



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: July 18, 2017

ADDRESS: 709 17 Mile Drive, Pacific Grove (APN 006-561-014)

**ZONING/
LAND USE:** R-3-B-3/Medium Density to 17.4 DU/ac

SUBJECT: Architectural Permit Application No. 17-438 for a 1st floor addition of 1,314 square feet including a 495 square foot 2 car garage and a 2nd floor addition of 402 square feet including a 54 square foot deck to an existing single story 614 square foot residence for a total two story residence of 2,330 square feet.

APPLICANT: Terry Latasa Architect, on behalf of Quentin & Cathy Rose, Owners

CEQA STATUS: Categorical Exemption; §15301

PROJECT DESCRIPTION

Architectural Permit 17-438 would allow a 1st floor addition of 1,314 square feet including a 495 square foot 2 car garage and a 2nd floor addition of 402 square feet including a 54 square foot deck to an existing single story 614 square foot residence for a total two story residence of 2,330 square feet.

BACKGROUND

On May 8, 2017 Terry Latasa applied for an Architectural Permit to allow the remodel and addition of the existing single story residence located at 709 17 Mile Drive. The proposed development will meet the development regulations set forth in the R-3-B-3 zoning district including setbacks and height requirements. The residence is not located in the Pacific Grove overlay zones.

DISCUSSION

The subject property is an irregularly shaped interior building site that is developed with a one-story single-family residence. Five trees are located on the site, four of which are located in close proximity to the proposed footprint. Records on file in the Community Development indicate that the dwelling was constructed in the early 1940s (Building Permit No. 1701). Available records also indicate that the depth of the site is smaller than other parcels in the immediate vicinity of the subject site. There is no off-street parking or driveway on the site; however, the proposed addition will provide 2 covered off-street parking spaces which does improve the off-street parking on the site.

The following General Plan Chapter 8, goals, policies, and programs are applicable to the Architectural Permit application.

Policy 2 Continue to require citywide architectural review for exterior changes to existing structures.

Program B While recognizing the individuality of existing neighborhoods encourage additions that contribute to the character of the area, while allowing for creativity in design.

Zoning Code:

The standard of review for single-family residences in the R-3-B-3 zone district is a combination of R-3 (building site area) and R-1-B-3 (including setbacks, floor area, site coverage) zoning regulations. The R-1-B-3 zone district is characterized by a feeling of open-space and low-density development, consisting of single-family residential development on building sites that are larger than those found in other areas of the city. The subject property is substantially smaller than typical building sites in the R-3-B-3 zone district.

The allowable maximum building coverage is 50% and the proposed project site will have a building coverage of 48%. The allowable maximum site coverage is 60% and the proposed project site will have site coverage of 44%.

Trees and Landscaping:

A tree permit with development is proposed as part of this project. The City Arborist has approved the permit because the Cypress tree circumference is less than 5” and therefore not a protected tree The City Arborist will insure that tree protection measures are being met.

Architectural Design Guidelines:

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

Architectural style and design:

Diverse architectural styles lie at the heart of Pacific Grove’s distinctive character. New construction should be compatible with established styles.

Guideline # 7: Second floor balconies and decks should be designed and located to minimize the loss of privacy for neighboring properties.

The proposed addition of the second floor deck is located in the front of the house looking out at the street not neighbors backyards.

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

The location of the doors and windows have been planned to maintain an aesthetic rhythm between open spaces and solid wall spaces.

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

The proposed design avoids large blank facades and the addition of the deck and the combination of siding elements softens the elevation. The board and batten siding adds visual interest.

Details:

The proposed project will have new painted wood vertical board and batten siding. The windows will be clad wood sash windows. The gutters, windows and door trim will be painted a sage green. The new roof will be asphalt shingle in a grey/brown. A new stone chimney is also proposed.

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

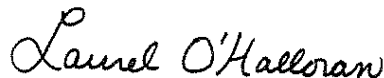
Because of the project’s consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Architectural Review Board:

APPROVE AP No 17-438 pursuant to PGMC 23.70.060(c) (1) and subject to the attached Findings and Conditions.

ATTACHMENTS

- A. Permit Application
- C. Draft Permit
- E. CEQA Documentation
- 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 #

17-438

Date:

5-8-17

Total Fees:

3,475.30

APPLICANT/OWNER:

Project Address: 709 SEVENTEEN NINE DR. APN: 006-561-014

Project Description: TWO-LEVEL ADDITIONS TO AN EXISTING ONE-STORY HOUSE. REMODEL EXISTING HOUSE.

Tree Work? Yes No

Applicant

Owner

Name: TERRY LATASA

Name: QUENTIN & CATHY ROSE

Phone: 649-1012

Phone: (802)370-6531

Email: TLATASA@SBCGLOBAL.NET

Email: WATERGIRLPR@EARTHLINK.NET

Mailing Address: 930 HARRISON ST. MONTEREY CA 93940

Mailing Address: 61 FRENCH HILL RD. ST. ALBANS, VT. 05478

PLANNING STAFF USE ONLY:

Permit Request:

- CRD: Counter Determination
- AP: Architectural Permit
- AAP: Administrative AP
- ADC: Arch Design Change
- ASP: Admin Sign Permit
- SP: Sign Permit
- UP: Use Permit
- AUP: Administrative UP
- ADU: Acc. Dwelling Unit
- LLA: Lot Line Adjustment
- LM: Lot Merger
- IHS: Initial Historic Screening
- HPP: Historic Preservation
- A: Appeal
- TPD: Tree Permit W/ Dev't
- PUU: Undocumented Unit
- VAR: Variance
- MMP: Mitigation Monitoring
- Stormwater Permit
- Other: _____

CEQA Determination:

- Exempt
- Initial Study & Mitigated Negative Declaration
- Environmental Impact Report

Review Authority:

- Staff
- ZA
- SPRC
- ARB
- HRC
- PC
- CC
- _____

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: 2 Block: 323 Tract: PG Acres Workmans
 ZC: R-3-B-3 GP: Med Den 17.4 du/ac Lot Size: 3,987 SF

Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

Received by: Laurel O'Halloran
 Assigned to: Laurel
 MAY 08 2017
 CITY OF PACIFIC GROVE COMMUNITY DEV

PAID
 \$ 3,475.30

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: Terry Latasa

Date: MAY 8, 2017

Owner Signature (Required): Quentin & Cathy Rose

Date: 5.8.17

REVISED 5.23.17

PROJECT DATA SHEET

Project Address: 709. 17. MILE DR.Submission Date: 5.8.17Applicant(s): TERRY LATASA

Permit Type(s) & No(s):

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R3B3			
Building Site Area	3987			
Density (multi-family projects only)				
Building Coverage	50% MAX 1993 MAX	614	1,918	
Site Coverage	60% MAX 2391 MAX	765	1,625	
Gross Floor Area	2500 MAX	614	2,330	
Square Footage not counted towards Gross Floor Area	-	0	0	
Impervious Surface Area Created and/or Replaced	500	390	472	
Exterior Lateral Wall Length to be demolished in feet & % of total*	-	96	21 ft / 22%	
Exterior Lateral Wall Length to be built	-	96	175	
Building Height	30' MAX	13'-0"	20'-6"	
Number of stories	2 MAX	1	2	
Front Setback	12'	9'	12'	(EXISTING 9' FRONT SETBACK TO REMAIN: EXIST NON- CONF.)
6.72 Side Setback (specify side) W	6.72	37'-9"	7'-9"	
6.72 Side Setback (specify side) E	6.72	7'	8'	
Rear Setback	8'	21'	8'	
Garage Door Setback	12'	-	12'	
Covered Parking Spaces	2	-	2	
Uncovered Parking Spaces	0	-	0	
Parking Space Size (Interior measurement)	9' x 20'		12 x 40	
Number of Driveways	1	0	1	
Driveway Width(s)	10'	-	8'	
Back-up Distance	-	-	-	
Eave Projection (Into Setback)	3' maximum	2'	1'	
Distances Between Eaves & Property Lines	3' minimum	5'	5'	
Open Porch/Deck Projections	-	0	0	
Architectural Feature Projections	-	0	0	
Number & Category of Accessory Buildings	0	0	0	
Accessory Building Setbacks	-	-	-	
Distance between Buildings	-	-	-	
Accessory Building Heights	-	-	-	
Fence Heights	6'	(E) 6'	(E) 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

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ARCHITECTURAL PERMIT (AP) 17-438

FOR A PROPERTY LOCATED AT 709 17 MILE DRIVE TO ALLOW A 1ST FLOOR ADDITION OF 1,314 SQUARE FEET INCLUDING A 495 SQUARE FOOT 2 CAR GARAGE AND A 2ND FLOOR ADDITION OF 402 SQUARE FEET INCLUDING A 54 SQUARE FOOT DECK TO AN EXISTING SINGLE STORY 614 SQUARE FOOT RESIDENCE FOR A TOTAL TWO STORY RESIDENCE OF 2,330 SQUARE FEET.

FACTS

1. The subject site is located at 7090 17 Mile Drive Pacific Grove, 93950 APN 006-561-014
2. The subject site has a designation of Medium Density 17.4 du/ac on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-3-B-3 zoning district.
4. The subject site is approximately 3,987 square feet.
5. The subject site is developed with a 614 square feet single story single family dwelling.
6. The existing structure was built in 1932 and is not on the Historic Resources Inventory (HRI).
7. A Phase 1 Historic Report by Seth Bergstein dated May 8, 2017 was prepared.
8. 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-1-H zoning district including setbacks and height requirements and;
2. The May 8, 2017 Phase 1 Historic Report by Seth Bergstein concluded the structure does not qualify as an individual historic resource under National, State of California or the City of Pacific Grove's HRI -register criteria and;
3. The architecture and general appearance of the completed project is compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines 7, 33, 36 and;
4. 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;
5. 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) 17-438:

to allow a 1st floor addition of 1,314 square feet including a 495 square foot 2 car garage and a 2nd floor addition of 402 square feet including a 54 square foot deck to an existing single story 614 square foot residence for a total two story residence of 2,330 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. **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.
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.
10. **Story Poles and Netting:** Following the 10 day appeal period all story poles and netting are required to be removed.

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

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
2. The Board authorizes Approval of Architectural Permit (AP) 17-438
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.

Quentin Rose, 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: 709 17 Mile Dr, Pacific Grove, CA 93950

Project Description: AP 170438

Description: 2 story addition

APN: 006561014000

ZC: R-3-B-3

Lot Size: 3,987 sf

Applicant Name:	Terry Latasa	Phone #:	649-1012
Mailing Address:	930 Harrison, monterey		
Email Address:	tlatasa@sbcglobal.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 1530 (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 6, 2017



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: 709 17 Mile Drive APN: 006-561-014
 Owner: Cathleen & Quentin Rose Applicant: Same

HISTORIC RESOURCES COMMITTEE (HRC) RECOMMENDATION:

At the Jan. 27, 2016 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
 Maureen Mason, HRC Chair

1/27/16
 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
 Mark Brodeur, CEDD Director

1/20/16
 Date

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

May 2, 2017

Terry Latasa, Architect
930 Harrison St.
Monterey, CA 93940

RECEIVED

MAY 08 2017

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

Re: Phase One Historic Assessment for 709 Seventeen Mile Drive, Pacific Grove, CA
APN. 006-561-014-000

Dear Mr. Latasa:

This letter states the findings of historic significance, based on our research and conditions assessment of the property located at 709 17-Mile Drive, in Pacific Grove, California. PAST Consultants, LLC (PAST) attended site visits in September and October 2016 to photograph the property and assess its existing condition. Research in local repositories was conducted during December 2016 to determine the potential historic significance of the residence on the subject property.

709 17-Mile Drive contains a highly modified single-story residence originally constructed circa-1932 in the Vernacular Cottage Style (**Figures 1 and 2**).



Figures 1 and 2. Left image shows the front and left side elevations. Right image shows the rear elevation with a water closet addition.

