



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

Application # AP 17-601
 Date: 6/22/17
 Total Fees: 3359.80

Permit Application

APPLICANT/OWNER:	Project Address: <u>303 11TH ST</u> APN: <u>006-269-001</u>		
	Project Description: <u>Addition of new second story balcony and french doors. Removal of existing second story balcony</u>		
	Tree Work? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		
	Applicant	Owner	
	Name: <u>Bill Westphal</u>	Name: <u>Theresa DAMICO</u>	
	Phone: <u>831-277-0849</u>	Phone: <u>707-933-7402</u>	
	Email: <u>probuilder4you@aol.com</u>	Email: <u>tdamico58@gmail.com</u>	
	Mailing Address: <u>10 Boronda Way Monterey, Ca. 93940</u>	Mailing Address: <u>303 11th Street Pacific Grove, CA 93950</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"/> PUU: Undocumented Unit <input checked="" type="checkbox"/> AP: Architectural Permit <input type="checkbox"/> UP: Use Permit <input type="checkbox"/> IHS: Initial Historic Screening <input type="checkbox"/> VAR: Variance <input type="checkbox"/> AAP: Administrative AP <input type="checkbox"/> AUP: Administrative UP <input type="checkbox"/> HPP: Historic Preservation <input type="checkbox"/> MMP: Mitigation Monitoring <input type="checkbox"/> ADC: Arch Design Change <input type="checkbox"/> ADU: Acc. Dwelling Unit <input type="checkbox"/> A: Appeal <input type="checkbox"/> Stormwater Permit <input type="checkbox"/> ASP: Admin Sign Permit <input type="checkbox"/> LLA: Lot Line Adjustment <input type="checkbox"/> TPD: Tree Permit W/ Dev't <input type="checkbox"/> Other: _____		
	CEQA Determination: <input checked="" type="checkbox"/> Exempt <input type="checkbox"/> Initial Study & Mitigated Negative Declaration <input type="checkbox"/> Environmental Impact Report	Review Authority: <input type="checkbox"/> Staff <input type="checkbox"/> HRC <input type="checkbox"/> ZA <input type="checkbox"/> PC <input type="checkbox"/> SPRC <input type="checkbox"/> CC <input checked="" type="checkbox"/> ARB <input type="checkbox"/> _____	Active Permits: <input type="checkbox"/> Active Planning Permit <input type="checkbox"/> Active Building Permit <input type="checkbox"/> Active Code Violation Permit #: _____
	Overlay Zones: <input type="checkbox"/> Butterfly Zone <input type="checkbox"/> Coastal Zone <input checked="" type="checkbox"/> Area of Special Biological Significance (ASBS) <input type="checkbox"/> Environmentally Sensitive Habitat Area (ESHA)		
	Property Information Lot: <u>135, 4207 7</u> Block: <u>22</u> Tract: <u>154 Addition</u> ZC: <u>2-2</u> GP: <u>High 29</u> Lot Size: <u>6300 SF</u> <input type="checkbox"/> Historic Resources Inventory <input type="checkbox"/> Archaeologically Sensitive Area		
Staff Use Only: Received by: <u>WL</u> \$ PAID JUN 28 Assigned to: _____ <u>3,359.80</u> <u>6-22-17</u> RECEIVED CITY OF PACIFIC GROVE COMMUNITY DEV DEPT			

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

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

Applicant Signature: [Signature] **Date:** 6-17-17

Owner Signature (Required): [Signature] **Date:** 6/27/17



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 17-601

FOR A PROPERTY LOCATED AT 303 11TH STREET, PACIFIC GROVE TO ALLOW THE ADDITION OF AN 85 SQUARE FOOT THIRD STORY BALCONY IN THE FRONT OF THE RESIDENCE WITH NEW FRENCH DOORS AND THE REMOVAL OF THE EXISTING BALCONY ON THE EAST SIDE OF THE RESIDENCE.

