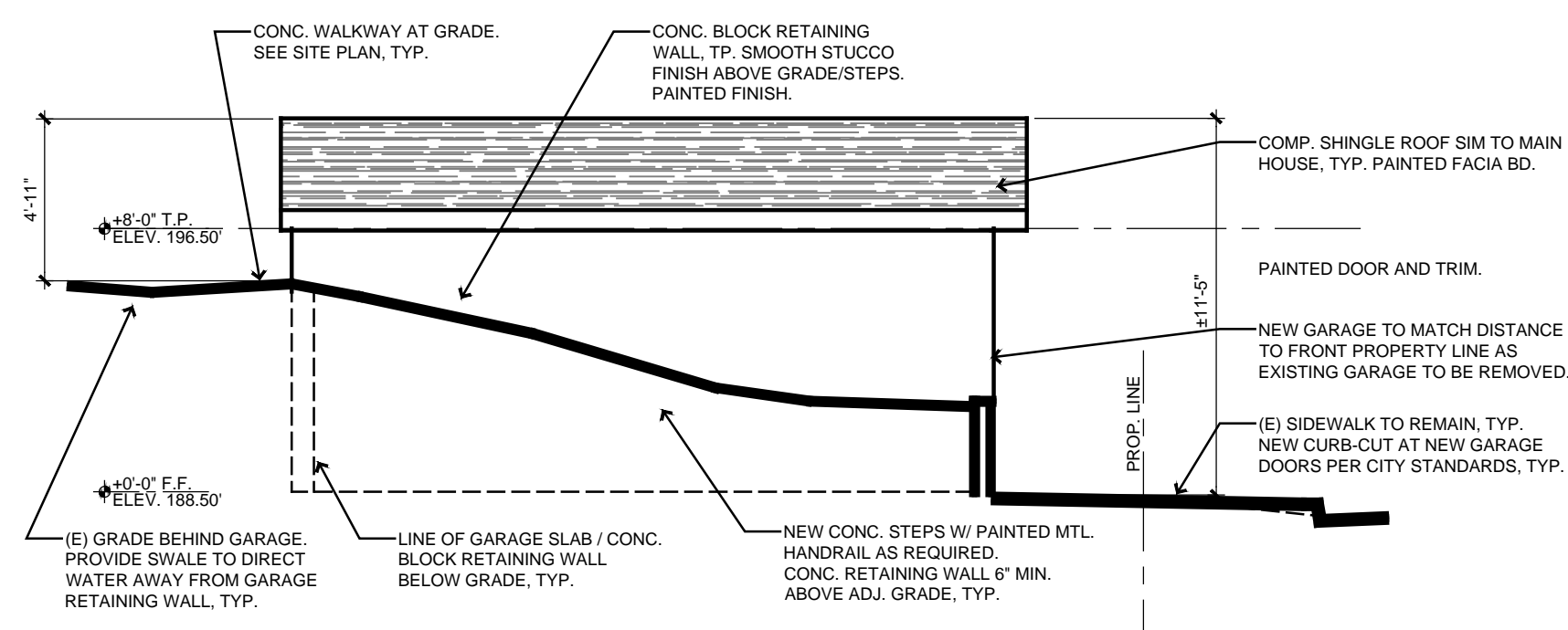
EXISTING SOUTH ELEVATION

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



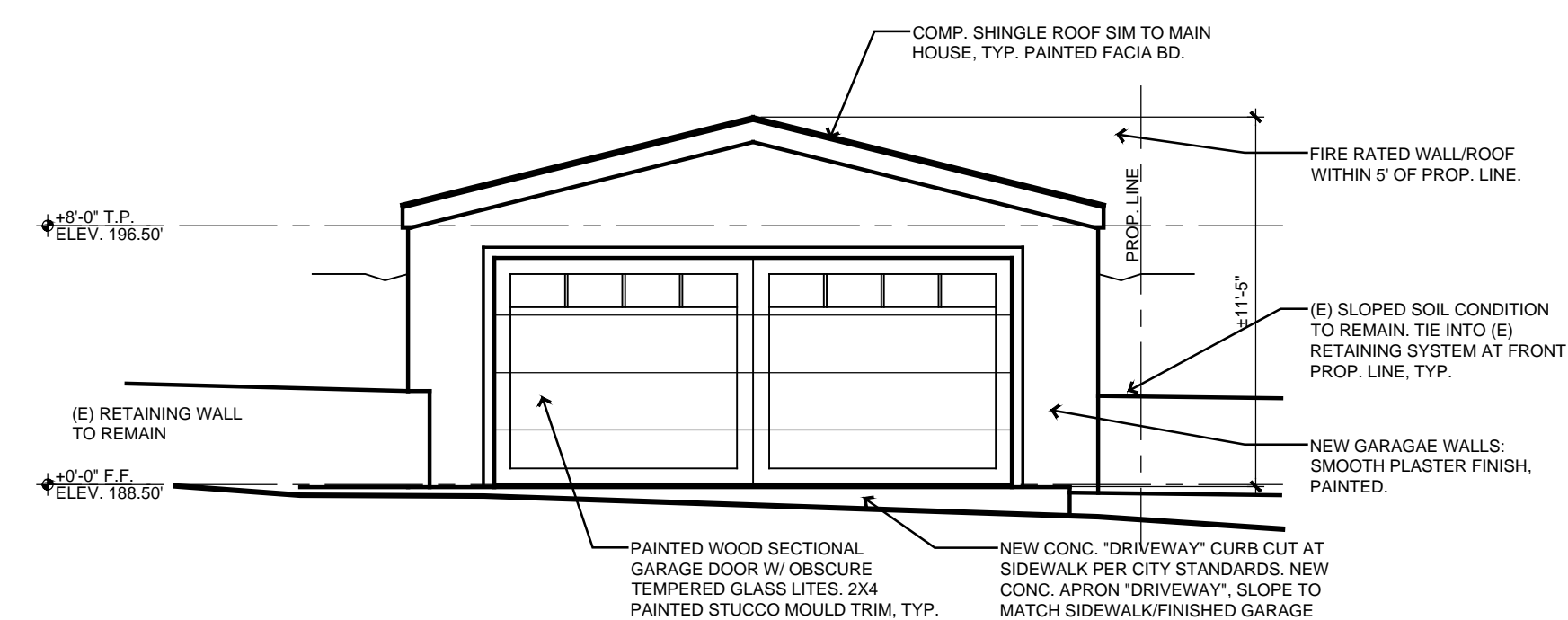
PROPOSED SOUTH ELEVATION

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



GARAGE: EAST ELEV.

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



GARAGE: NORTH ELEV.

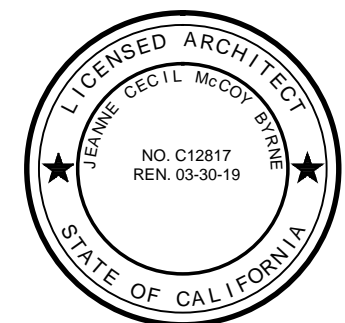
SCALE: 3/16"=1'-0"

DATE	REVISION
10/04/16	EX/TAG
12/06/16	PLAN #5 REV/ED
01/17/17	PLAN #5 REV/ED
05/24/17	ARB