Property History

Monterey County Assessor records indicate a construction date of 1932. A records search at the City of Pacific Grove Planning Department revealed no permits that would date building alterations. An Initial Historic Screening was conducted by the City of Pacific Grove on January 27, 2016 and determination of historicity was not declared. The property was part of the Fred L. Workman Tract and appears to be a Vernacular Cottage design intended for guests traveling to Pacific Grove, prior to 1937, when the campground ordinance of 1930 was repealed. Between 1930 and 1937, cottage court owners needed to take out separate residential permits for new units and had to conform to greater restrictions, including a 4,000 sq. ft. site for each new structure. This limited cottage court development and residents in the Asilomar area – where these developments were occurring – voted to repeal the campground ordinance.

The repeal of the campground ordinance occurred in 1937, requiring cottage courts to be approved by the City through the public approval process. This opened up the opportunity to improve existing Automobile Cottage Courts and allowing full development of Fred L. Workman's 17-mile Drive Cottage Court (*The Board and Batten, Newsletter of the Pacific Grove Heritage Society, June/July 2001*).

It is not clear if the subject residence was part of the original 17-mile Drive Cottage Court, as its location is outside the area where the original concentration of buildings was constructed. The 17-mile Drive Cottage Court has since been demolished for construction of the Seventeen Mile Drive Village Apartments in 1985.

Construction Chronology

The circa-1932 cottage has undergone significant alterations, including the insertion of new window openings (**Figure 3**) and the covering of the original vertical-board wood siding with a faux board-and-batten look consisting of Beaverboard with a pebbled stucco finish (**Figure 4**).



Figures 3 and 4. Left image shows the right side elevation with newer window inserts (arrows). Right image details the right side elevation and shows the Beaverboard siding, overcoated with a stucco finish and covering the original vertical board siding.

National Register, California Register and City of Pacific Grove Historic Resources Inventory (HRI) Significance

Conclusion

The substantial modifications to the house, primarily the covering of the original wood siding with a non-compatible material and application method have removed most of the historic integrity from the subject property. In its present condition, the house can no longer communicate any history as a Vernacular Cottage-style property and is not historic, nor is it eligible for national, California, or City of Pacific Grove historic inventories. An analysis of historic significance appears below.

National Register Significance

709 17-Mile Drive is not significant according to National Register criteria. The house is not associated with events that have made a significant contribution to the broad patterns of our history (Criterion A). While the house is associated with Fred L. Workman who owned the 17-Mile Drive Cottage Court, he is not a significant person at the National level of significance (Criterion B). Because of the substantial alterations, the subject residence no longer embodies the distinctive characteristics of a type, period, or method of construction as a Vernacular Cottage-style residence (Criterion C).

California Register Significance

709 17-Mile Drive is not significant according to California Register criteria. The house is not associated with events that have made a significant contribution to the broad patterns of California's history and cultural heritage (Criterion 1). While the house is associated with Fred L. Workman who owned the 17-Mile Drive Cottage Court, he is not a significant person at the California level of significance (Criterion 2). Because of the substantial alterations, the subject residence no longer embodies the distinctive characteristics of a type, period, or method of construction as a Vernacular Cottage-style residence (Criterion 3).

City of Pacific Grove Historic Resources Inventory (HRI)

The following lists the eligibility criteria for local listing in the City of Pacific Grove's Historic Resources Inventory (HRI) are described in the City of Pacific Grove's Historic Preservation Ordinance (Municipal Code §23.76.025), with a response in italics:

a. Whether the structure has significant character, interest or value as part of the development, heritage or cultural characteristics of the city of Pacific Grove, the state of California, or the United States;

The modifications to the building have removed a significant part of the building's historic character, making it ineligible under this Criterion.

b. Whether it is the site of a significant historic event;

The property is not a site of a significant historic event.

c. Whether it is strongly identified with a person who, or an organization which, significantly contributed to the culture, history or development of the city of Pacific Grove;

While the property is associated with Fred L. Workman, who constructed one of the largest Automobile Cottage Courts on the West Coast, the subject residence is outside the original cottage court area and is highly altered.

d. Whether it is a particularly good example of a period or style;

The modifications to the building have obscured its original style, no longer making it a particularly good example of the Vernacular Cottage Style.

e. Whether it is one of the few remaining examples in the city of Pacific Grove possessing distinguishing characteristics of an architectural type or specimen;

The building is substantially altered and no longer resembles a Vernacular Cottage-style house.

f. Whether it is a notable work of an architect or master builder whose individual work has significantly influenced the development of the city of Pacific Grove;

The building is not designed by a notable architect, nor is it constructed by a significant builder.

g. Whether it embodies elements of architectural design, detail, materials or craftsmanship that represent a significant architectural innovation;

The substantial modifications made to the building have obscured elements of original detail, design, materials and craftsmanship of the original building.

h. Whether it has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, or of the city of Pacific Grove;

The subject property is not in a unique location, or an established visual feature of the neighborhood, as the significant historic resources, the 17-Mile Drive Cottage Court has been demolished.

i. Whether it retains the integrity of the original design;

As it exists today, the house no longer possesses integrity of design.

j. Whether it contributes to the architectural aesthetics and continuity of the street; and

The location of the property and its modifications precludes any contribution to street aesthetics or continuity.

k. Whether it is located within a geographically definable area possessing a concentration of historic properties which visually contribute to each other and are unified aesthetically.

The location is not within a concentration of historic properties.

According to the *City of Pacific Grove Historic Context Statement*, the house is categorized under the theme, "City of Homes (1927 – 1945)," as the subject residence was constructed within this time period. While the context statement discusses the development of Automobile Cottage Courts, it does not list the Vernacular Cottage Style as a property type under the above theme. However, it does state:

Should any auto camp buildings from this period be identified, they may be significant for their association with the nascent development of these facilities within the larger context of Pacific Grove's tourist infrastructure. By necessity, many of these buildings would have been upgraded over time, but in order to qualify for historic designation they should retain most of the essential features that made up their historic character, namely the clustered configuration of cottages and other amenities (Page 184).

The subject residence does not retain most of its essential features and is not within a cluster of other cottages of similar design. Based on the context statement, the subject house is not

historically significant for its association with Automobile Cottage Court development.

In conclusion, 709 17-Mile Drive does not qualify as an individual historic resource under national- or State of California-register criteria. The property does not qualify for individual listing on the City of Pacific Grove's HRI.

Please contact me if you have any questions about this evaluation.

Sincerely,



Seth A. Bergstein
Principal

Cc: City of Pacific Grove Community Development Department; Cathleen Rose, Owner



CITY OF PACIFIC GROVE

Community & Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

Tel: 831.648.3183 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cdd

Permit & Request Application for Tree Permit (TP)

Item 8a

Post: _____
 Pull: _____
 Replant: _____
 Tree Health: Good
 Arborist Report Required: _____
 App.#: TPD 17-0160
 Fee: 0

SPAIN
26000
5-8-17

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

RECEIVED

Property Address: 709 SEVENTEEN MILE DRIVE

MAY 08 2017

Owner: QUENTIN & CATY ROSE Applicant: TERRY LATASA
 Phone: 802-370-6531 Phone: 649-1012
 E-mail: WATER GIRL PRO LANDSCAPE E-mail: TLATASA@SBCGLOBAL.NET

Tree #	Type/Species	Requested Action: (trim, remove)
<u>1</u>	<u>5" LYP.</u>	<u>REMOVE</u>
<u>2</u>	<u>10" PINE</u>	<u>TRIM</u>

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

Reason for Request (Please provide brief description. Details may follow in the report)
CYPRESS PLANTED BY OWNERS 5-YRS AGO
PINE TREE TO BE TRIMMED FOR NEW DRIVEWAY

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

The following conditions must be met prior to any tree removal or trimming:

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

*This list is not comprehensive of all conditions that may be required for tree removal and trimming work.

This particular tree permit is Exempt - CEQA Exemption Class 4s.15304 Minor Alterations to Land.

I request to pay in lieu fees (\$709/tree) in place of replanting _____ trees, in the amount of \$ _____

*Request will be approved or denied by the City Arborist

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

I, CATY ROSE (Owner Name) authorize TERRY LATASA (Agent Name) to represent me in the application and processing of this permit.

[Signature]
Owner Signature

5.8.17
Date



TREE EVALUATION FINDINGS

PGMC 12-16

Post: Item 8a
Pull:
App.#: 17-0160
For Use By Staff Only

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

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

Tree # 1 Species Monterey Cypress DBH: 5" HT: 20' Live Crown Ratio %

Site Address 709 Seaview Private [X] Public [] Utility Company []

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

Living Foliage: Yes [X] No []

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

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

Tree # Species DBH: HT: Live Crown Ratio %

Site Address Private Public Utility Company

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

Living Foliage: Yes [] No []

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

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

Tree # Species DBH: HT: Live Crown Ratio %

Site Address Private Public Utility Company

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

Living Foliage: Yes [] No []

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

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

Tree # Species DBH: HT: Live Crown Ratio %

Site Address Private Public Utility Company

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

Living Foliage: Yes [] No []

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

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

Replant Requirements

Table with 4 columns: Quantity, Tree Type, Size, Location. Row 1: Not required under 6" DBH.

Authorized Signature: [Signature] Date: 6-1-17

Print Name and Title: Albert Washburn City Arborist

In lieu fee of \$ is approved representing trees
I have complied with this permit and have planted the species and quantities in locations as indicated above.
I have paid my in lieu fee of \$ to the City of Pacific Grove Tree Fund.
Signature of owner / agent Date
1/21/13 form updated

Tree Resource Assessment
709 17 Mile Drive
Pacific Grove CA

RECEIVED

MAY 24 2017

COMMUNITY DEV. DEPT.

Prepared for:

Mr. Terry Latasa

Prepared by:

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

May 18, 2017

Owner:

Quentin and Kathleen Rose
61 French Hill Rd
St Albans, VT 05478

Architect:

Mr. Terrence Latasa, Architect
930 Harrison Street
Monterey, CA 93940

Forester and Arborist

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

SUMMARY

Development is proposed for this site known requiring excavation near trees on site. The project proposes a main level addition and attached garage to an existing single-family dwelling. There are a number of planted trees as well as existing native trees on the property. The trees are considered to range in fair or better condition both structurally and in health. Excavation will be performed near a number of trees and at this time it appears the project requires removal or relocation of a 5" diameter Monterey cypress and the pruning of a 10" diameter Monterey pine. A tree assessment/arborist report has been prepared that identifies and addresses the affects that the project will have to the existing tree resources on site as well as a list of recommendations regarding trees on the project.

INTRODUCTION

This tree assessment/arborist report is prepared for Mr. Terry Latasa, architect who represents the owners of the property located at 709 17 Mile Drive, Pacific Grove CA by Frank Ono, Urban Forester and Certified Arborist (member Society of American Foresters #48004 and International Society of Arboriculture Certified Arborist #536) due to the proposed construction. The City of Pacific Grove Land Use Plan and City Zoning Ordinances identify native Coast live oak, Monterey pine and Monterey cypress trees as species requiring protection and special consideration for management.

ASSIGNMENT/SCOPE OF PROJECT

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

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

LIMITATIONS

This assignment is limited to the review of plans submitted to me on May 12, 2017 by Terry Latasa, Architect, to assess affects from potential construction to trees within or adjacent to construction activities. The assessment has been made of these plans specifically and no other plans were reviewed. Only minor grading and erosion details are discussed in this report as it relates to tree health. It is not the intent of this report to be a monetary valuation of the trees or provide risk assessment for any tree on this parcel, as any tree can fail at any time. No clinical diagnosis was performed on any pest or pathogen that may or may not be present. In addition to an inspection of the property, F.O. Consulting relied on information provided in the preparation of this report (such as, surveys, property boundaries, and property ownership) and must reasonably rely on the accuracy of the information provided. F.O. Consulting shall not be responsible for another's means, methods, techniques, schedules, sequence or' procedures, or for contractor safety or any other related programs; or for another's failure to complete the work in accordance with the plans and specifications.

PURPOSE AND GOAL

This Tree Assessment/Arborist report is prepared for this parcel due to proposed construction activities located at 709 17 Mile Drive Pacific Grove, CA. The purpose of the assessment is to determine trees which will be affected by the proposed project. Oak, Cypress, and Monterey pine trees are considered protected trees as defined by the City of Pacific Grove Zoning Ordinances.