FACTS

1. The subject site is located at 303 11th Street, Pacific Grove, 93950 APN 006-269-001
2. The subject site has a designation of High Density 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 6,300 square feet
5. The subject site is developed with a duplex..
6. This project has been determined to be CEQA Exempt under CEQA Guidelines 15301(e)(1), Class 1, Existing Facilities

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 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) 17-601:

To allow the addition of an 85 square foot third story balcony in the front of the residence with new french doors and the removal of the existing balcony on the east side of the residence.

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 “D’Amico” dated June 6, 2017, on file with the Community and Economic 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. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
- 8. **Story Poles and Netting:** Following the 10 day appeal period all story poles and netting are required to be removed.
- 9. **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.

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 17-601
- 3. This permit shall become effective upon the expiration of the 10-day appeal period.
- 4. This permit shall not take effect until the owner acknowledges and agrees to all terms and conditions and agrees to conform to and comply with those terms and conditions.

Passed and adopted at a regular meeting of the Architectural Review Board of the City of Pacific Grove on the 18th day of July, 2017, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Rick Steres , Chair

The undersigned hereby acknowledge and agree to the approved terms and conditions, and agree to fully conform to, and comply with, said terms and conditions.

Theresa D’Amico

Date



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NOTICE OF EXEMPTION FROM CEQA

Property Address/Location: 303 11th St, Pacific Grove, CA 93950

Project Description: AP 170601

Description: To allow the addition of an 85 square foot third story balcony in the front of the residence with new french doors and the removal of the existing balcony on the east side of the residence.

APN: 006269001000

ZC: R-2

Lot Size: 6,300 sf

Applicant Name: Bill Westphal Phone #: 831-277-0849
Mailing Address: 10 Boronda Way Monterey, Ca 93940
Email Address: probuilder4you@aol.com

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

Exempt Status (Check One):

- Ministerial (Sec. 21080(b)(1):15268))
- Declared Emergency (Sec. 21080(b)(3): 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption
Type and Section Number: 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: June 28, 2017



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Initial Historic Screening Determination

Address: 303 11th St APN: 006-269-001-000
 Owner: Bill Westphal Applicant: N/A

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.
 - Additions (description of known alteration)
 - Building permits (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

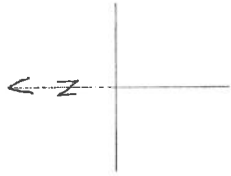
COMMUNITY DEVELOPMENT DIRECTOR (CDD) DETERMINATION:

