



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

AGENDA REPORT

TO: Members of the Architectural Review Board

FROM: Wendy Lao, Assistant Planner

MEETING DATE: June 13, 2017

SUBJECT: Architectural Permit (AP) #17-347 to allow an existing single-story residence of 1,594 square feet to add a second-story addition of 905 square feet, to create a total of a 2,499 square feet two-story single-family residence. The project also proposes a partial vegetated roof of 486 square feet.

ADDRESS: 400 Grove Acre Avenue (APN 006-421-024)

**ZONING/
LAND USE:** R-1-B-3/Low Density to 5.4 DU/ac

APPLICANT: Casey & Allison Lyon, property owners

CEQA: Categorical Exemption, Section 15301(e)(1), Class 1

RECOMMENDATION

Receive report, hold public hearing, and approve AP #17-347 based on the findings and subject to the staff-recommended conditions.

BACKGROUND

On April 4, 2017, Casey Lyon, property owner, applied for an Architectural Permit #17-347 for a property located at 400 Grove Acre Avenue in Pacific Grove. The permit would allow an existing an existing single-story residence of 1,594 square feet to add a second-story addition of 905 square feet. This would create a total of a 2,499 square feet two-story single-family residence, with a partial vegetated roof of 486 square feet.

DISCUSSION

Zoning Code

The proposed development is in conformance with all requirements of the R-1-B-3 zone, including but not limited to site coverage, parking, and height requirements.

The proposed project will have a building coverage of 22%, which is within the allowable maximum building coverage of 40%, pursuant to P.G.M.C. §23.16.040. The proposed project will have a site coverage of 42%, which is within the allowable maximum site coverage of 60%.

The proposed project will have a gross floor area of 2,499 square feet, which is within the allowable maximum gross floor area of 3,921 square feet.

The proposed addition will have a building height of 25', which is within the allowable maximum height limit of 25'.

Historic Review:

The subject property was built in 1958, and is not listed on the City's Historic Resources Inventory. The Historic Resources Committee completed an Initial Historic Screening on October 28, 2015, and determined that the property to be ineligible as a "Historical Resource" due to the property not exhibiting unique architectural, site, or locational characteristics.

Architecture Review Guidelines:

The applicant proposes a design that appears to be a contemporary 2-story building. Staff has conducted a site visit and determined that the neighborhood is eclectic with a mixture of 1 and 2 story buildings. The project proposal appears to adhere to the following Architectural Review Guidelines:

Guideline #28: An addition should complement and balance the overall form, mass, and composition of the existing building.

The project proposes to have a single-story in the front of the structure, and have a two-story in the rear, with varied setbacks throughout the site. This all helps to reduce the appearance of a bulky mass, and creates a pleasing composition for the building.

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

The project proposes wide windows throughout the building, which is compatible with the horizontal cedar siding and contemporary style. There are three tall, narrow windows proposed, which flatters the overall height and width of the stair tower's façade. The windows are located to maintain an aesthetic rhythm between voids and solid wall.

Guideline #36: Design a façade to provide visual interest to the street.

The project proposes to use a combination of horizontal cedar siding, stones, cement plaster, and stucco siding through the building to create visual interest. The first floor will have a metal roof, 486 square feet of the second floor will have a vegetated roof, and the deck will have cable railings, all of which will help to create an architecturally pleasing design. There will also be varied building heights and setbacks throughout the site which will further assist in creating visual interest.

Environmental Determination:

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 historic resource, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

ATTACHMENTS

- A. Permit Application
- B. Project Data Sheet
- C. Draft Permit
- D. Historic Determination
- E. CEQA Documentation
- F. Project Plans

RESPECTFULLY SUBMITTED:

Wendy Lao

Wendy Lao, Assistant 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 # AP 17-347

Date: 4/4/17

Total Fees: 3209.30

APPLICANT/OWNER:

Project Address: 400 Grove Acre Ave APN: 006-421-024-000

Project Description: 2nd story addition to existing 1-story 1,594 sq ft house for a total of a 2-story 2,499 sq ft residence

Tree Work? Yes No

Applicant
 Name: Cathy & Allison Lyon
 Phone: (831) 238-0038
 Email: Cathy@habitatgardens.com
 Mailing Address: 400 Grove Acre

Owner
 Name: " "
 Phone: _____
 Email: _____
 Mailing Address: _____

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: Exempt
 Initial Study & Mitigated Negative Declaration
 Environmental Impact Report

Review Authority: Staff HRC ZA PC SPRC CC ARB

Active Permits: Active Planning Permit Active Building Permit Active Code Violation
 Permit #: _____