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

SITE DESCRIPTION

- 1) Assessor's Parcel Number: 006-561-014-000.
- 2) Location: 709 17 Mile Drive, Pebble Beach CA.
- 3) Parcel size: Less than an Acre.
- 4) Existing Land Use: The parcel is developed and zoned for residential use.
- 5) Slope: The parcel ranges from mild to steep sloped. Slopes range from 2% to 10%.
- 6) Soils: The parcel is located on soils classified by the Monterey County Soils report as Baywood and Narlon Soils. The Baywood series consists of somewhat excessively drained soils that formed in stabilized sand dunes. Slopes are 2 to 15 percent. The vegetation associated with this soil type consists of manzanita, Chamise, annual grasses, and scattered oaks. Runoff is slow to medium, and the erosion hazard is slight to moderate. Permeability is rapid, and the available water capacity is 2.5 to 3 inches. Roots penetrate to a depth of more than 60 inches. Narlon soils are a gently sloping and moderately sloping soil on dissected marine terraces. It has the profile described as representative of the series. The clay subsoil is at a depth of 15 to 20 inches. Slopes are mostly 3 to 6 percent. Runoff is slow to medium, and temporary shallow ponds form in swales in wet winters. The erosion hazard is moderate. The seedling mortality is low, and the wind throw hazard is severe. The soil has moderate productivity for Monterey pine (site index averages about 75). The equipment limitation is moderate or severe.
- 7) Vegetation Condition and Health: The site is developed and has both native and ornamental planting. The vegetation on site is composed primarily of a few Monterey pines, planted Monterey cypress, Coast live oak, Acacia, and Eucalyptus ficifolia. Plants vary in health and condition but are in mostly fair or better condition.

BACKGROUND

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

OBSERVATIONS/DISCUSSION

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

- There is a planted Monterey cypress (#449) in the rear yard that is located within the proposed building footprint. This tree will need to be removed or relocated.
- One 10” diameter Monterey pine (#444) is located adjacent where the proposed driveway is to be installed. This tree will need its crown raised to accommodate construction.
- Two small oaks which are to be retained will have some disturbance near their critical root zones. These trees may need to be monitored during excavation.
 - #443 is a 10” diameter Coast live oak that is growing near an old stump. It has a significant lean to the south.
 - #450 is a young 16” diameter oaks located in the rear yard where it will be located within a planter area and will need its roots pruned to accommodate a retaining wall.
- All other trees, upon close inspection it appears construction is at a distance that encroachment, if at all, would be minimal and due to the soil type not many roots will be encountered. The trees are expected to satisfactorily survive construction provided work near the tree is monitored and the tree protected.

Tree Chart

ID	Diameter	Species	Condition	Position	Comments
443	10	Oak	Fair	Codominant	Lean
444	10	Monterey Pine	Fair	Codominant	Branch tip dieback
445	14	Monterey Pine	Fair	Codominant	Branch tip dieback
446	32	Eucalyptus Ficifolia	Fair	Codominant	
447	42	Monterey Pine	Fair	Dominant	
448	22	Eucalyptus Ficifolia	Fair	Dominant	
448.1	12	Eucalyptus Ficifolia	Fair	Codominant	
449	5	Monterey Cypress	Fair	Suppressed	Leggy, sparse growth
450	16	Oak	Fair	Codominant	
451	12	Oak	Fair	Codominant	

CONCLUSION/PROJECT ASSESSMENT

This proposal to build an addition to a single-family residence and install the driveway and garage is planned to maintain the existing forested environment, allowing the forest to continue to exist and regenerate over time. Tree removal proposed for this site is minimal and trees are expected to survive construction if properly protected and monitored.

Short Term Affects

Site disturbance will occur during building construction. Short term site affects are confined to the construction envelope and immediate surroundings some trees may be pruned and root systems reduced. The pruning of tree crowns above 30% and reduction of root area may have a short term effects on those trees treated, including a reduction of growth and potential limb dieback.

Long Term Affects

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

RECOMMENDATIONS

Tree Removal or Relocation

Tree #449, a 5" diameter Monterey cypress will need to be removed or relocated to allow the project to proceed as planned. Removal and replacement is the best option as relocation often does not result with a desirable or healthy alternative; especially since this tree is a suppressed tree and appears to be lanky with leggy growth. If the tree is replaced it should be with a like species in a fifteen gallon size or larger container.

Tree Pruning

It is to be understood that the pruning of retained trees may be expected for this site, especially near building construction areas. Pruning will include trees with deadwood, minor structural defects or disease that must be compensated, and possibly vehicle or pedestrian clearance. Trees should be monitored on occasion for health and vigor after pruning. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester. Remedial pruning should occur prior to construction. Following construction, any above ground tree pruning/trimming should be delayed until one year after completion of construction. Following construction, a qualified arborist should monitor trees adjacent to the improvements area and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

Tree Protection

Prior to the commencement of construction activities:

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

During grading and excavation activities:

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

If at any time potentially significant roots are discovered:

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

Best Management Practices to Observe (BMP)

The following best management practices must be adhered to:

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

Report Prepared By:



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

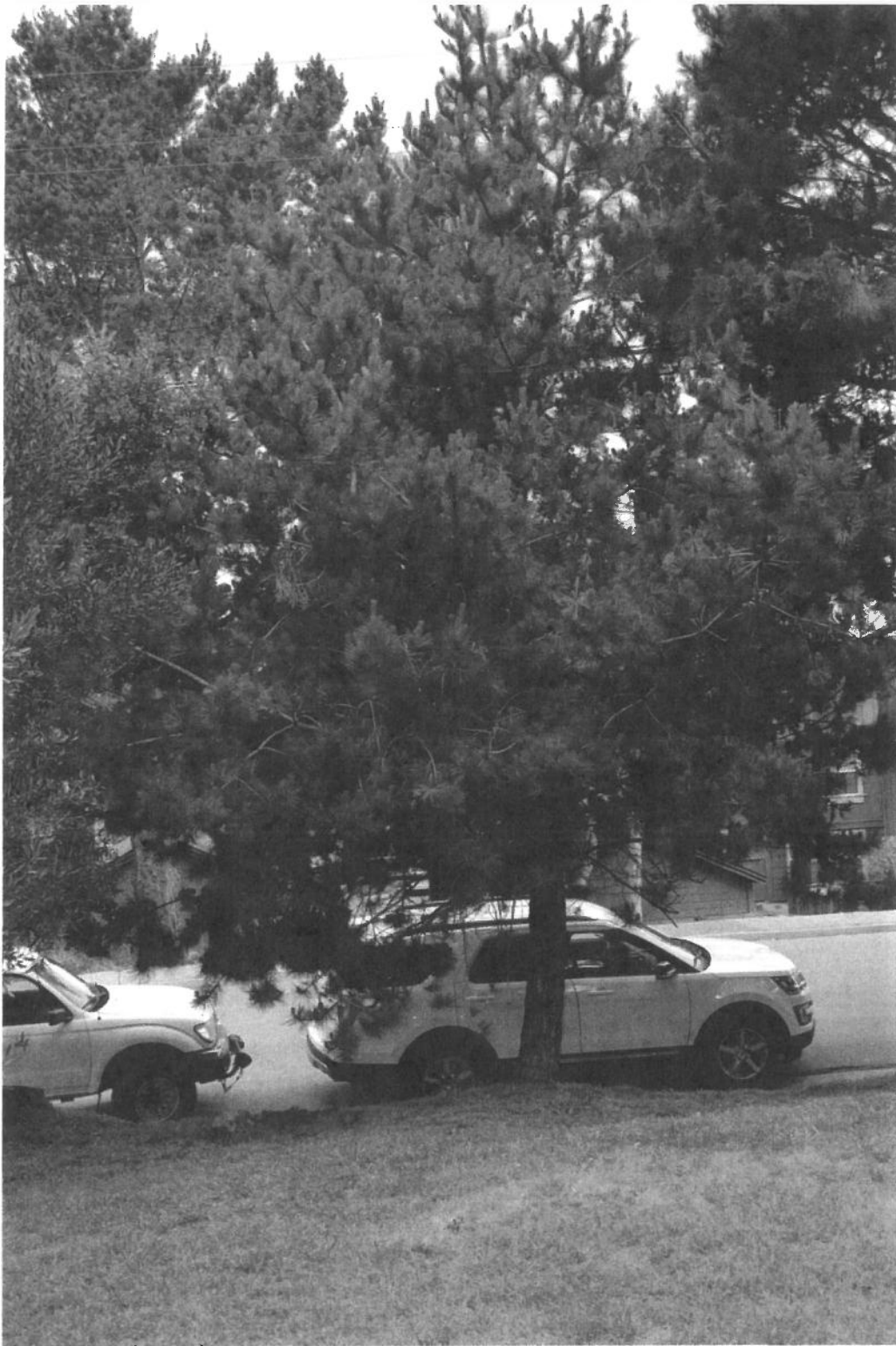
May 18, 2017

Date

PHOTOGRAPHS

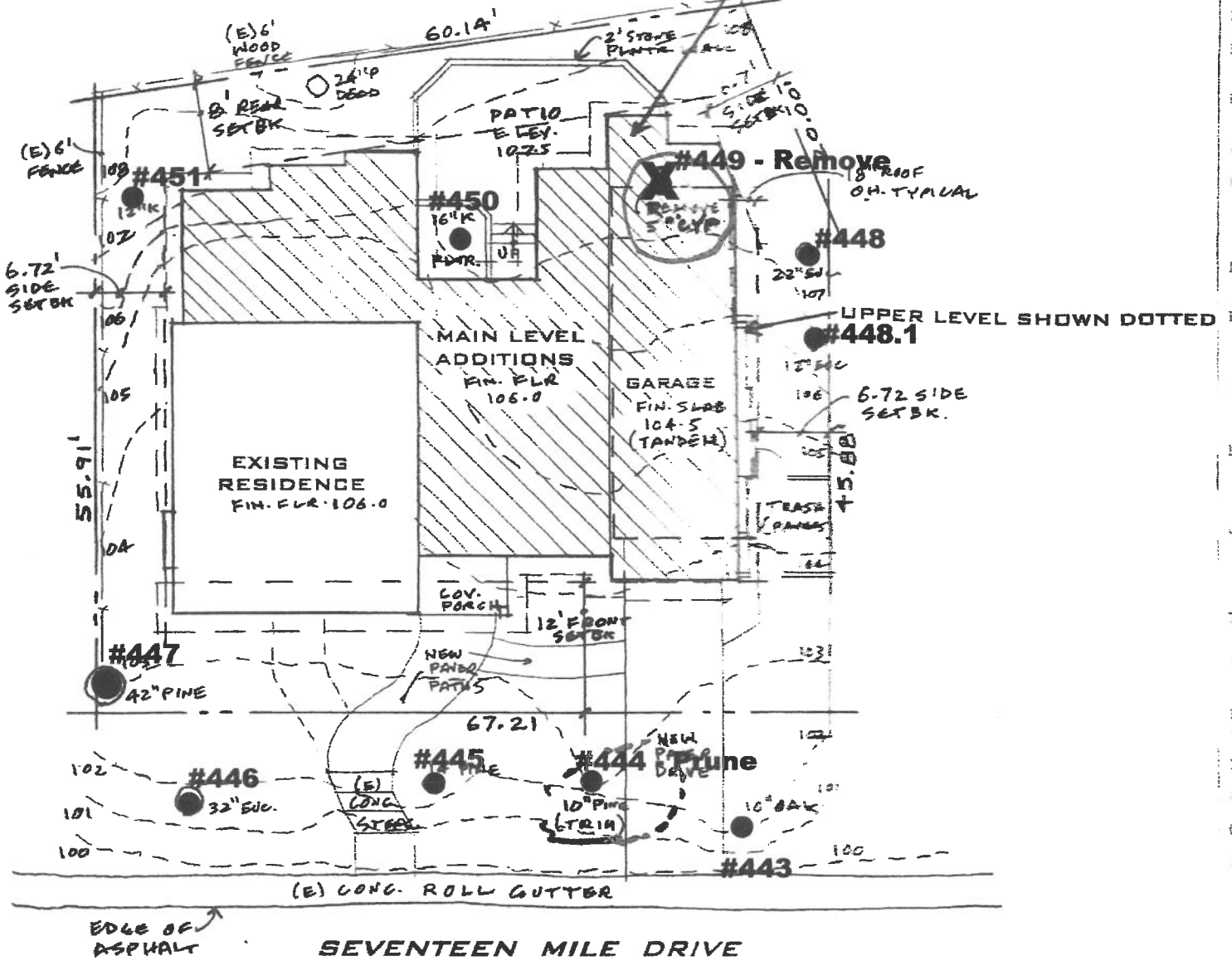


Tree #449 that is to be removed or relocated



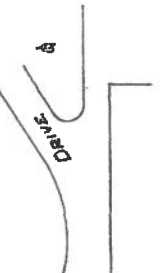
Tree #444 will need its crown raised to accommodate the new driveway entrance

PROPOSED ADDITIONS
SHOWN CROSS-HATCHED



SITE PLAN

1/8" = 1'-0"





709 17 Mile Drive-AP170438

Dot Kostriken <dotkos@gmail.com>
To: lohalloran@cityofpacificgrove.org

Thu, Jul 6, 2017 at 2:06 PM

Dear Ms O'Halloran:

I am writing to protest the above permit being granted. I, and my neighbors are concerned about the size and the proposed height, and lot coverage.