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

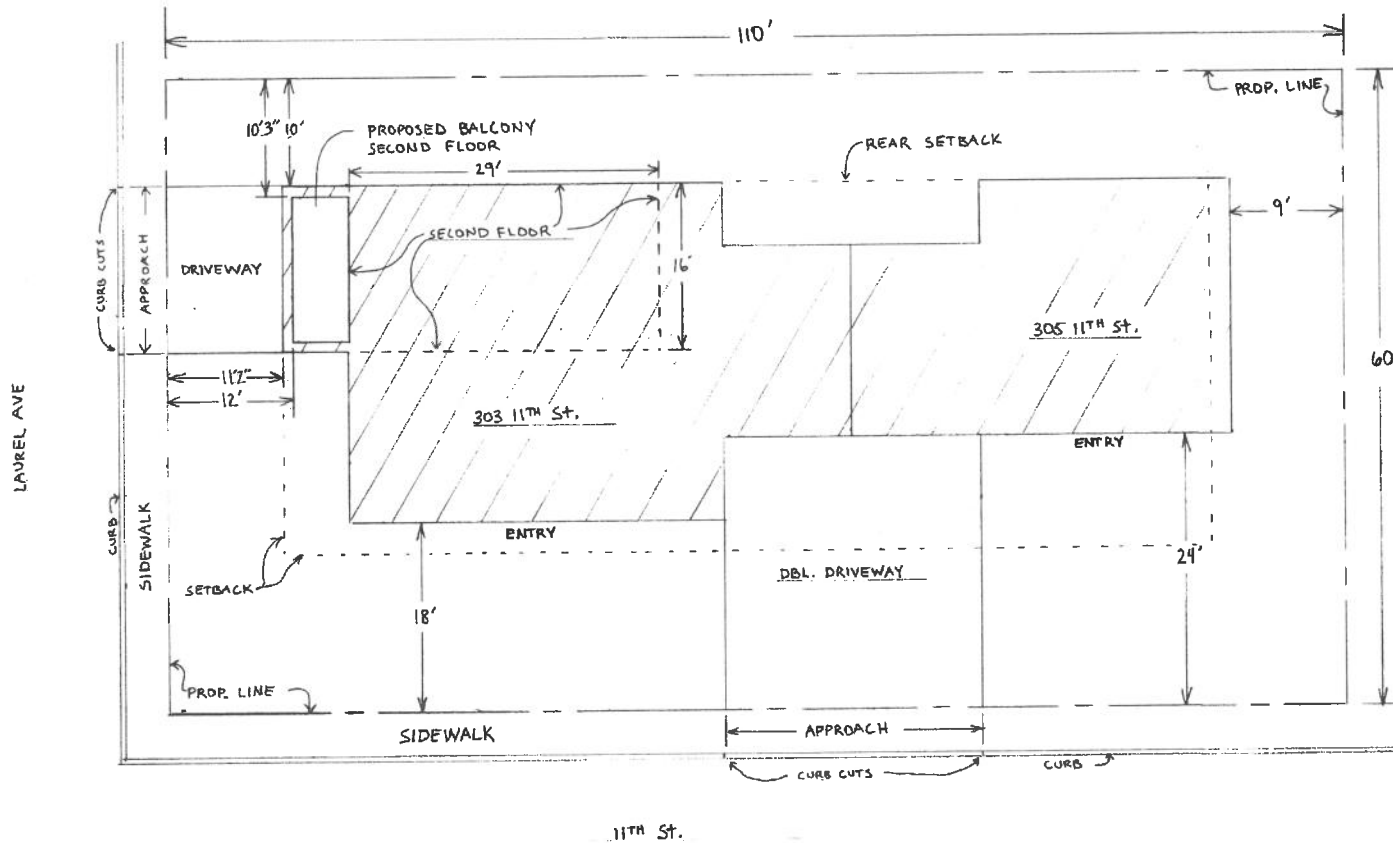
5/24/17
 Date



PROPOSED SECOND FLOOR BALCONY WITH FRENCH DOORS
INTERIOR REMODEL APPROVED AND PERMITTED ALREADY

SCOPE OF WORK

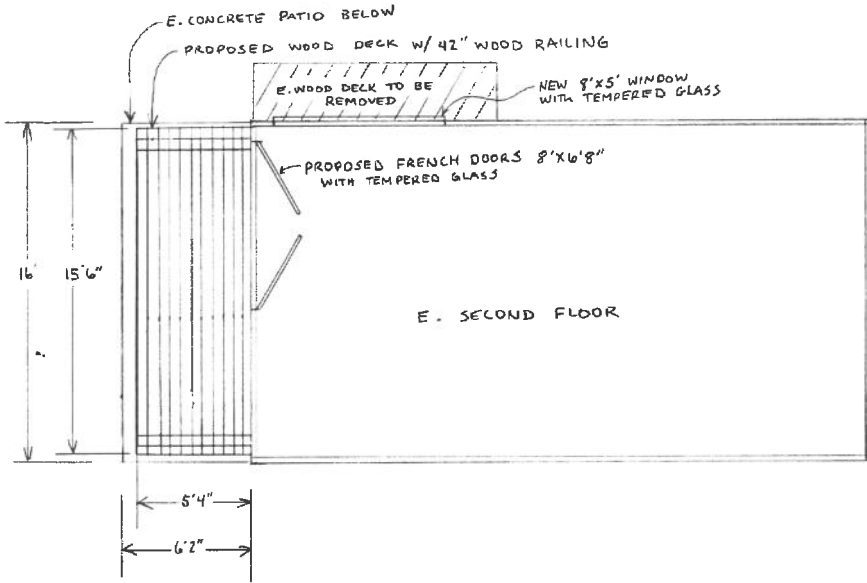
- ADD NEW SECOND STORY BALCONY AND FRENCH DOORS
- REMOVE EXISTING REAR BALCONY
- ADD NEW 8'X5' WINDOW TO REPLACE E. DOOR AND WINDOW



