



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

AGENDA REPORT

TO: Chairman Boyle and Members of the Architectural Review Board

FROM: Wendy Lao, AICP, Associate Planner

MEETING DATE: August 28, 2018

SUBJECT: Use Permit (UP) and Administrative Architectural Permit (AAP) #17-1076 to allow an office use in the existing residence, and to allow the removal of the existing 520 square foot detached garage, to be replaced by a new 417 square foot two-car detached carport, and to also create three uncovered off-street parking spaces, creating a total of 5 off-street parking spaces.

ADDRESS: 607 Forest Avenue (APN 006-543-018)

**ZONING/
LAND USE:** R-4/ PO/HDR

**APPLICANT/
OWNER:** Douglas Roberts, AIA, architect, on behalf of Carie Broecker, owner, Peace of Mind Dog Rescue

CEQA: Exempt, CEQA Guidelines Section 15303

RECOMMENDATION

Recommend approval to the Planning Commission, subject to staff-recommended findings and conditions.

BACKGROUND

On July 26, 2018, Douglas Roberts, architect, applied for a Use Permit and Administrative Architectural Permit to allow for an office use in the existing residence. The project also seeks to remove the existing 520 square foot detached garage, to be replaced by a new 417 square foot two-car detached carport with three uncovered off-street parking spaces. This would create a total of five off-street parking spaces on the property.

The project originally also proposed to build a new veterinary intake center. However, this proposal has since been withdrawn.

The Pacific Grove Municipal Code (PGMC) §23.28.020(f) and (i) allow for professional uses in the R-4 zoning district with a Use Permit. The property owners currently also own the adjacent property located at 615 Forest Avenue (APN 006-543-017), and seek to expand its business by

allowing an office use in this residential building. However, the current proposal does not allow for animals to be boarded overnight at this property.

DISCUSSION

Zoning Code

The proposed development is in conformance with all requirements of the R-4 zone, with the exception of existing legal non-conforming setbacks.

The proposed project would have a gross floor area of 1,824 square feet. The proposed project will have a building coverage of 25.3%, which is within the allowable maximum building coverage of 50%, pursuant to P.G.M.C. §23.24.050. The proposed project would have a site coverage of 55.6%, which is within the allowable site coverage of 60%.

The proposed project would result in five off-street parking spaces. Two of the parking spaces within the proposed carport would be covered, and three would be uncovered. P.G.M.C. §23.64.190(e) requires one parking space for each 300 square feet of floor area in each professional office building. The project proposes 1,407 square feet of office use in the main building, and as such requires 4.69 parking spaces. The project would provide five off-street parking spaces, and therefore would be in compliance with P.G.M.C. §23.64.190(e).

Architecture Review Guidelines:

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

Guideline #4: The location and size of the garage should not dominate the street view of the structure.

The proposed carport is located at the rear of the site and accessible through an alley, which results in a small visual impact from the front of the property.

Guideline #24: A new structure should appear similar in scale to those seen as traditional in the neighborhood.

The proposed carport would be located along an alley that predominantly consists of carports and garages, and would be similar in scale and character as those in the neighborhood. The existing garage is 13'-3" in height, and the proposed carport would have a building height of 13'-1", which is lower than the existing building and would not result in a significant visual impact.

Historic Review:

A Phase 1 Historic Report was completed by Seth A. Bergstein, qualified historian of PAST Consultants, LLC, on June 26, 2017. The report determined that the main residence and detached garage do not qualify as a historical resource under national or state criteria. The report also determined that the property does not qualify to be listed in the City's Historic Resources Inventory.

CEQA

The project includes the removal of a 520 square feet detached garage accessory structure and the addition of a 417 square feet detached carport, and therefore qualifies for a Class 3 Exemption from CEQA requirements, pursuant to Section 15303 – New Construction or

Conversion of Small Structures. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

ATTACHMENTS

- A. Permit Application
- B. Draft Permit
- C. Phase 1 Historic Report
- D. CEQA Exemption Form
- E. Project Plans – Proposed

RESPECTFULLY SUBMITTED:

Wendy Lao

Wendy Lao, AICP
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 # AP UP YAP 17-1076
 Date: 11/27/17
 Total Fees: 8097.50