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 591 LIGHTHOUSE AVE., SUITE #5
 PACIFIC GROVE, CALIFORNIA 93950
 (805) 772-6585 FAX (805) 772-8109

EXTERIOR ELEVATION

REMODEL AND ADDITION FOR:
 FAGERNESS
 421 LAUREL AVENUE
 PACIFIC GROVE, CA 93950
 A/P.A. 006-276-002



A3.2

1/1/21 FOR:	DATE:
ARB:	05/24/17

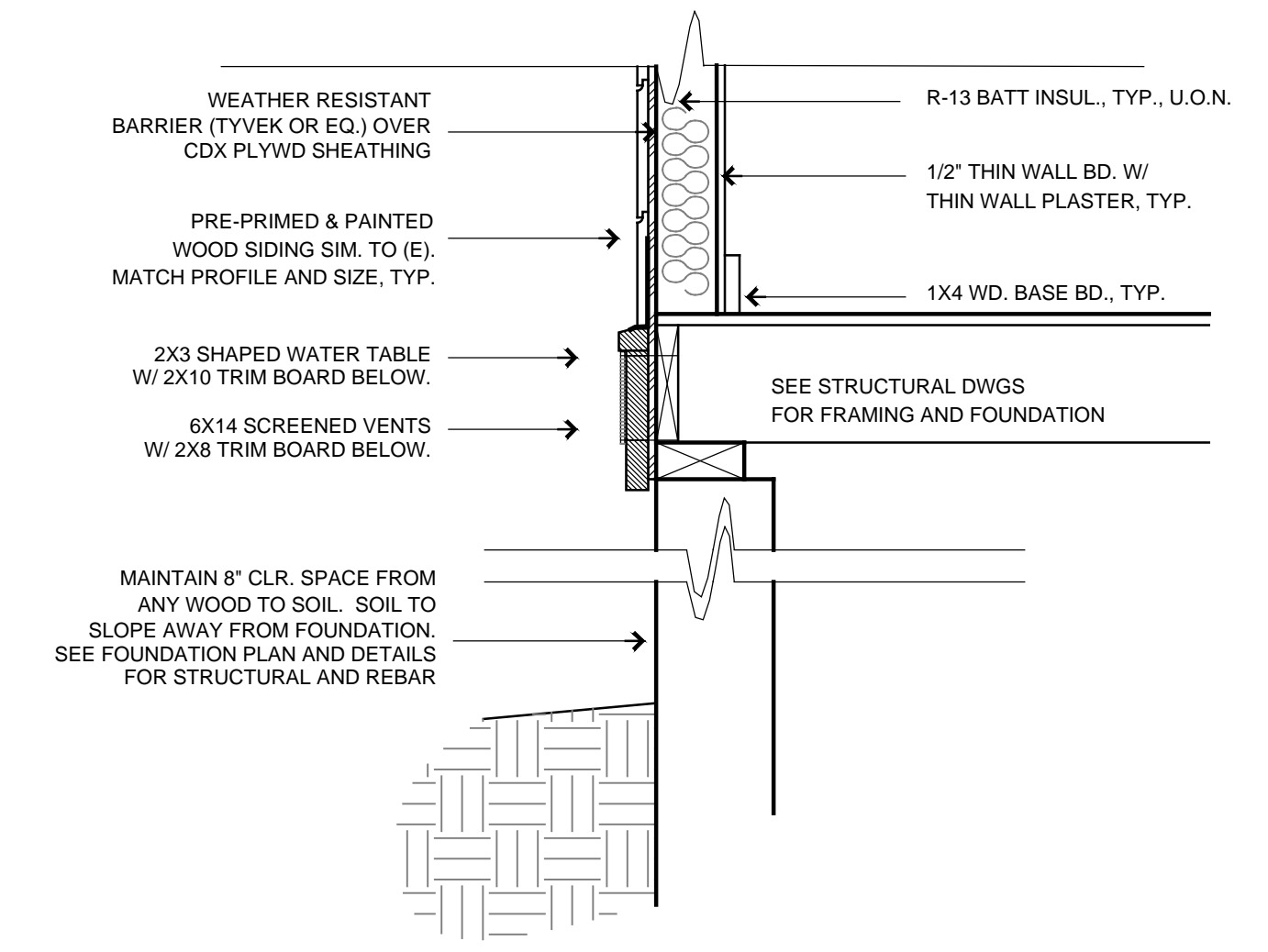
JEANNE C. BYRNE, FAIA
 ARCHITECT
 591 LIGHTHOUSE AVE., SUITE #5
 PACIFIC GROVE, CALIFORNIA 93950
 (815) 732-6585 FAX (815) 732-8159