INDEX

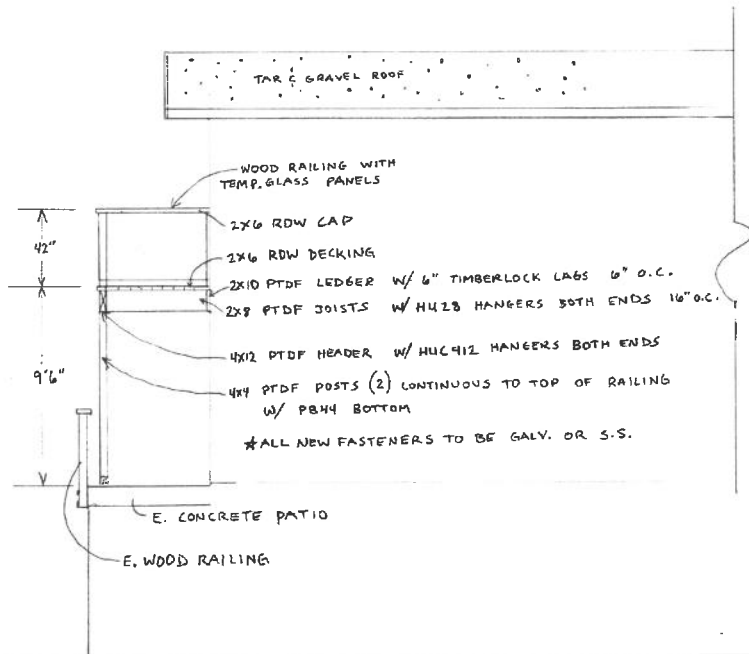
- S1 SITE PLAN
- A1 FLOOR PLAN
- A2 BALCONY DETAILS
- E1 EX. ELEVATIONS EXT.
- E2 PROP. ELEVATIONS EXT.

D'AMICO REMODELING PROJECT		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY: W/W
DATE: 6-6-17		REVISED:
303 & 305 11TH ST. P.G. (DUPLX)		
SITE PLAN APN 006-269-001		DRAWING NUMBER: S1