APPLICANT/OWNER:	Project Address: <u>607 Forest Ave</u> APN: <u>006-543-018</u>	
	Project Description: <u>Use Permit to (1) allow office use in existing residence;</u> <u>(2) Demolish existing corrugated metal garage and build a new veterinary</u> <u>intake center for Peace of Mind Dog Rescue. (3) Variance for alley setback</u>	
	Tree Work? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
	Applicant Owner	
	Name: <u>Douglas Roberts, AIA; JHW Architects, Inc.</u>	Name: <u>Carie Broecker, Director</u>
	Phone: <u>831-649-1701</u>	Phone: <u>831-718-9122</u>
	Email: <u>doug@jhwarch.com</u>	Email: <u>carie@peaceofminddogrescue.org</u>
Mailing Address: <u>2400 Garden Rd, Suite C</u> <u>Monterey, CA 93940</u>		
Mailing Address: <u>Peace of Mind Dog Rescue</u> <u>615 Forest Ave, 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"/> EIR: Environmental Impact
	<input checked="" type="checkbox"/> AP: Architectural Permit	<input checked="" type="checkbox"/> UP: Use Permit	<input type="checkbox"/> IHS: Initial Historic Screening	<input checked="" type="checkbox"/> VAR: Variance
	<input type="checkbox"/> AAP: Administrative AP	<input type="checkbox"/> AUP: Administrative UP	<input type="checkbox"/> HPP: Historic Preservation	<input type="checkbox"/> MMP: Mitigation Monitoring
	<input type="checkbox"/> ADC: Arch Design Change	<input type="checkbox"/> ADU: Acc. Dwelling Unit	<input type="checkbox"/> A: Appeal	<input type="checkbox"/> Stormwater Permit
	<input type="checkbox"/> ASP: Admin Sign Permit	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> TPD: Tree Permit W/ Dev't	<input type="checkbox"/> Other: _____

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

Property Information			
Lot: _____	Block: _____	Tract: _____	
ZC: <u>R-4</u>	GP: <u>PO/HOR</u>	Lot Size: _____	
<input checked="" type="checkbox"/> Historic Resources Inventory		<input type="checkbox"/> Archaeologically Sensitive Area	

Staff Use Only:	
Received by: <u>[Signature]</u>	NOV 27 2017 PAID <u>8,097.50</u>
Assigned to: <u>[Signature]</u>	<u>11-27-17</u>
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: 11/21/17

Owner Signature (Required): [Signature]

Date: 11/21/17



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.cityofpacificgrove.org

USE PERMIT (UP) AND ADMINISTRATIVE ARCHITECTURAL PERMIT (AAP) #17-1076 FOR A PROPERTY LOCATED AT 607 FOREST AVENUE TO ALLOW AN OFFICE USE IN THE EXISTING RESIDENCE, AND TO ALLOW THE REMOVAL OF THE EXISTING 520 SQUARE FOOT DETACHED GARAGE, TO BE REPLACED BY A NEW 417 SQUARE FOOT 2-CAR DETACHED CARPORT, AND TO ALSO CREATE 3 UNCOVERED OFF-STREET PARKING SPACES, CREATING A TOTAL OF 5 OFF-STREET PARKING SPACES.

FACTS

1. The subject site is located at 607 Forest Avenue, Pacific Grove, 93950 (APN 006-543-018)
2. The subject site has a designation of PO/HDR on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-4 zoning district.
4. The subject site is a 6,000 square feet interior through lot.
5. The subject site is developed with a 1,407 gross square feet two-story single-family residence and a detached garage of 520 square feet.
6. The subject property was built in approximately 1915, and is not listed in the City's Historic Resources Inventory.
7. Seth A. Bergstein, qualified historian of PAST Consultants, completed a Phase 1 Historic Report on June 26, 2017, and determined the property to be ineligible as a historic resource.
8. The subject site is located in the Area of Special Biological Significance.
9. Professional uses are allowed in the R-4 zoning district with a Use Permit, per P.G.M.C. 23.28.020(f) and (i).
10. This project has been determined to be CEQA Exempt under CEQA Guidelines, Section 15303, Class 3.