I believe it would block my home's light, and create noise because of it's close proximity.

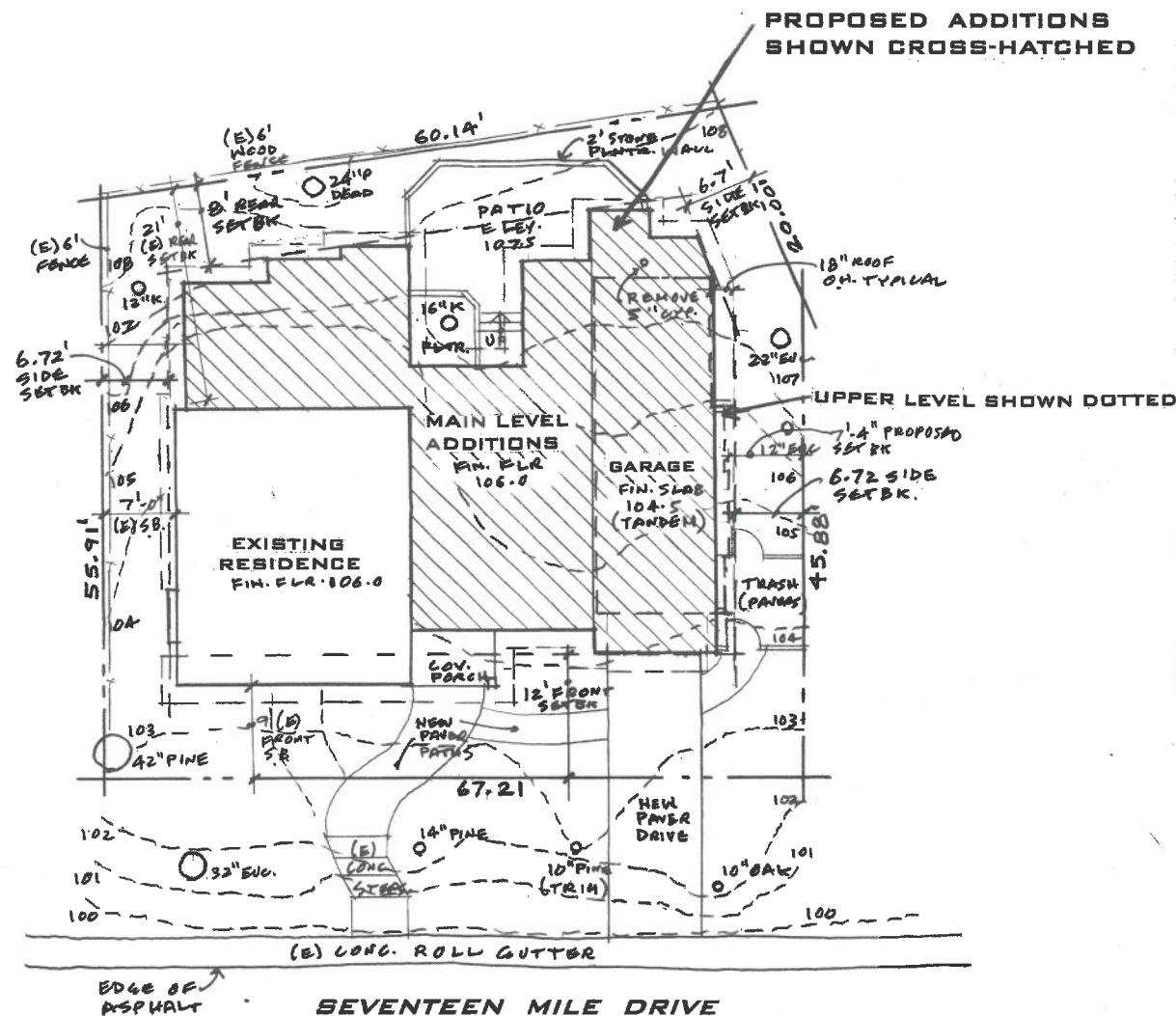
Pacific Grove is known for it's peaceful community and values.

Please don't allow a big city sized home on a village lot.

Dorothy Kostriken,

980 Sinex Ae .

Tel# [707 822-5767](tel:7078225767)



SITE PLAN

1/8" = 1'-0"

PLANNING INFORMATION

PROJECT DESCRIPTION: TWO-LEVEL ADDITION TO AN EXISTING ONE-STORY RESIDENCE. REMODEL EXISTING RESIDENCE. NEW DRIVEWAY, PATHS AND PATIO.

ZONING: R3-B3

PROJECT ADDRESS: 709 SEVENTEEN MILE DRIVE, PACIFIC GROVE, CA 93950

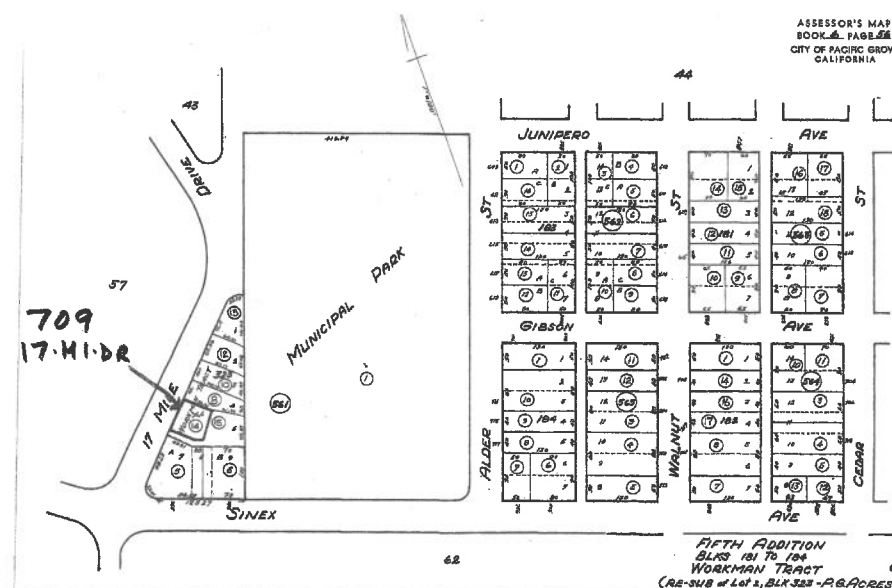
LEGAL DESCRIPTION: FIFTH ADDITION, WORKMAN TRACT, VOL 3-C&T-PG. 79, BLOCK 323, LOT 6

APN: 006-561-014

OWNERS: QUENTIN & CATHY ROSE
61 FRENCH HILL ROAD
SAINT ALBANS, VERMONT, 05478
(802)370-6531

LOT SIZE: 3,987. SQ. FT.

FLOOR AREA:	
EXISTING MAIN LEVEL:	614. SQ. FT.
PROPOSED HABITABLE ADDITIONS	1,221.
NEW TOTAL HABITABLE:	1,835.
PROPOSED TWO-CAR GARAGE:	
TOTAL FLOOR AREA:	495.
	2,330. (MAX ALLOWED: 2,500)
LOT COVERAGE:	
EXISTING RESIDENCE	614.
PROPOSED ADDITIONS	1,304.
NEW TOTAL LOT COVERAGE:	1,918. (48.0%)
SITE COVERAGE:	
EXISTING RESIDENCE & ADDITIONS:	1,918.
PROPOSED DRIVEWAY, PATIOS & PATH:	472.
NEW TOTAL SITE COVERAGE:	2,390. (59.9%)
TREE REMOVAL:	ONE 5" CYPRESS (RECENTLY PLANTED)
GRADING:	93 CUBIC YARDS
EXISTING LINEAR FEET OF WALLS: (EXTERIOR)	96.0 LF
DEMOLISH EXISTING WALLS:	21.0 (22%)
CONSTRUCTION TYPE:	V-N
OCCUPANCY:	R-3
APPLICABLE CODES:	2016 CBC,CMC,CPC, CEC 2016 CA ENERGY CODE