Overlay Zones: Butterfly Zone Coastal Zone Area of Special Biological Significance (ASBS) Environmentally Sensitive Habitat Area (ESHA)

Property Information
 Lot: _____ Block: _____ Tract: _____
 ZC: R1B3 GP: MIN. DD. 5.4 DU/AC Lot Size: 10,238 sq ft

Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:
 Received by: WL **\$ PAID 3,209.30 4/4/17**
 Assigned to: _____

APR 04 2017
 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: _____

Date: 4/4/17

Owner Signature (Required): _____

Date: 4/4/17

Planning Fee Calculation

Permit Fees

Permit	Select	Fee
Architectural Permit – Single Family	<input checked="" type="checkbox"/>	\$3,010
Administrative Architectural Permit	<input type="checkbox"/>	\$791
Architectural Design Change	<input type="checkbox"/>	\$791
Counter Review & Determination – no new square footage	<input type="checkbox"/>	\$55
Counter Review & Determination – new square footage	<input type="checkbox"/>	\$332
Initial Historic Screening	<input type="checkbox"/>	\$407
Sign Permit	<input type="checkbox"/>	\$944
Administrative Sign Permit	<input type="checkbox"/>	\$55
Use Permit and Amendments	<input type="checkbox"/>	\$3,268
Major Administrative Use Permit	<input type="checkbox"/>	\$1,281
Minor Administrative Use Permit	<input type="checkbox"/>	\$1,049
Variance and Amendment	<input type="checkbox"/>	\$3,268
Administrative Variance and Amendment	<input type="checkbox"/>	\$1,282
Inquiry Fee	<input type="checkbox"/>	\$145
Permitting of Undocumented Secondary Dwelling Unit	<input type="checkbox"/>	\$791
Accessory Dwelling Unit Permit	<input type="checkbox"/>	\$1,193
→ Tree Permit with Development	<input type="checkbox"/>	\$266
Appeal	<input type="checkbox"/>	25% of fee

Additional Fees

	Fee	Subtotal
<input checked="" type="checkbox"/> General Plan Update Fee	5% of Permit Fee	
<input checked="" type="checkbox"/> CEQA Exemption Fee	\$44	
<input type="checkbox"/> Butterfly Buffer Zone	5% of Permit Fee	
<input type="checkbox"/> Coastal Zone	20% of Permit Fee	
<input type="checkbox"/> Area of Special Biological Significance	5% of Permit Fee	
<input type="checkbox"/> Environmentally Sensitive Habitat Area	10% of Permit Fee	
<input checked="" type="checkbox"/> Noticing – Mailings	\$0.48 * (# of Mailings)	
<input type="checkbox"/> Noticing – Herald Ad	\$310	
<input type="checkbox"/> Stormwater Fee	Varies	
<input type="checkbox"/> Other	Varies	

Total Fees: 3,209.⁵⁰

PROJECT DATA SHEET

APR 03 2017

Project Address: 400 GROVE ACRE

Submittal Date: 4/4/17

Applicant(s): CASEY LYON

Permit Type(s) & No(s):

CITY OF PACIFIC GROVE
COMMUNITY DEV DE

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1/B-3	R-1/B-3	R-1/B-3	
Building Site Area		10,238 SF	10,238 SF	
Density (multi-family projects only)	—	—	—	
Building Coverage	40%: 4,095 SF	1,594 SF	2,211 SF	
Site Coverage	60%: 6,142 SF	15.5 %	19 %	
Gross Floor Area	3,921 SF	1,594 SF	2,499 SF	
Square Footage not counted towards Gross Floor Area			60 SF	2ND FLOOR STAIR OPENING
Impervious Surface Area Created and/or Replaced			381 SF	DRIVEWAY REPLACED W/(W) GARAGE
Exterior Lateral Wall Length to be demolished in feet & % of total*	—	82 LF	82 LF / 44%	185 LF TOTAL
Exterior Lateral Wall Length to be built	—	—	FLR 1 = 122 LF / RR 2 = 98 LF	TOTAL: 220 LF
Building Height	25'	12'-5"	25'-0" 28'	25' MAX ALLOWABLE
Number of stories		1	2	
Front Setback	7.5' 20'	VARIES	VARIES	SEE SITE PLAN
<u>SOUTH</u> Side Setback (specify side)	10' MAX 3% DEPTH	35'-9"	34'-3"	
<u>NORTH</u> Side Setback (specify side)	10' MAX 20% LOT WIDTH	31'-4"	31'-4"	
Rear Setback <u>20% lot depth</u>	20' MIN / 25' MAX	25'-3"	25'-3"	
Garage Door Setback	20' MIN.	40'-7"	25'-10"	
Covered Parking Spaces	2	2	2	
Uncovered Parking Spaces		0	0	
Parking Space Size (Interior measurement)	9' x 20'	20'-0" X 20'-0" DEEP	12'-4" X 20'-0"	
Number of Driveways	1	1	1	
Driveway Width(s)		20'	20'	
Back-up Distance		40'-7"	25'-10"	
Eave Projection (Into Setback)	3' maximum	N/A	N/A	NOT IN SETBACK
Distances Between Eaves & Property Lines	3' minimum	N/A	N/A	SEE SITE PLAN
Open Porch/Deck Projections		(E) FRONT PORCH	BACK DECK	4' PROJECTION
Architectural Feature Projections		N/A	N/A	
Number & Category of Accessory Buildings	CATEGORY 1	100 SF	—	EXISTING STORAGE SHED
Accessory Building Setbacks	5' MIN.	5' REAR	—	
Distance between Buildings	3.5' MIN.	20'	—	
Accessory Building Heights	15' MAX	10'	—	
Fence Heights		VARIES	VARIES	SEE SITE + GATE PERMIT