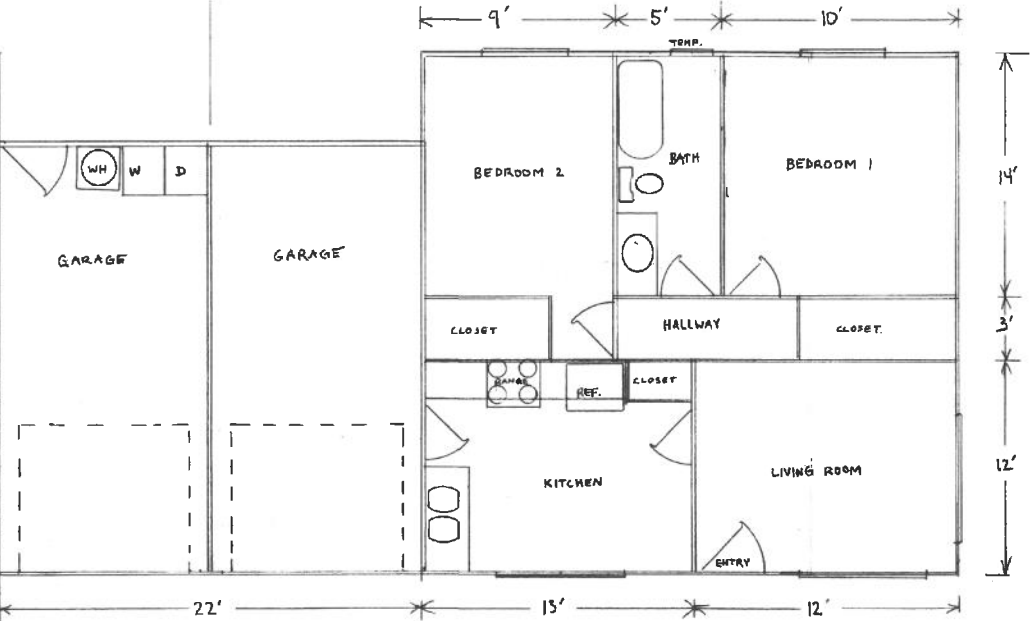
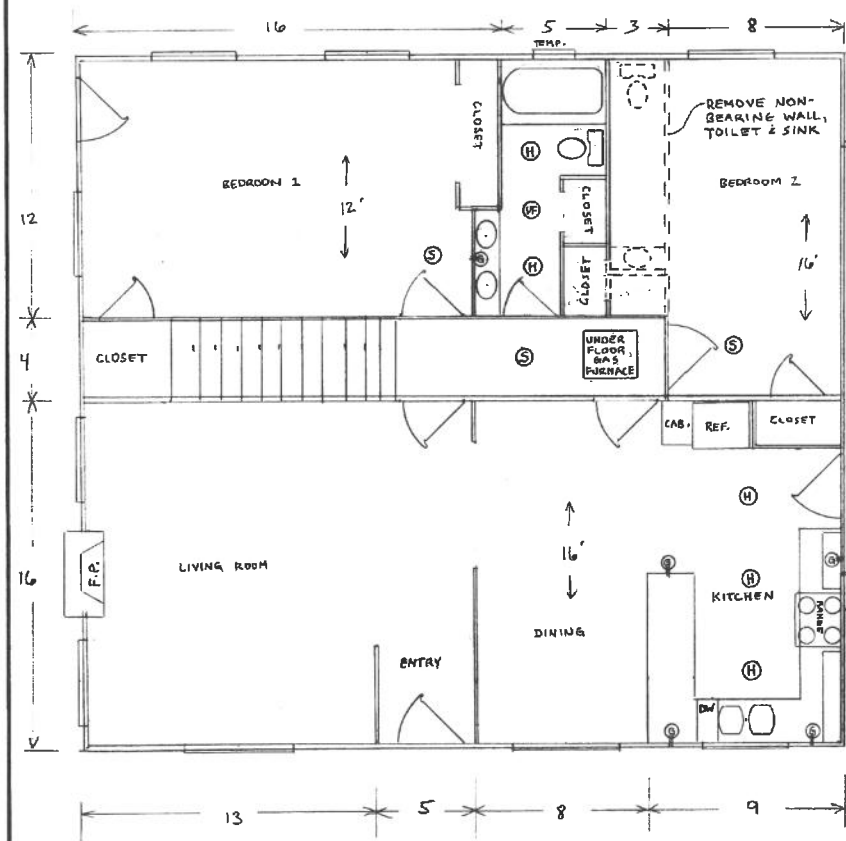
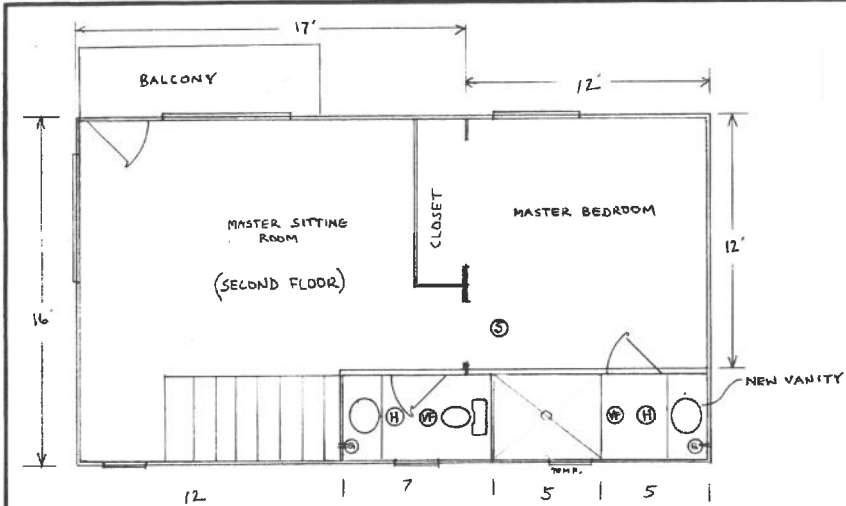