ROOF PLAN
 DETAILS

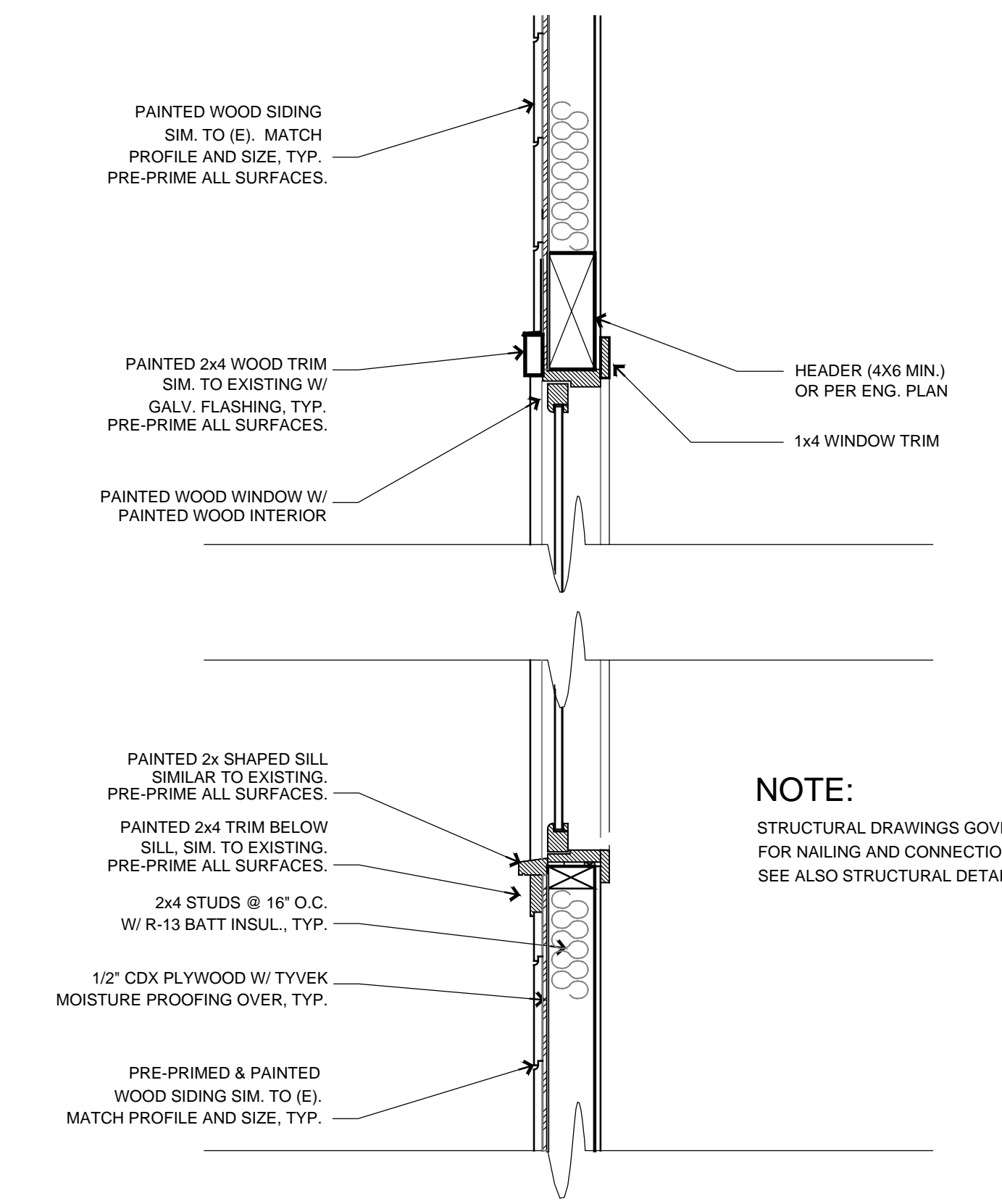
REMODEL AND ADDITION FOR:
FAGERNESS
 421 LAUREL AVENUE
 PACIFIC GROVE, CA 93950
 A/P.A. 006-276-002