*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 #17-347

FOR A PROPERTY LOCATED AT 400 GROVE ACRE AVENUE TO ALLOW A SECOND-STORY ADDITION OF 905 SQUARE FEET, TO AN EXISTING SINGLE-STORY RESIDENCE OF 1,594 SQUARE FEET, TO CREATE A TOTAL OF A 2,499 SQUARE FEET TWO-STORY SINGLE-FAMILY RESIDENCE.

FACTS

1. The subject site is located at 400 Grove Acre Avenue, Pacific Grove, 93950 APN (006-421-024)
2. The subject site has a designation of Low Density to 5.4 DU/ac on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1-B-3 zoning district.
4. The subject site is a 10,238 square feet corner lot.
5. The subject site is developed with a single-story single-family dwelling of 1,594 square feet.
6. The subject property was built in 1958, and is not listed on the City's Historic Resources Inventory.
7. An Initial Historic Screening was completed by the Historic Resources Committee on October 28, 2015, and determined that the property to be ineligible as a "Historical Resource" due to the property not exhibiting unique architectural, site, or locational characteristics.
8. This project has been determined to be CEQA Exempt under CEQA Guidelines 15301(e)(1), Existing Facilities.

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1-B-3 zoning district.
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 No. 28, 33, and 36, 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 Board has 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) #17-347 to allow: a second-story addition of 905 square feet, to an existing single-story residence of 1,594 square feet, to create a total of a 2,499 square feet two-story single-family 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 “Lyon Residence”, 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. **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 17-347 to allow a second-story addition of 905 square feet, to an existing single-story residence of 1,594 square feet, to create a total of a 2,499 square feet two-story single-family residence.
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 13th day of June, 2017, by the following vote:

AYES: **XXX**

NOES: **XXX**

ABSENT: **XXX**

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.

Casey & Allison Lyon, property owners

Date



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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Initial Historic Screening Determination

Address: 400 Grove Acre Ave APN: 006-421-024
 Owner: Casey and Allison Lyon Applicant: Same

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the 10/28/15 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

10-28-15
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~~5~~ years from the date of approval.
- Found that a determination of ineligibility cannot be made, and a Phase 1 Historic Assessment is required.

Mark Brodeur, CDD Director

10/20/15
Date



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 300 Forest Avenue, Pacific Grove, CA 93950
 T: 831.648.3190 • F: 831.648.3184 • www.ci.pg.ca.us/cdd
NOTICE OF EXEMPTION FROM CEQA

Property Address/Location: 400 Grove Acre Ave, Pacific Grove, CA 93950

Project Description: AP 170347

To allow an existing an existing single-story residence of 1,594 sf to add a second-story
Description: addition of 905 sf. This would create a total of a 2,499 sf two-story single-family residence,
with a partial vegetated roof of 486 sf.

APN: 006421024000

ZC: R-1-B-3

Lot Size: 10,238 sf.