SCOPE OF WORK

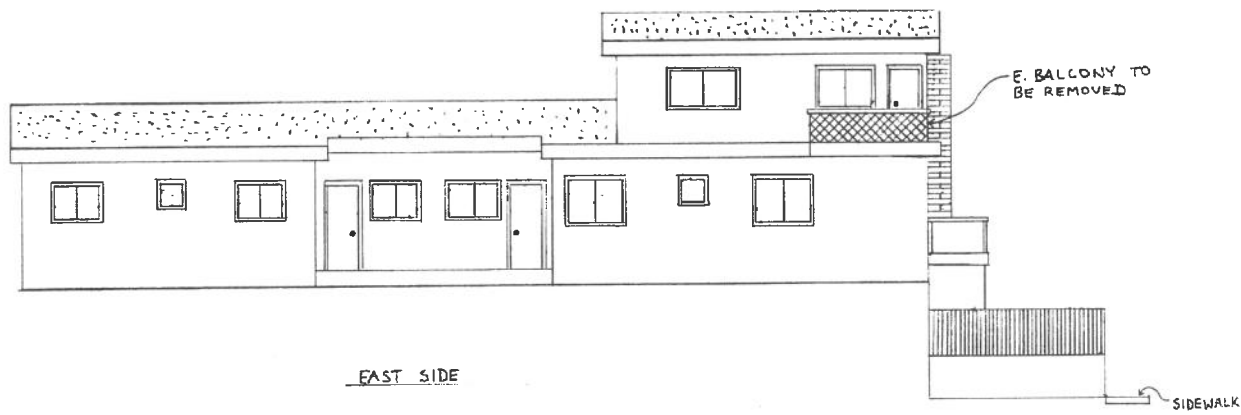
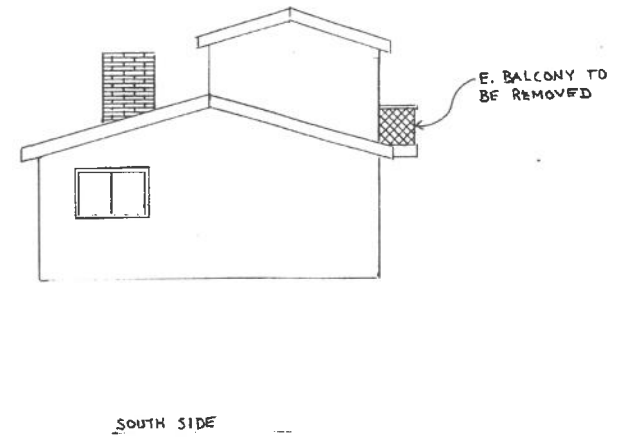
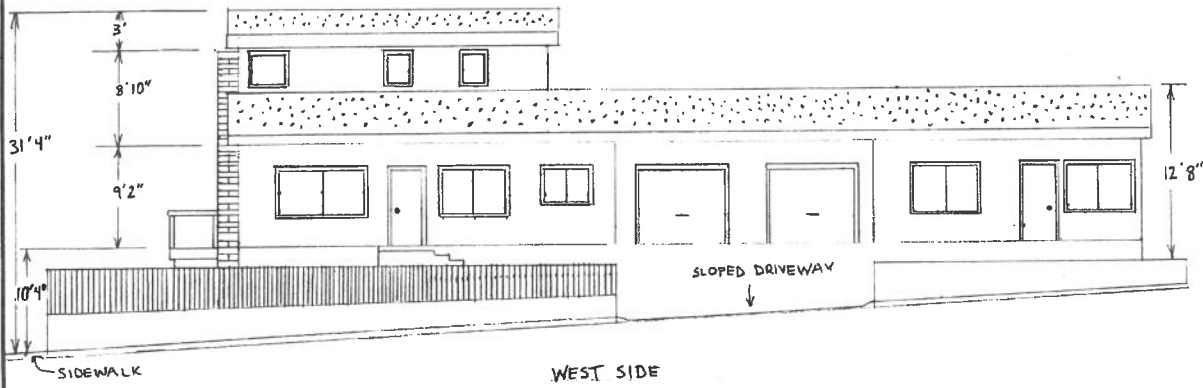
- REPLACE ALL E. ALUMINUM WINDOWS W/ MARVIN ALUMINUM CLAD WOOD
- INSTALL NEW 8" 68 FRENCH DOORS TO ACCESS NEW WOOD DECK @ SECOND FLOOR MASTER BEDROOM
- BUILD NEW SECOND FLOOR WOOD DECK ABOVE E. CONCRETE PATIO
- REMOVE E. WOOD DECK ON SIDE