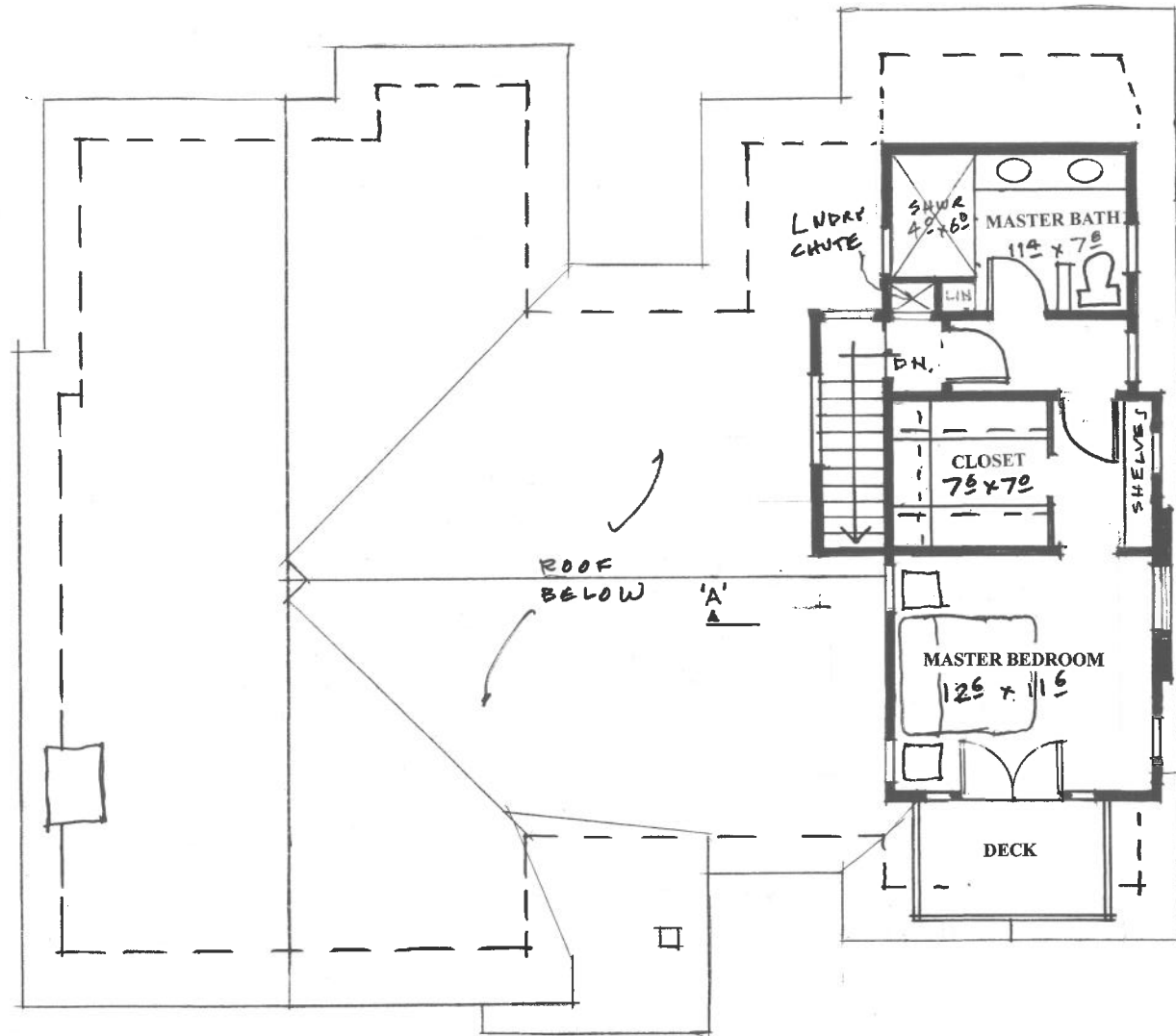


LOCATION PLAN

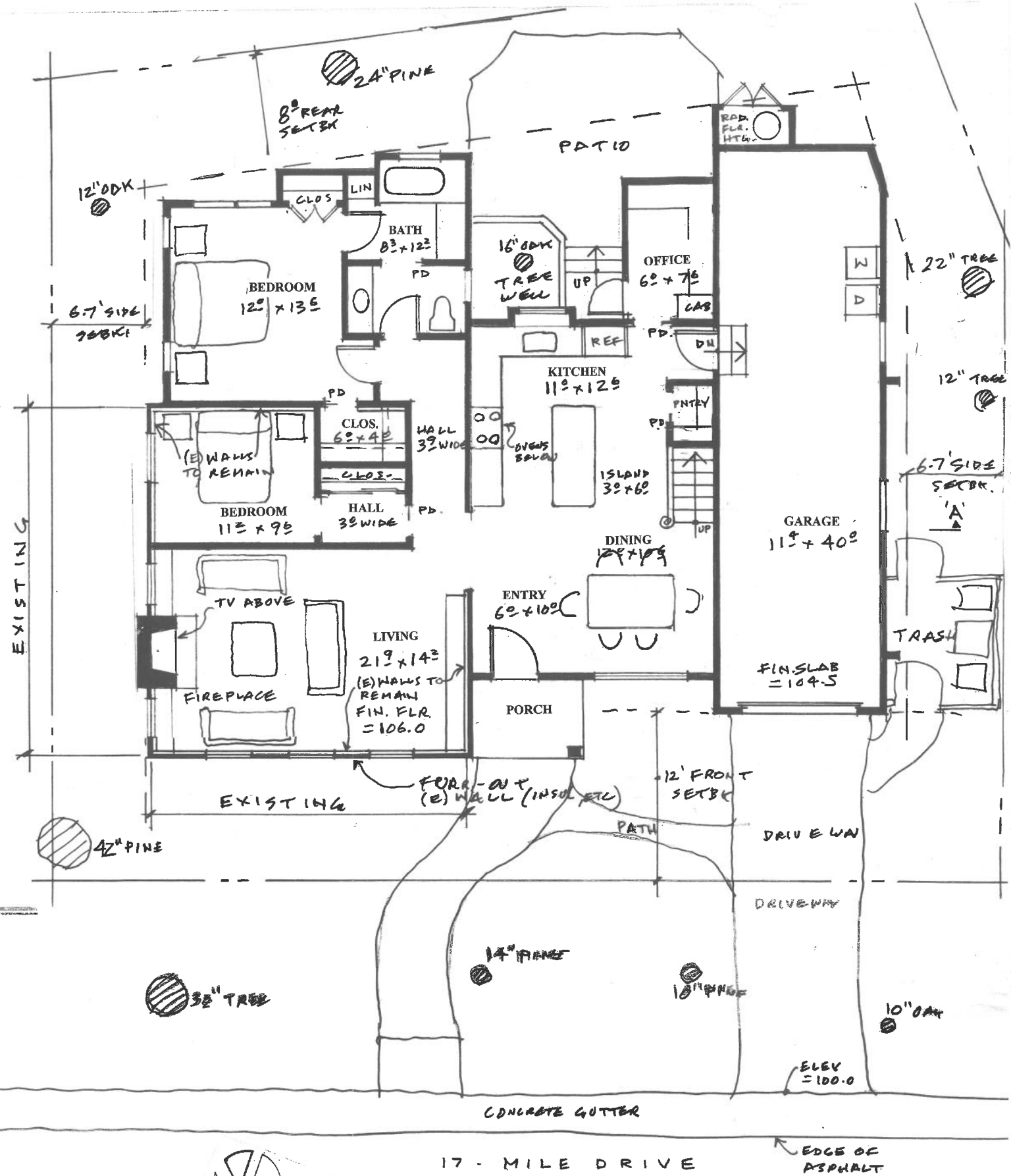
ADDITIONS & INTERIOR REMODEL
QUENTIN & CATHY ROSE
 709 SEVENTEEN MILE DRIVE, PACIFIC GROVE, CALIFORNIA

TERRY LATASA - ARCHITECT
 930 HARRISON STREET, MONTEREY, CALIFORNIA
 (831) 649-1012

5-12-17



CONCEPT UPPER LEVEL



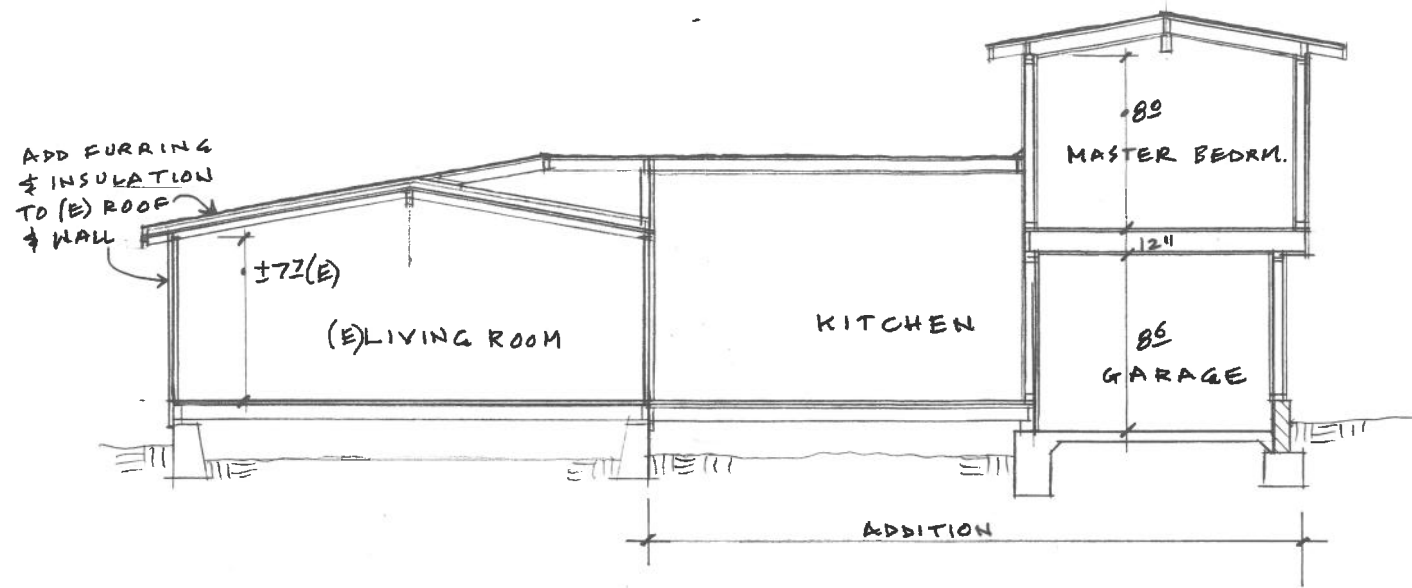
CONCEPT MAIN LEVEL

1/4" = 1'-0"

ADDITIONS & INTERIOR REMODEL
QUENTIN & CATHY ROSE
 709 SEVENTEEN MILE DRIVE, PACIFIC GROVE, CALIFORNIA

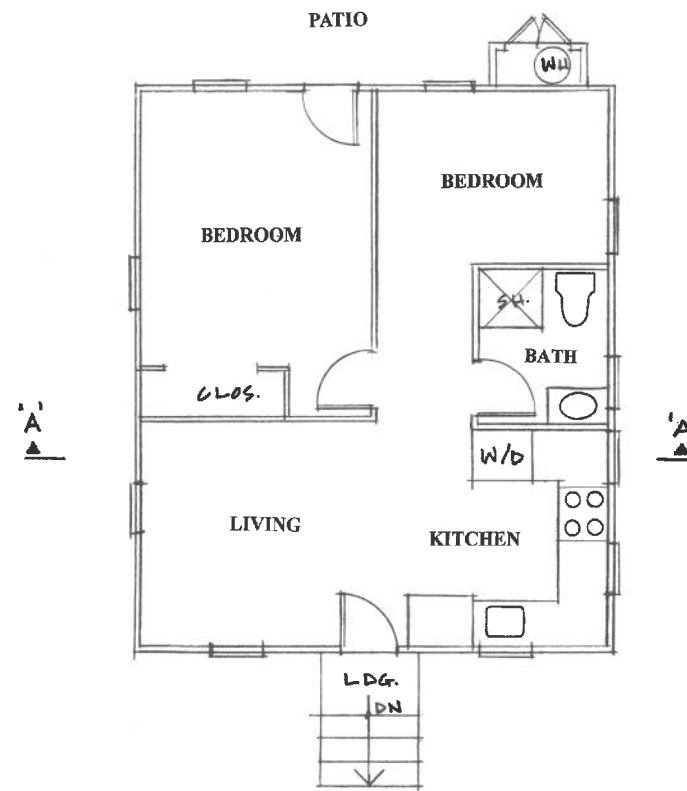
TERRY LATASA - ARCHITECT
 930 HARRISON STREET, MONTEREY, CALIFORNIA
 (831) 649-1012

4-24-17



SECTION 'A-A'

1/4" = 1'-0"



EXISTING FLOOR PLAN

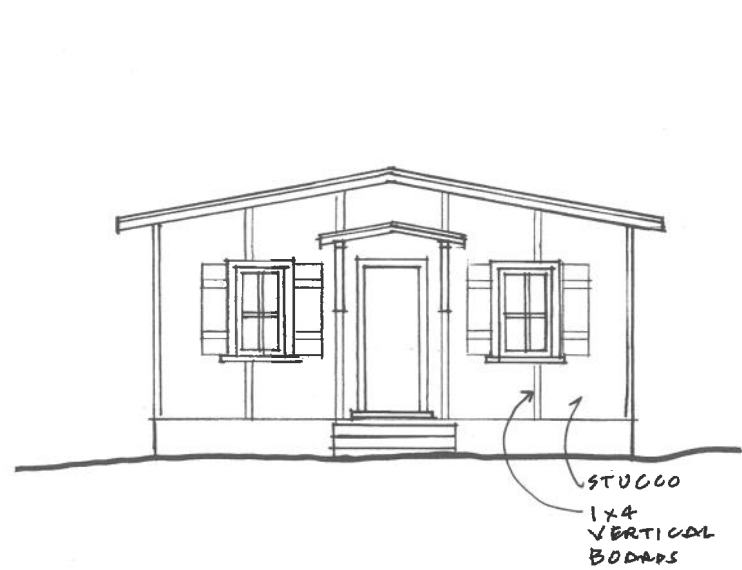
1/4" = 1'-0"