DATE: A/ NOTED
 SCALE: A/ NOTED
 DRAWN BY: PA/ NOTED
 JOB NUMBER: JCB/ALP/REK
A4.1

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

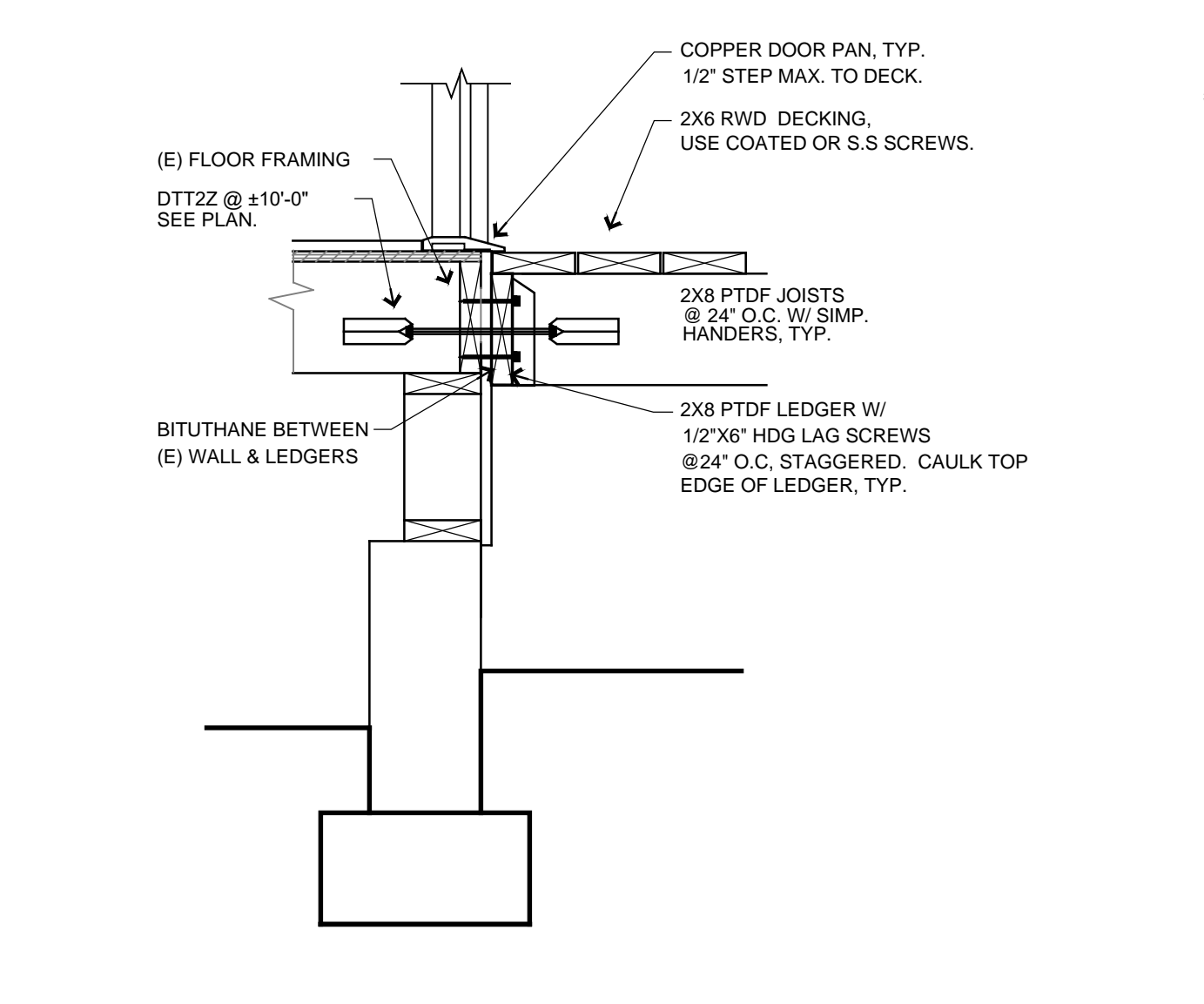
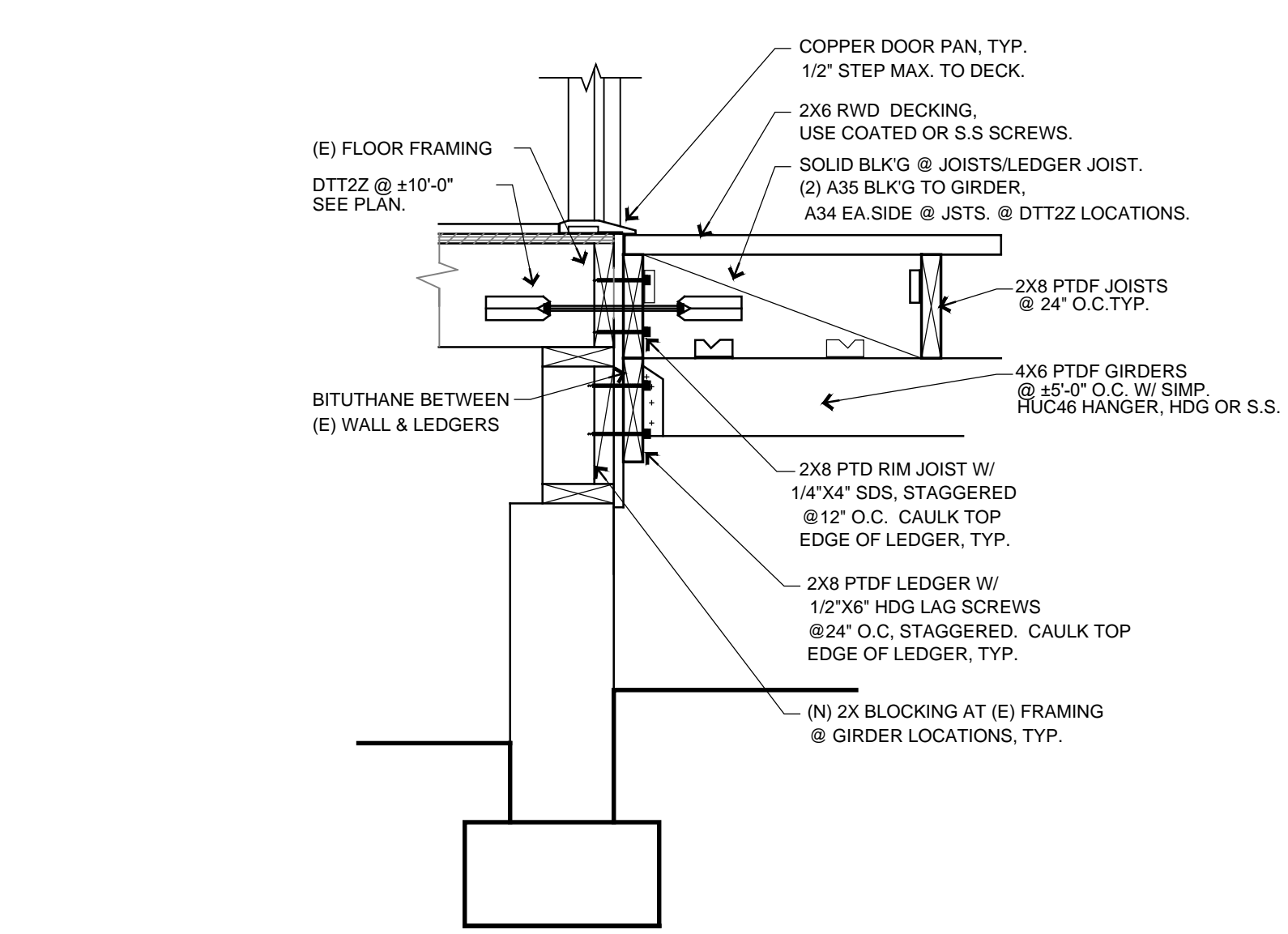
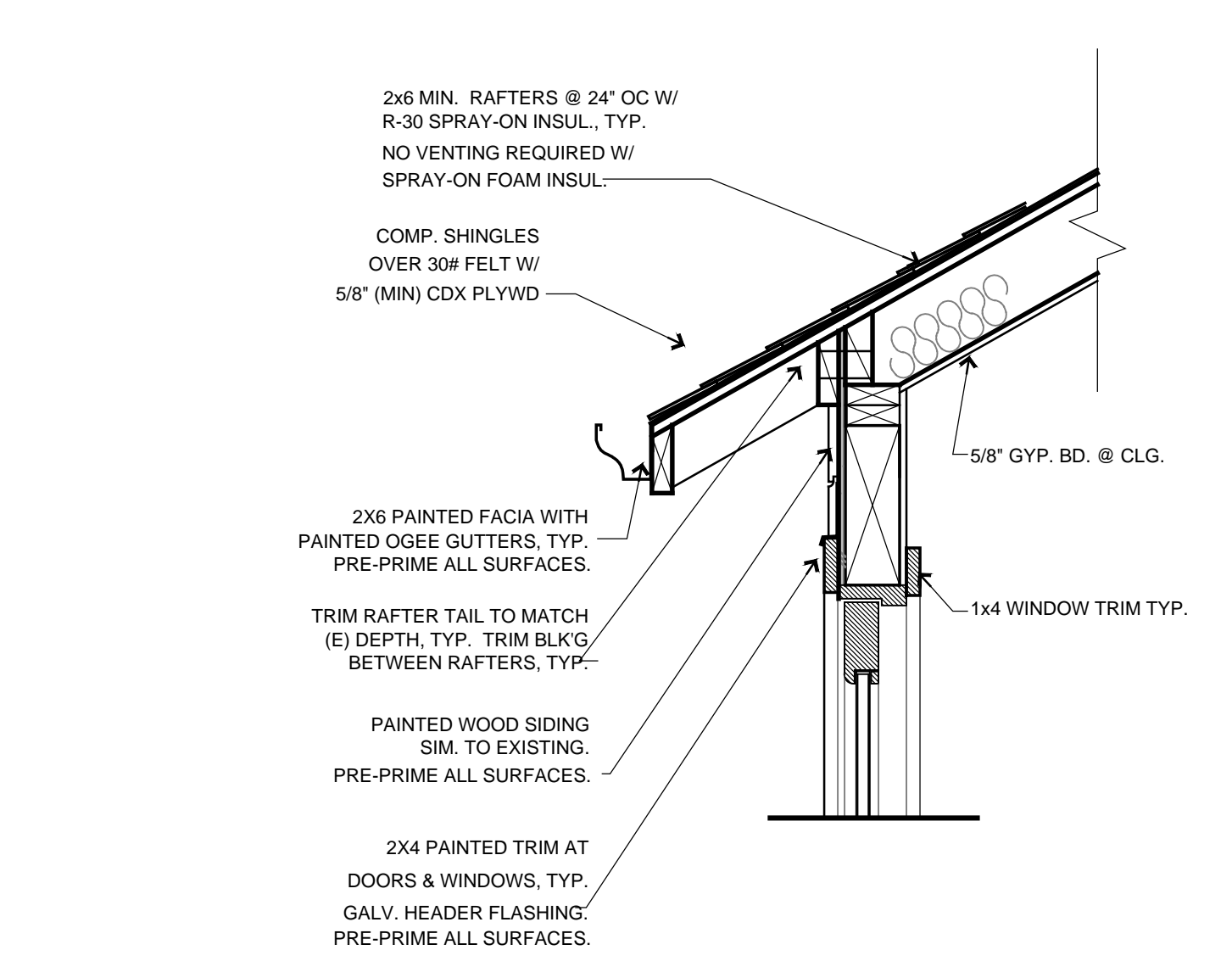