Applicant Name:	Casey & Allison Lyon	Phone #:	831-238-0038
Mailing Address:	400 Grove Acre. Pacific Grove, CA 93950		
Email Address:	casey@habitatgardens.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: 15301(e)(1), Existing Facilities
- 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 historic resource, 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: Wendy Lao

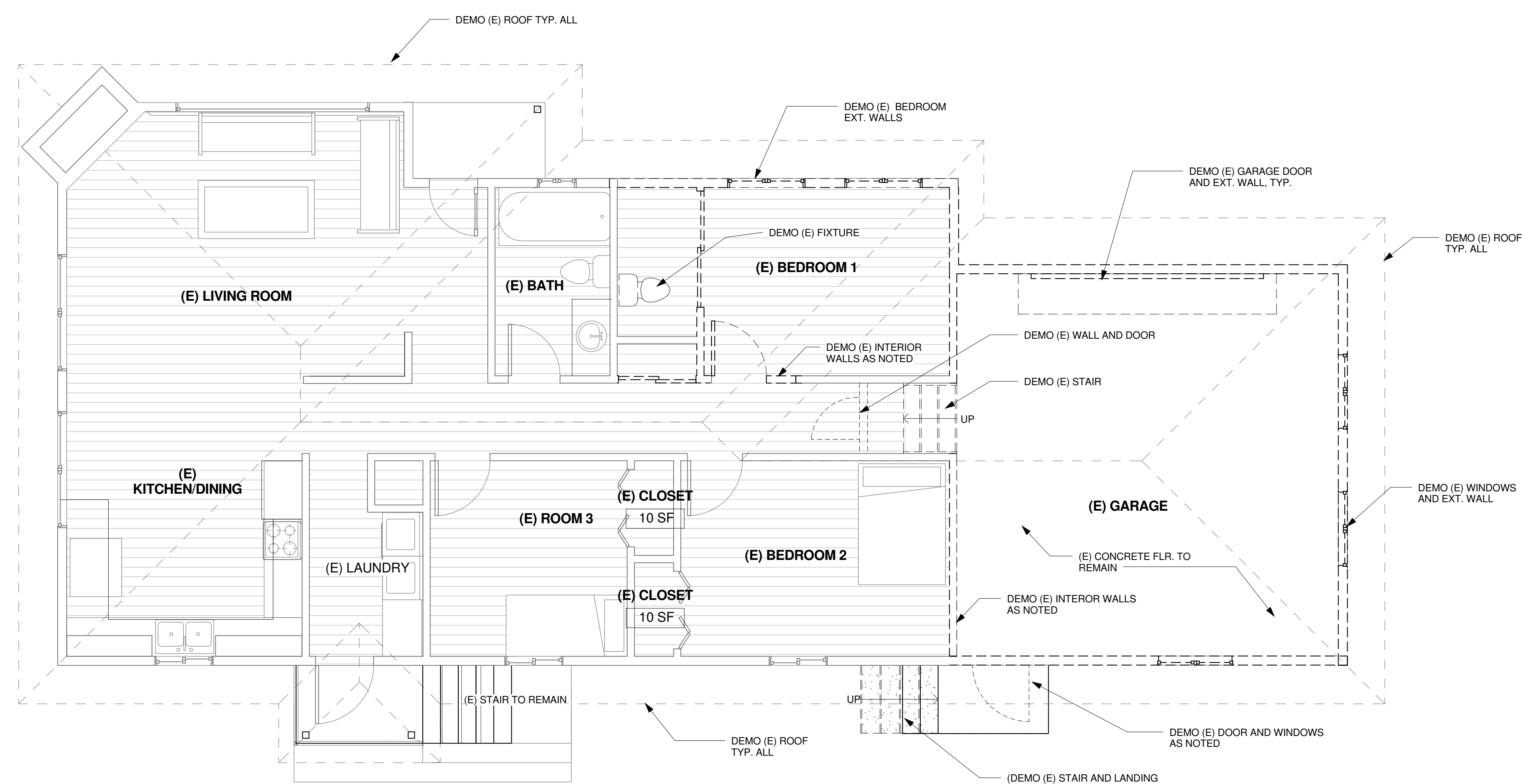
Date: 6/6/17

JEFFREY BARRETT, LEED AP
 PO BOX 23861
 PLEASANT HILL CA 94523
 415.359.4248



**LYON RESIDENCE
 ADDITION**

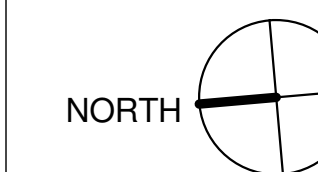
CASEY LYON
 400 GROVE ACRE
 PACIFIC GROVE
 CA 93950
 831.238.0038



1 EXISTING FIRST FLOOR DEMO PLAN
 1/4" = 1'-0"

- FLOOR PLAN LEGEND**
- new walls
 - existing walls
 - walls that are to be removed and will not be replaced

FLOOR PLAN LEGEND
 1/4" = 1'-0"



**FIRST FLOOR DEMO
 PLAN**

Project number LYON-2017-01
 Date 5/8/17
 Drawn by JB
 Checked by CL

A1.0

Scale 1/4" = 1'-0"