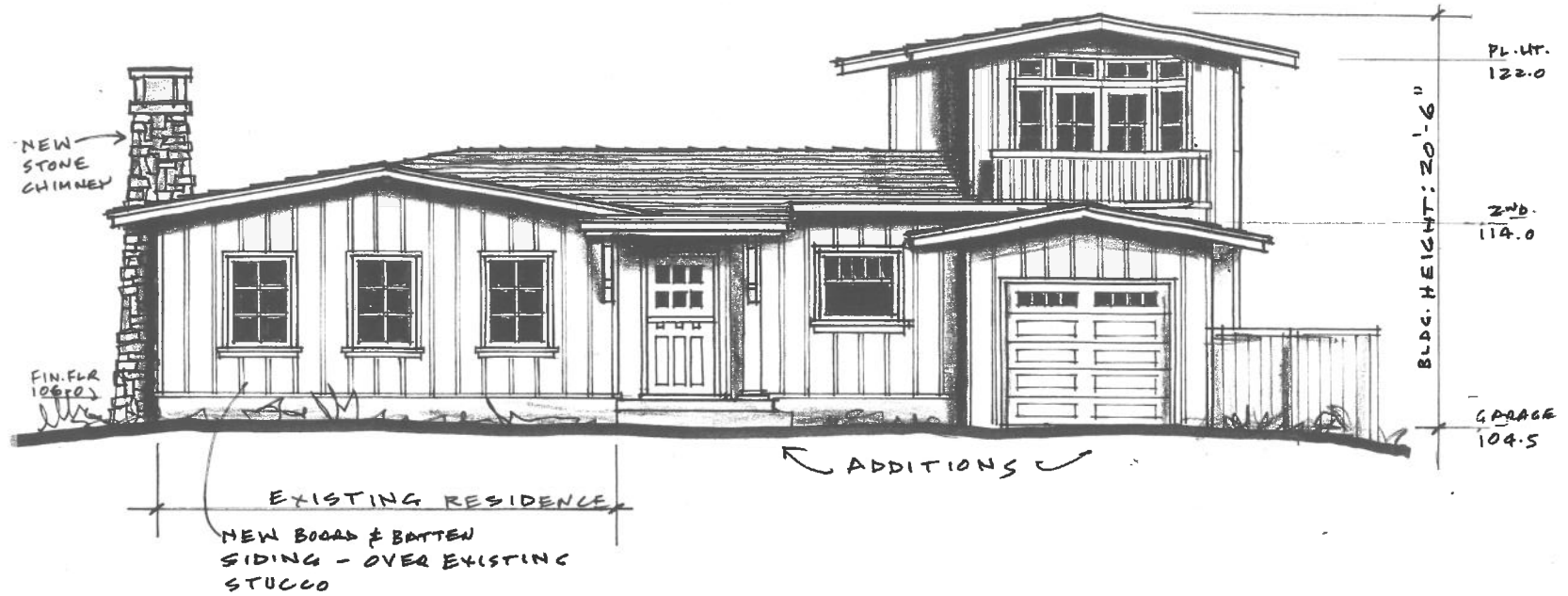
ADDITIONS & INTERIOR REMODEL
QUENTIN & CATHY ROSE
 709 SEVENTEEN MILE DRIVE, PACIFIC GROVE, CALIFORNIA

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 930 HARRISON STREET, MONTEREY, CALIFORNIA
 (831) 649-1012

4-24-17



EXISTING - NORTH ELEVATION

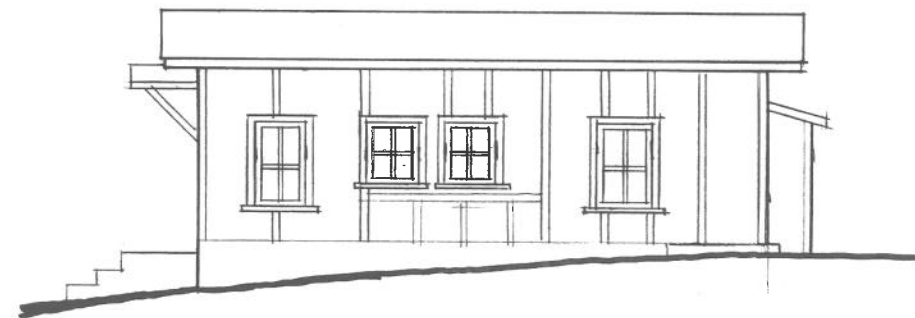


FRONT ELEVATION - NORTH

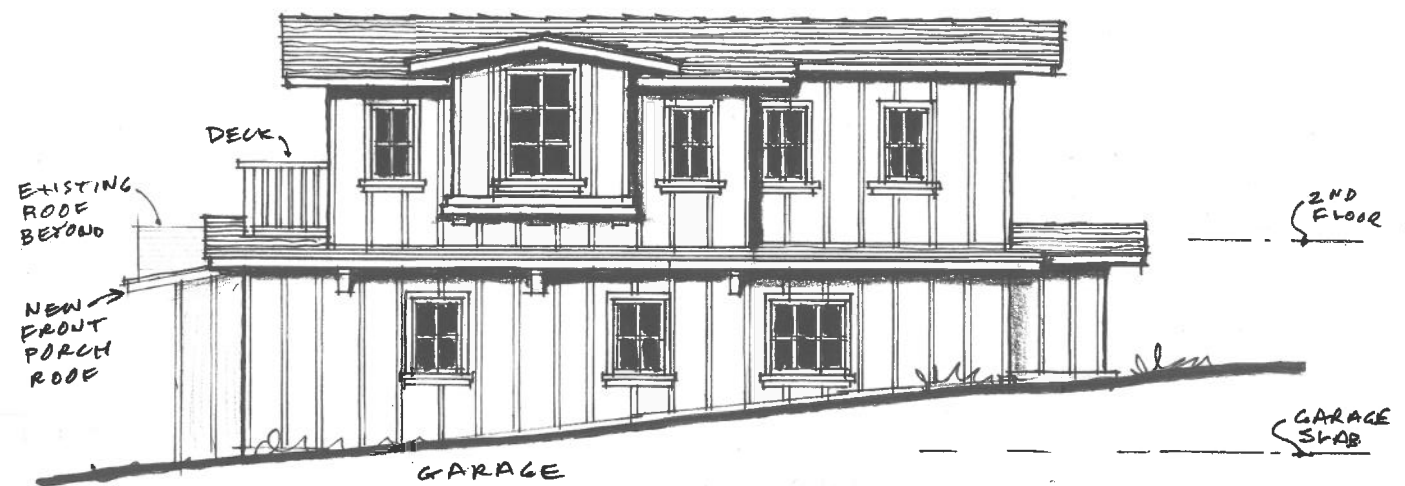
1/4" = 1'-0"

EXTERIOR MATERIALS

- ROOF: ASPHALT SHINGLES
- WALLS: PAINTED WOOD VERTICAL BOARD & BATT SIDING
- WINDOWS: CLAD WOOD SASH WINDOWS



EXISTING - WEST ELEVATION



WEST ELEVATION

1/4" = 1'-0"

ADDITIONS & INTERIOR REMODEL
QUENTIN & CATHY ROSE
 709 SEVENTEEN MILE DRIVE, PACIFIC GROVE, CALIFORNIA

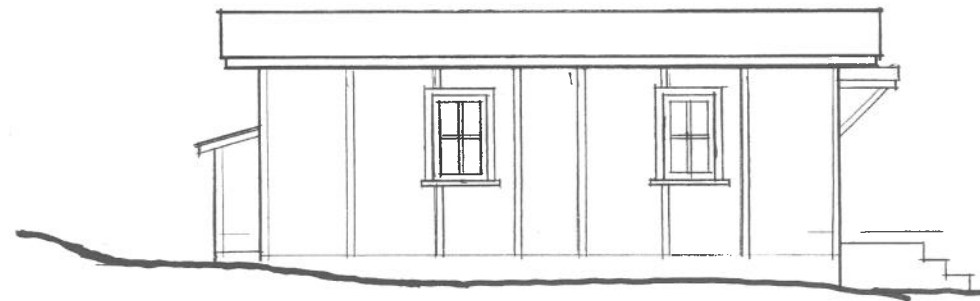
TERRY LATASA - ARCHITECT
 930 HARRISON STREET, MONTEREY, CALIFORNIA
 (831) 649-1012