02 DETAIL: WALL SECTION
 SCALE: 1"=1'-0"

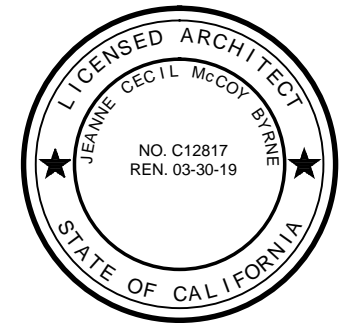
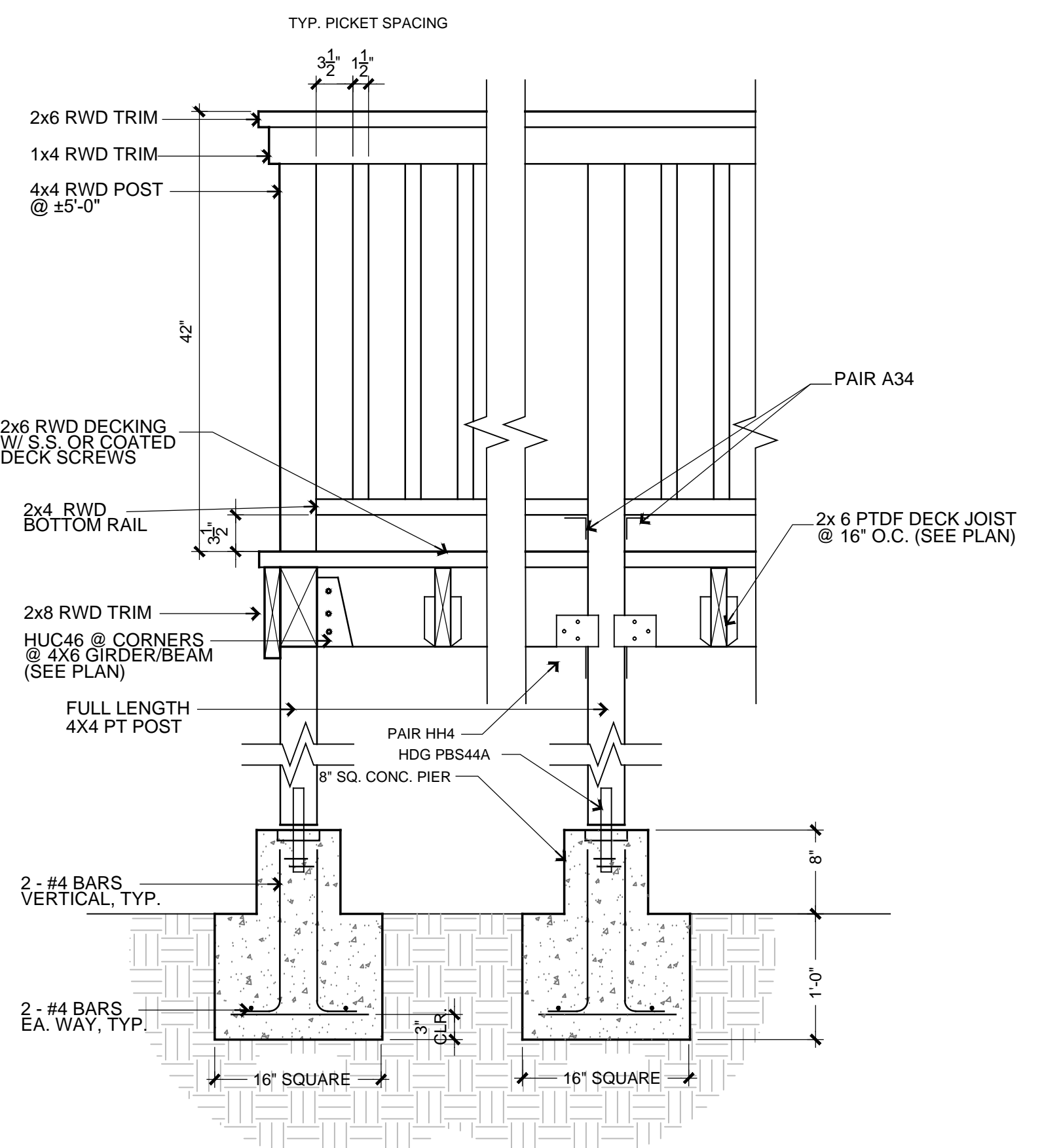


NOTE:
 STRUCTURAL DRAWINGS GOVERN FOR NAILING AND CONNECTIONS. SEE ALSO STRUCTURAL DETAILS.