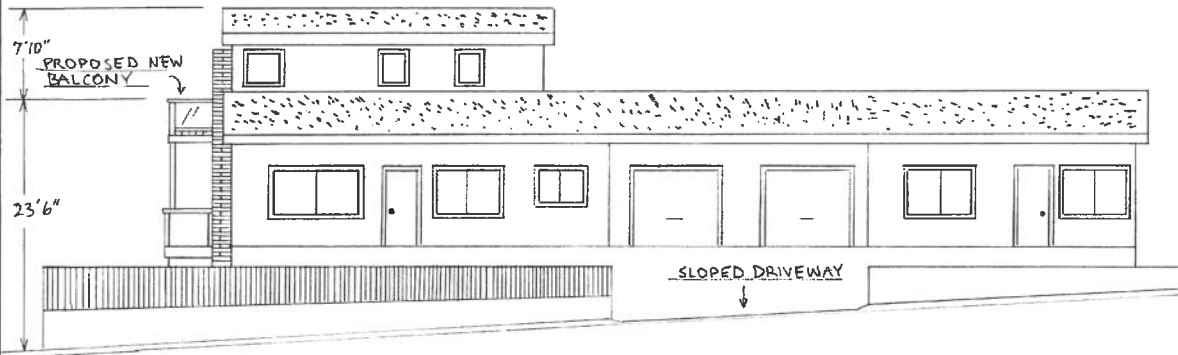
PROPOSED WOOD DECK & NEW WINDOWS		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY: WW
DATE:		REVISOR:
303 & 305 11TH ST. P.G. (DUPLEX)		
APN # 006-269-001-000		DRAWING NUMBER: A2