4-24-17

ADDITIONS & INTERIOR REMODEL
QUENTIN & CATHY ROSE
709 SEVENTEEN MILE DRIVE, PACIFIC GROVE, CALIFORNIA

TERRY LATASA - ARCHITECT
930 HARRISON STREET, MONTEREY, CALIFORNIA
(831) 648-1012

4.24.17

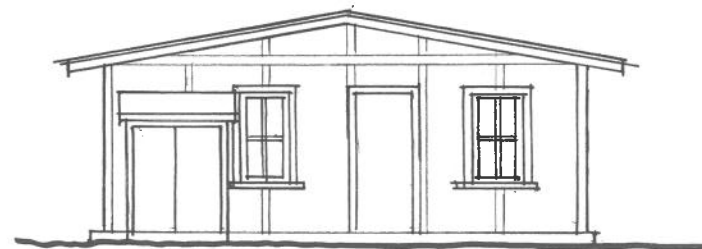


EXISTING - EAST ELEVATION

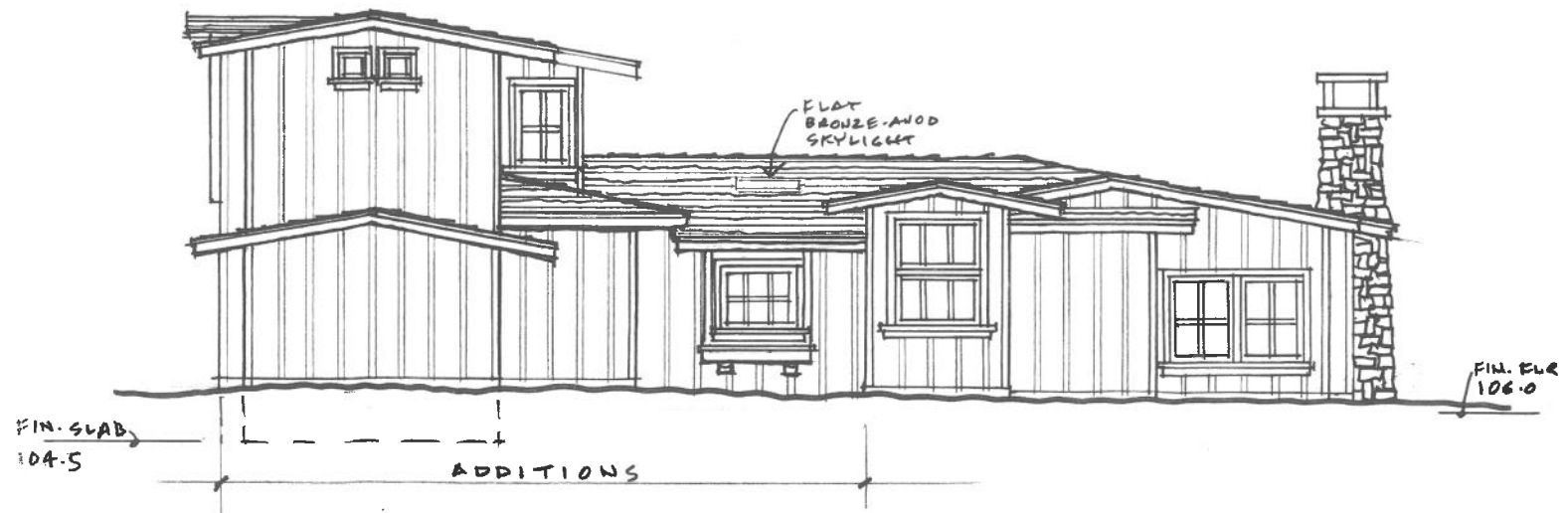


EAST ELEVATION

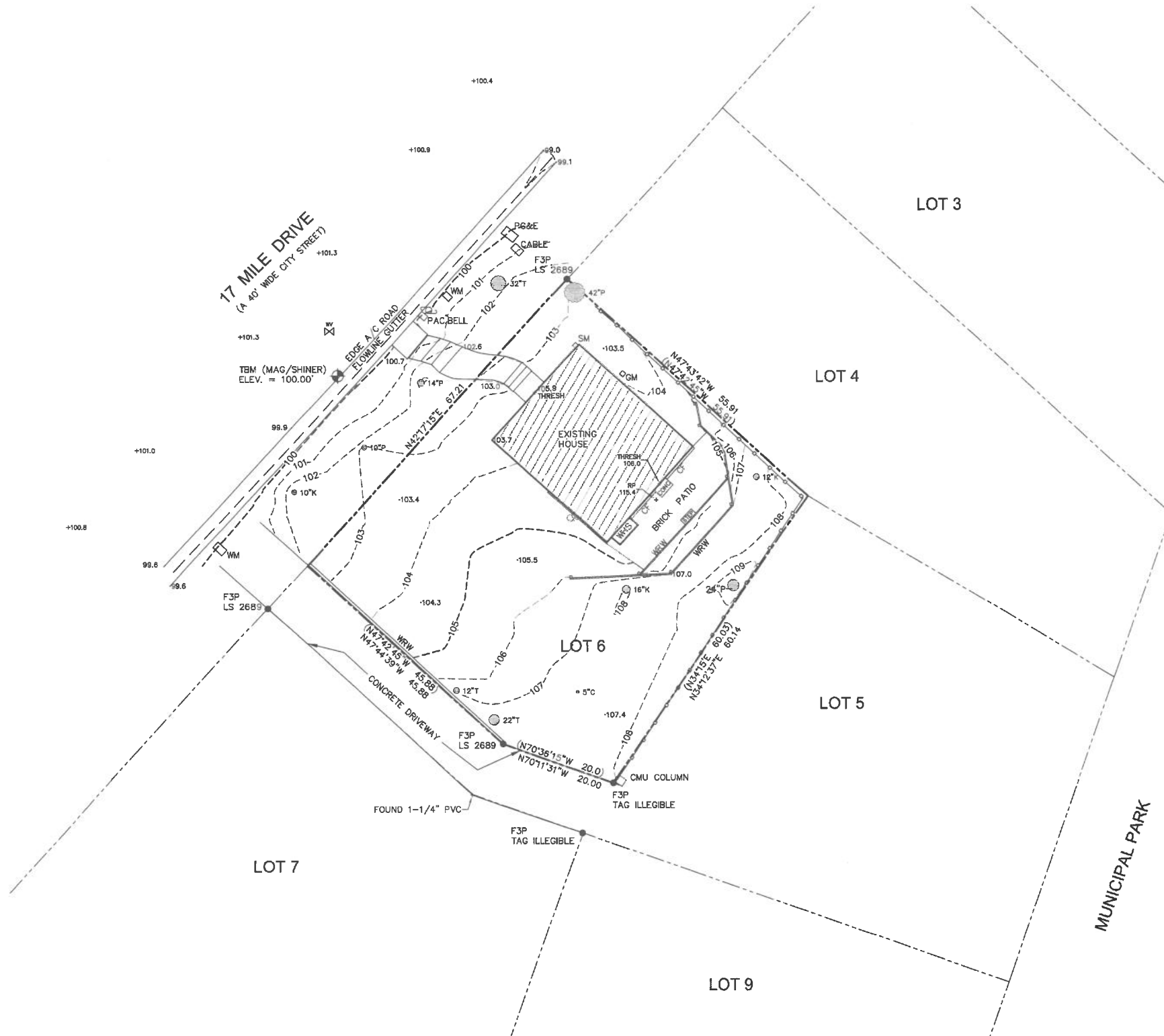
1/4" = 1'-0"



EXISTING - SOUTH ELEVATION



SOUTH ELEVATION



NOTES:

THIS MAP PORTRAYS THE SITE AT THE TIME OF THE SURVEY AND DOES NOT SHOW SOILS OR GEOLOGY INFORMATION, UNDERGROUND CONDITIONS, EASEMENTS, ZONING OR REGULATORY INFORMATION OR ANY OTHER ITEMS NOT SPECIFICALLY REQUESTED BY THE PROPERTY OWNER.

THERE MAY BE EASEMENTS OR OTHER RIGHTS, RECORDED OR UNRECORDED, AFFECTING THE SUBJECT PROPERTY WHICH ARE NOT SHOWN HEREON.

UNDERGROUND UTILITIES, IF ANY, WERE NOT LOCATED. INFORMATION REGARDING UNDERGROUND UTILITY LOCATIONS SHOULD BE OBTAINED FROM THE APPROPRIATE UTILITY COMPANIES OR PUBLIC AGENCIES.

ELEVATIONS ARE BASED ON AN ARBITRARILY ASSUMED DATUM AS NOTED.

GROUND MAY BE MORE IRREGULAR THAN CONTOURS INDICATE. DISTANCES ARE EXPRESSED IN FEET AND DECIMALS THEREOF. WHERE DATA DIFFERS, PARENTHESES DENOTE RECORD DATA.

THE CROSS SYMBOL (+) MARKS THE HORIZONTAL POSITION OF THE SPOT ELEVATION SHOWN.

TREE SYMBOLS ARE DRAWN TO SCALE ONLY APPROXIMATELY.

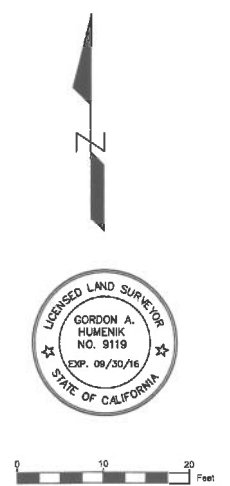
SUFFICIENT BOUNDARY TIES WERE MADE TO GRAPHICALLY SHOW EXISTING FEATURES; A COMPLETE BOUNDARY SURVEY WAS NOT DONE AT THIS TIME.

ABBREVIATIONS & SYMBOLS:

- TREES:
 10" C = 10" CYPRESS TREE
 10" K = 10" OAK TREE
 10" P = 10" PINE TREE
 10" T = 10" TREE (UNIDENTIFIED)
- ⊕ JOINT POLE
 W WATER VALVE
 WOOD FENCE
 CF = CONCRETE FOOTING
 F3P = FOUND 3/4" IRON PIPE, TAGGED AS INDICATED
 GM = GAS METER
 SM = SMART METER
 TBM = SITE TEMPORARY BENCHMARK
 WHS = WATER HEATER SHED
 WM = WATER METER
 WRW = WOOD RETAINING WALL

BASIS OF BEARINGS

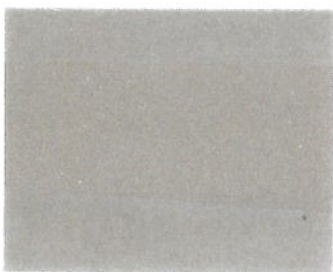
THE BASIS OF BEARINGS FOR THIS MAP AND SURVEY IS THE BEARING N37°07'32"E, AS CALCULATED BETWEEN THE CONC. MON. ON SINEX AVE. AND THE NORTH MOST CORNER OF LOT 6, AS SHOWN ON VOL. 3-C&T-PG. 79. WE FOUND A COPPER PIN IN THE CONCRETE UNDERGROUND MONUMENT ON SINEX AVE. AND A 3/4" IRON PIPE, TAGGED LS.2689 AT NORTH MOST CORNER OF LOT 6. THE CALCULATED DISTANCE WAS 222.15', WE MEASURED 222.18'.



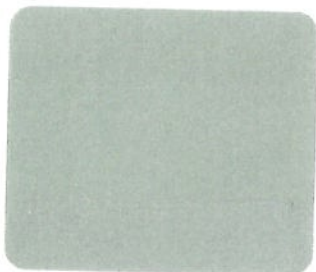
DATE OF SURVEY: JAN. 13, 2016	RASMUSSEN LAND SURVEYING, INC. RASMUSSEN LAND SURVEYING, INC. P.O. BOX 3135 MONTEREY, CALIFORNIA 93942 (831)375-7240 (831)375-2545 FAX
DRAWING SCALE: 1" = 10'	
DRAWN BY: BG/GH	
REVISED:	
PROJECT NO. 15119	SHOWING EXISTING CONDITIONS ON THAT CERTAIN REAL PROPERTY DESCRIBED AS LOT 6, BLOCK 323, FIFTH ADDN., WORKMAN TRACT, VOL. 3-C&T-PG. 79, MONTEREY COUNTY RECORDS, CALIFORNIA. PREPARED FOR: KATHY & QUENTIN ROSE



ASPALT SHINGLE
ROOF
GREY / BROWN



WOOD BOARD & BATT
SIDING
BROWN / TAUPE

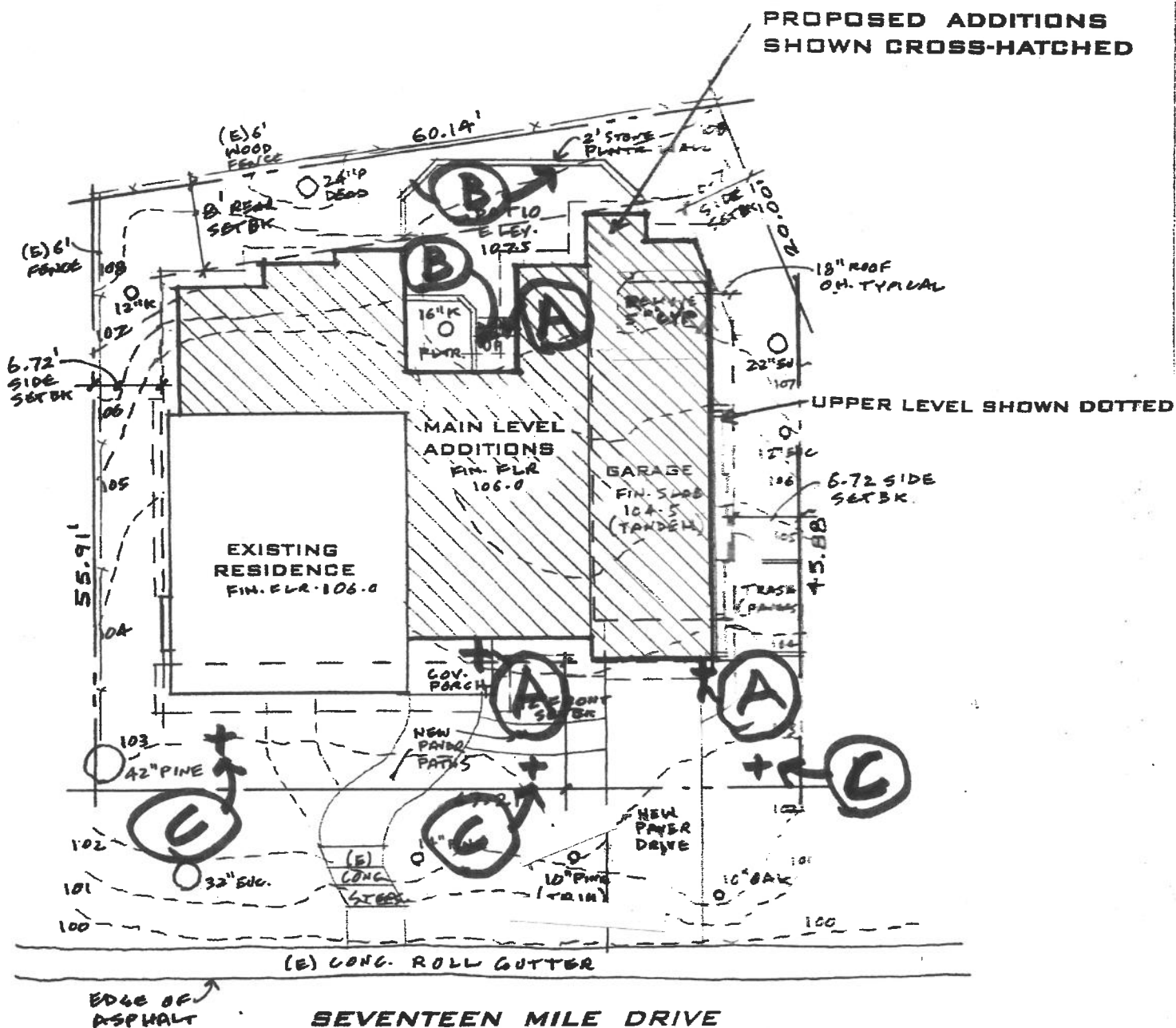


GUTTERS, WINDOWS
& DOORS & TRIM
SAGE GREEN

EXTERIOR COLORS

QUENTIN & CATHY ROSE
709 SEVENTEEN MILE DRIVE, PACIFIC GROVE

5-12-17



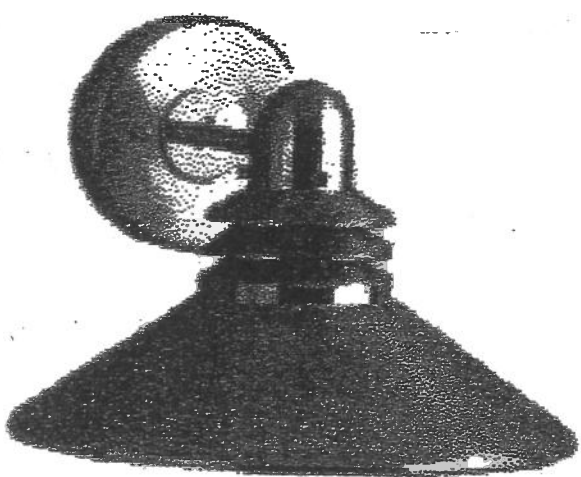
EXTERIOR LIGHTING

QUENTIN & CATHY ROSE
709 SEVENTEEN MILE DRIVE, PACIFIC GROVE

5-12-17

Broan Halo Kichler Lightoller Lutron Progress

Home > Outdoor Lighting > Entry Lights > Wall Lamps > Kichler




K9044 \$65.14

Finish: Olde Brick

Quantity: 1



click image to enlarge

Modern Kichler  light adds charm to any outdoor wall. also be used indoors as a wall sconce