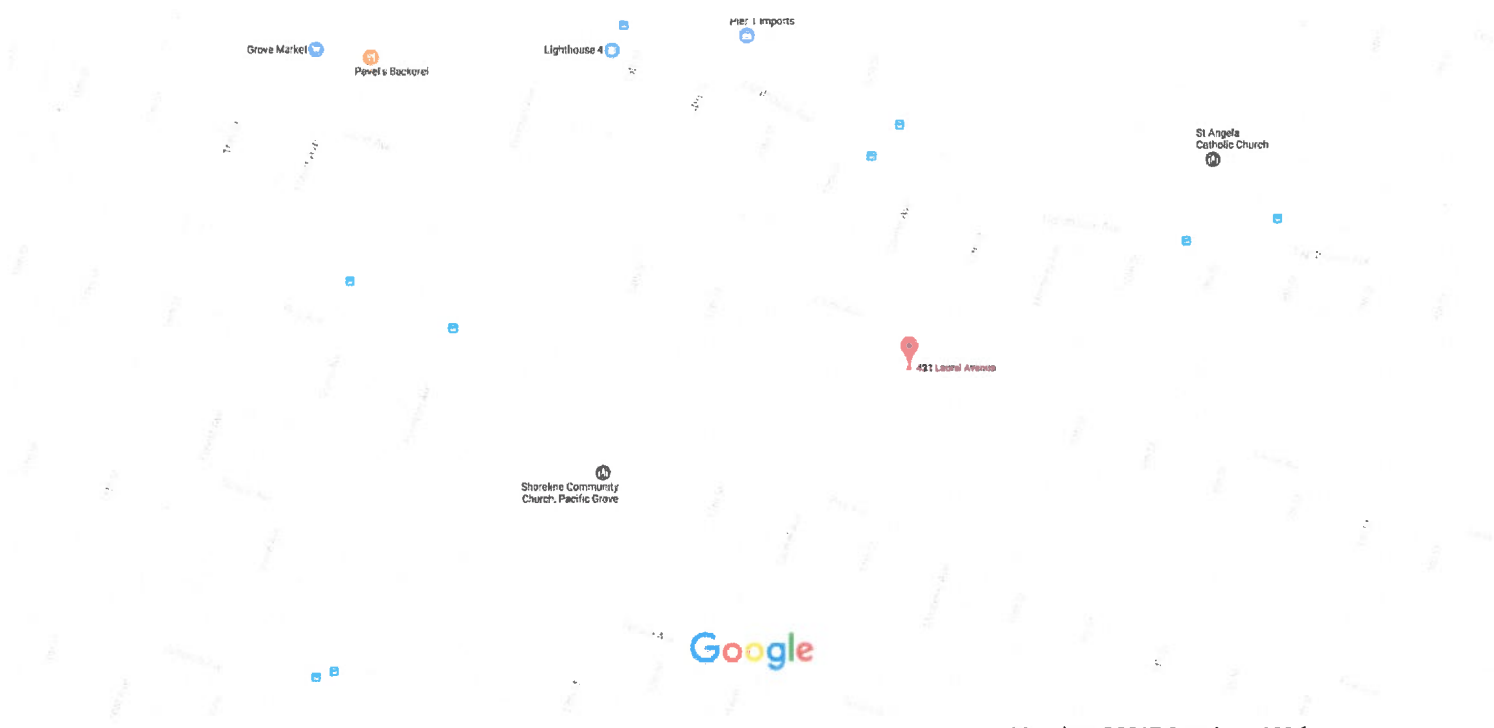
01 DETAIL: EAVE, SIM.
 SCALE: 1"=1'-0"



05 DETAIL: DECK
 SCALE: 1"=1'-0"



Google Maps 421 Laurel Ave



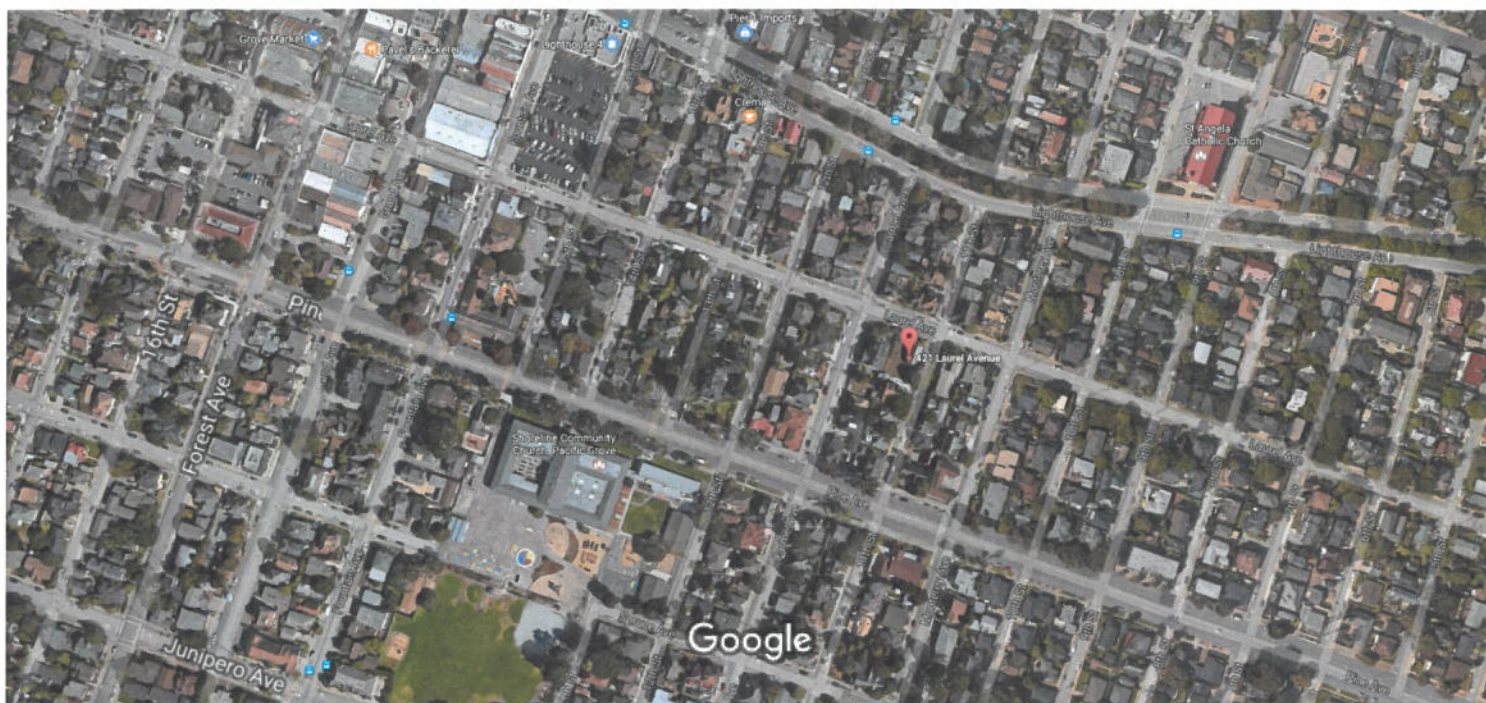
Map data ©2017 Google 100 ft



421 Laurel Ave
Pacific Grove, CA 93950



Google Maps 421 Laurel Ave



Imagery ©2017 Google, Map data ©2017 Google 100 ft



421 Laurel Ave
Pacific Grove, CA 93950



Item 8a

**MONTEREY PENINSULA WATER MANAGEMENT DISTRICT
RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION**

Monterey Peninsula Water Management District Permit Office
5 Harris Court, Bldg. G ♦ Monterey, CA 93940 ♦ (831) 658-5601 ♦ www.mpwmd.net ♦ Fax (831) 644-9558
Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