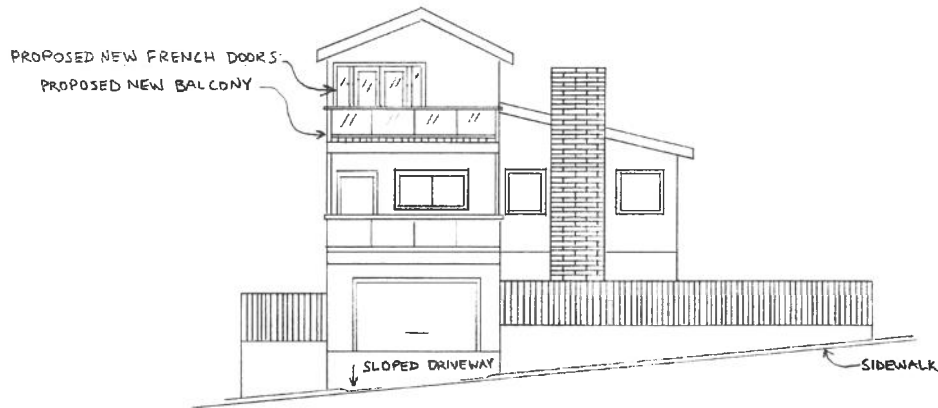
D'AMICO REMODELING PROJECT		
SCALE: 1/4" = 1'	APPROVED BY:	DRAWN BY: JWW
DATE: 4-1-17	UNDER CONSTRUCTION CO.	REVISED:
303 11TH ST. P.G. 93950		
APN.# 006-169-001-000	DRAWING NUMBER: A1	



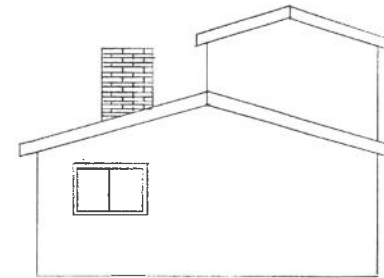
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DATE: 6-16-17		REVIEWED:
(E) EXTERIOR ELEVATIONS		DRAWING NUMBER: E1



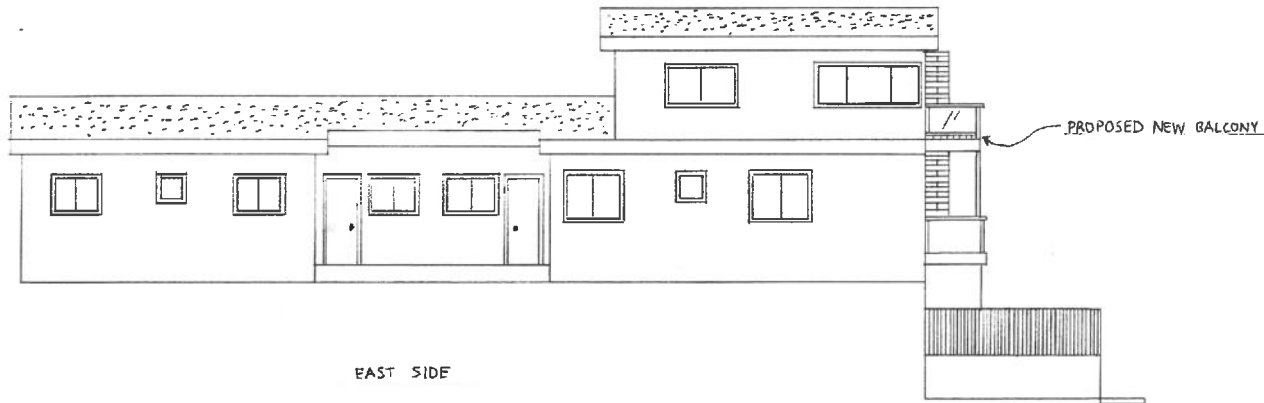
WEST SIDE



NORTH SIDE



SOUTH SIDE



EAST SIDE

SCALE: 1/8" = 1'	APPROVED BY:	DRAWN BY: WW
DATE: 6-16-17		REVISED:
PROPOSED EXT. ELEVATIONS		DRAWING NUMBER: E2