- **Housing:** Aluminum or copper

Instruction

Finish: Olde Brick or Brushed Nickel

Lamp Type: Takes **60 WATTS** (not included with fixture)

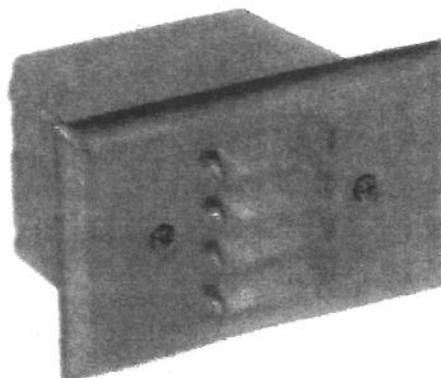
Dimensions: 8" Height x 11" Width

U.L. listed for wet location with shade/bulb in downward direction only.

Home » Landscape Lighting » INTEGRAL » DECK & STEEP LIGHTS » MICHELITER » NS--WM0503T1

NS--WM0503T1

Product Code: M-NS--WM0503T1
Reward Points
Availability



0 reviews | [Write a review](#)

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- Fountains
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- Equipment
- Ponds & Ponds
- Supplies
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- Controls
- ment Sockets

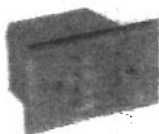
ounter

134504

Description **Reviews (0)**

MICHELITER- OPAQUE BLACK
12.3 WATT BULB

Recently Viewed



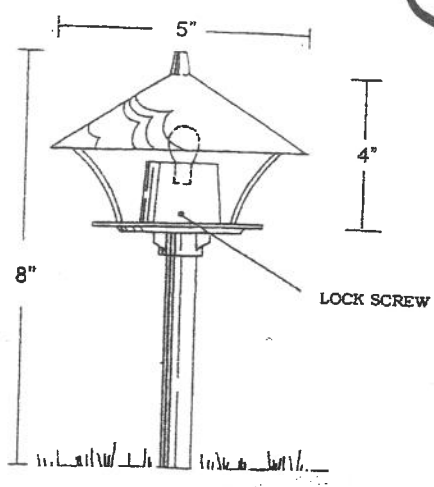
NS-WM0503

[Add to Cart](#)



Navigator

GD-0905



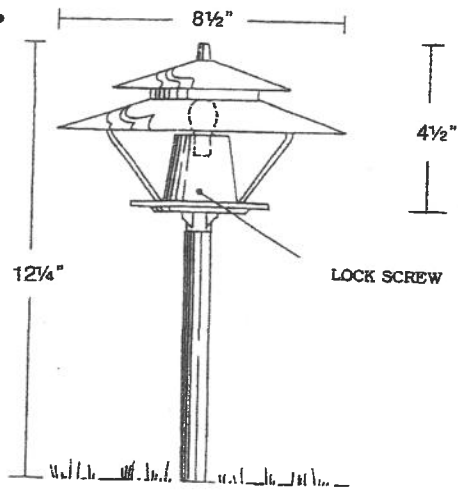
The Navigator uses downlight to add safety and beauty to outdoor living areas. Used to light steps, paths, walkways, and borders, the Navigator can also light corner plantings to visually extend garden depth.

Lamp Furnished	LO 93 (12.3W)
Light Spread	10' Diameter
Alternate Lamps (See Lamp Chart, Page 26)	LO 67 (6.9W) LO 89 (6.8W) LO 1141 (15.8W) LO 1156 (21.2W)
Mounting	Cast aluminum spike



Footlitter

GD-1409



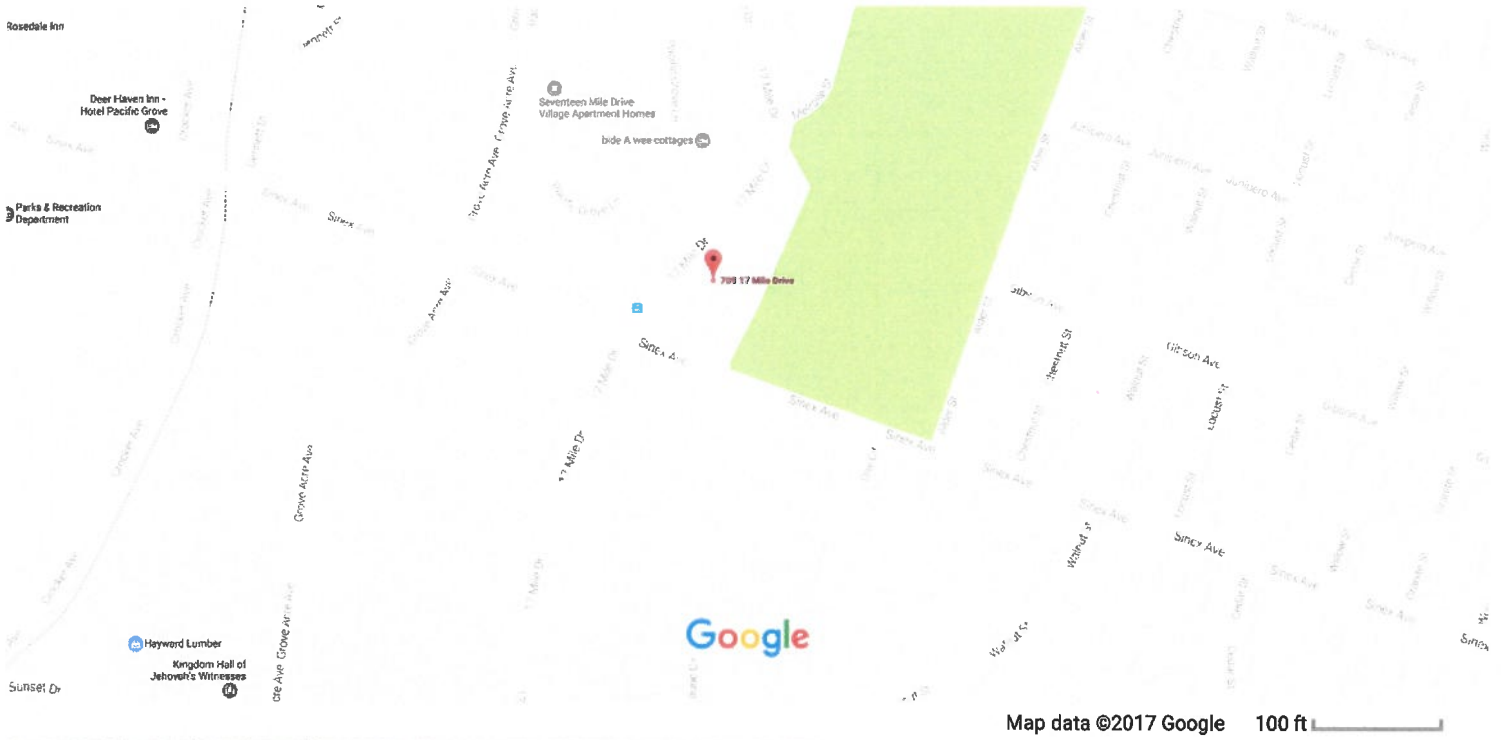
Our most popular fixture, the Footlitter uses downlights below knee level for safety. Its low profile keeps the light out of your eyes, yet provides a 14-foot diameter circle of light. A shield is available (#1409-S) for use on the downhill side of the Footlitter to prevent eye/lamp contact when moving up the hill.

Lamp Furnished	LO 93 (12.3W)
Light Spread	14' Diameter
Alternate Lamps (See Lamp Chart, Page 26)	LO 67 (6.9W) LO 89 (6.8W) LO 1141 (15.8W) LO 1156 (21.2W) LO 1195 (35.4W)
Mounting	Cast aluminum spike

Options
Shield #1409-S
Shield snaps around shade base and directs light away from sharp cut-off lines on fences, walls. Shields light from eyes on long stairs. All white.



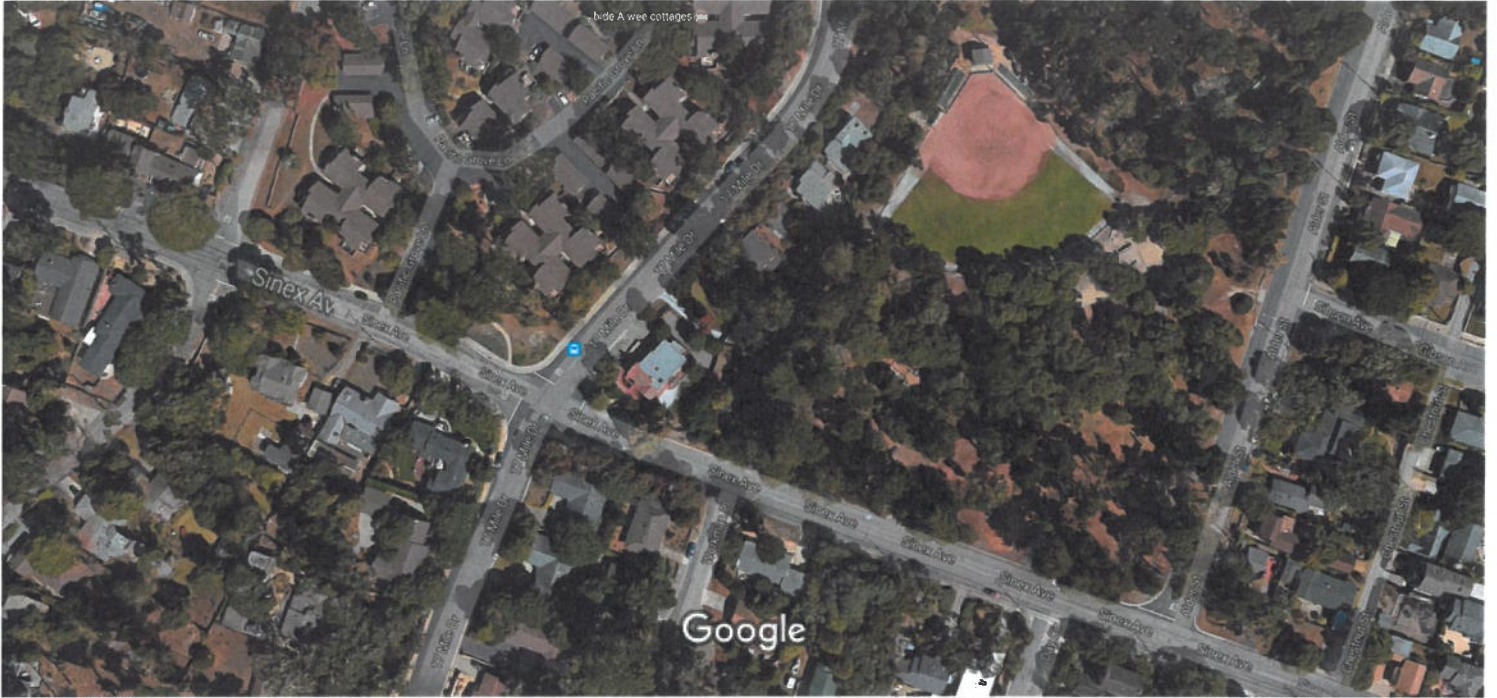
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