NOTE: When approved and signed by the jurisdictions, this form must be submitted with final and complete Construction Plans to:

ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)

1. OWNERSHIP INFORMATION:

Name: ROB & ATSUKO FAGERNESS

Daytime telephone: 916-288-8176

Mailing Address: 9675 ELMIRA CIRCLE

E-Mail Address: SACEDM@MTO.CA 95827

2. AGENT/REPRESENTATIVE INFORMATION:

Name: JEANNE C. BYRNE, FAIA ARCHITECTS

Daytime telephone: 831-372-6585

Mailing Address: 591 LIGHTHOUSE AVE #5

E-Mail Address: PADRIC GROVE CA 93950
JCBARBAR@AIA.ATT.NET

3. PROPERTY INFORMATION:

Address: 421 LAUREL AVE. P.S. Existing Square-footage _____

Assessor Parcel Number 006-276-002 Proposed Square-footage _____

Water company serving parcel: CAL-AM Is a water meter needed? YES or NO If yes, how many? _____

NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen.

4. PROJECT DESCRIPTION (Be thorough and detailed):

REMOVE & ADDITION TO SINGLE FAMILY RES.

5. INSTRUCTIONS: Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per dwelling unit.

Table No. 1 Existing Property Fixture Count

(All fixtures before project)

Type of Fixture	Fixture	Value	Count
Washbasin	1	x 1.0 =	1.0
Two Washbasins in the Master Bathroom	1	x 1.8 =	1.8
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	1	x 1.3 =	1.3
Toilet, High Efficiency (HET)		x 0.8 =	
Toilet, Ultra High Efficiency (UHET)		x 0.1 =	
Urinal, Pint (0.125 gallon maximum)		x 0.0 =	
Urinal, Zero Water Consumption		x 3.0 =	
Masterbath (one per Dwelling):Tub&Shower Stall		x 3.0 =	
Large Bath tub (may have Showerhead above)	1	x 2.0 =	2.0
Standard Bath tub or Shower Stall (one head)		x 2.0 =	
Shower, each additional (heads, body spray, etc)		x 2.0 =	
Shower system, Rain Bar/ Custom Shower (specs)	1	x 2.0 =	2.0
Kitchen Sink (with optional Dishwasher)		x 1.5 =	
Kitchen Sink with High Efficiency Dishwasher		x 2.0 =	
Dishwasher, each additional (with optional sink)		x 1.5 =	
Dishwasher, High Efficiency (with opt. sink)	1	x 2.0 =	2.0
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer		x 2.0 =	
Clothes Washer, (HEW) 5.0 water factor or less		x 1.0 =	
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	
Other		x _____ =	
Other		x _____ =	
Other		x _____ =	
Other		x _____ =	
TOTAL			<u>10.8</u>

• Use this fixture count if a previous Permit was issued utilizing the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

Table No. 2 Post-Project Fixture Count

(All fixtures after project)

Type of Fixture	Fixture	Value	Count
Washbasin	2	x 1.0 =	2.0
Two Washbasins in the Master Bathroom		x 1.8 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.3 =	
Toilet, High Efficiency (HET)		x 0.8 =	
Toilet, Ultra High Efficiency (UHET)	2	x 0.1 =	0.2
Urinal, Pint (0.125 gallon maximum)		x 0.0 =	
Urinal, Zero Water Consumption		x 3.0 =	
Masterbath (one per Dwelling):Tub&Shower Stall	1	x 3.0 =	3.0
Large Bath tub (may have Showerhead above)		x 3.0 =	
Standard Bath tub or Shower Stall (one head)	1	x 2.0 =	2.0
Shower, each additional (heads, body spray, etc)		x 2.0 =	
Shower system, Rain Bars/Custom Shower (specs)		x 2.0 =	
Kitchen Sink (optional dishwasher)		x 2.0 =	
Kitchen Sink with High Efficiency Dishwasher	1	x 1.5 =	1.5
Dishwasher, each additional (optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer		x 2.0 =	
Clothes Washer, (HEW) 5.0 water factor or less	1	x 1.0 =	1.0
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Instant-Access-Hot-Water System (fixture credit)	1	x -0.5 =	-0.5
Subtotal proposed indoor fixtures			
New Connection – Refer to District Rule 24-A5			
*"Exterior Residential Water Demand Calculations"			
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	
TOTAL			<u>10.6</u>

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the Project's Capacity to use water. **"PUBLIC ACCESS TO WATER RECORDS" DEED RESTRICTION IS REQUIRED FOR ALL WATER PERMITS.**

6. I certify, under penalty of perjury, that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.

Signature of Owner/Agent

ROB SIMPSON - SEBARA ARCHITECTS

Date

05-24-17

Location Where Signed

Print Name

File or Plan Check Number

AUTHORIZATION FOR WATER PERMIT – JURISDICTION USE ONLY

AF Paralia Allocation AF Public Credits

AF Second Bathroom Protocol

AF Pre-Paralia Credits WDS (Private Well)

No water needed

Notes: _____ Authorized by: _____ Date: _____

This form expires one year from date of authorization for this project by the jurisdiction.

White copy-MPWMD

Yellow copy-applicant

Pink copy-jurisdiction