FINDINGS

Per P.G.M.C. 23.70.080(a)(4):

1. The proposed use is allowed with a use permit within the R-4 zoning district and complies with all applicable provisions of these regulations, and;
2. The proposed use is consistent with the general plan, and;
3. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use, and;
4. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city; and
5. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

Per P.G.M.C. 23.70.030(e):

6. The proposed development conforms to the applicable provisions of the general plan, and these regulations, and;
7. The proposed development is located on a legally created lot, and;

8. The subject property is in compliance with all laws, regulations, and rules pertaining to uses, subdivision, setbacks, and any other applicable provisions of this municipal code, and all applicable zoning violation enforcement and processing fees have been paid, and;
9. The proposed development is in compliance with all citywide permits, including but not limited to, the National Pollutant Discharge Elimination System (NPDES) permit, and;
10. The architecture and general appearance of the completed project are compatible with the neighborhood, and;
11. 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, and;
12. The Planning Commission has been guided by and made reference to applicable provisions of the architectural review guidelines in making its determination on single-family residences.

PERMIT

Use Permit (UP) and Administrative Architectural Permit (AAP) #17-1076 to allow an office use in the existing residence, and to allow the removal of the existing 520 square foot detached garage, to be replaced by a new 417 square foot 2-car detached carport, and to also create 3 uncovered off-street parking spaces, creating a total of 5 off-street parking spaces.

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 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. **Lighting:** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
6. **Stormwater Treatment Measure:** The stormwater treatment measures for residential projects creating and/or replacing 2,500 square feet or more of impervious surface shall be maintained by the property owner in perpetuity. Tier 1 performance requirements must be met. Low impact development measures shall be implemented, and disturbance to natural drainage features, clearing, grading, and soil compaction shall be limited. Runoff shall be minimized by dispersing runoff to landscape or permeable pavement. The City of Pacific Grove staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.

11. **Building Plans:** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

12. **Boarding of Animals:** No animals shall be allowed to be boarded overnight at this property.

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

- 1. The Commission determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
- 2. The Commission authorizes Approval of Use Permit (UP) & Administrative Architectural Permit (AAP) # 17-1076.
- 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 SPECIAL MEETING OF THE PLANNING COMMISSION OF THE CITY OF PACIFIC GROVE ON THE 30TH DAY OF AUGUST, 2018, BY THE FOLLOWING VOTE:

AYES: **XXX**

NOES: **XXX**

ABSENT: **XXX**

APPROVED:

Bill Frederickson, Chair

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

Carie Broecker, owner

Date

P A S T
CONSULTANTS LLC

Seth A. Bergstein
415.515.6224
seth@pastconsultants.com

June 26, 2017

RECEIVED

Carie Broecker, Director
Peace of Mind Dog Rescue
615 Forest Avenue
Pacific Grove, CA 93950

NOV 27 2017

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

Re: Phase One Historic Assessment for 607 Forest Ave., Pacific Grove, CA
APN. 006-543-018-000

Dear Ms. Broecker:

This letter states the findings of historic significance, based on our research and conditions assessment of the property located at 607 Forest Avenue, in Pacific Grove, California. PAST Consultants, LLC (PAST) attended a site visit on June 6, 2017 to photograph the property and assess its existing condition. Research in local repositories was conducted during June 2016 to determine the potential historic significance of the residence on the subject property.

607 Forest Ave. contains a modified two-story residence originally constructed circa-1925 in the Bungalow Style; and a circa-1944, corrugated garage outbuilding (**Figures 1 and 2**).



Figures 1 and 2. Left image shows the front elevation. Right image shows the rear and left side elevations with a large, two-story addition constructed circa-1939.

The subject residence has a cross-gable roof, clapboard wood siding, replaced wood-sash windows, replaced entry door, a large brick chimney on the left side elevation, and a large two-story addition constructed in 1939 when the property was altered significantly (**Figure 2**).

The site contains a corrugated metal garage constructed circa-1944 at the rear of the lot and facing the extension of Grand Avenue on the west side of the lot (**Figures 3 and 4**).



Figures 3 and 4. Left image shows the west elevation of the garage taken from the backyard. Right image shows the garage's east elevation facing the Grand Avenue alley. The main house's second story addition appears behind the garage (arrow).

Construction Chronology

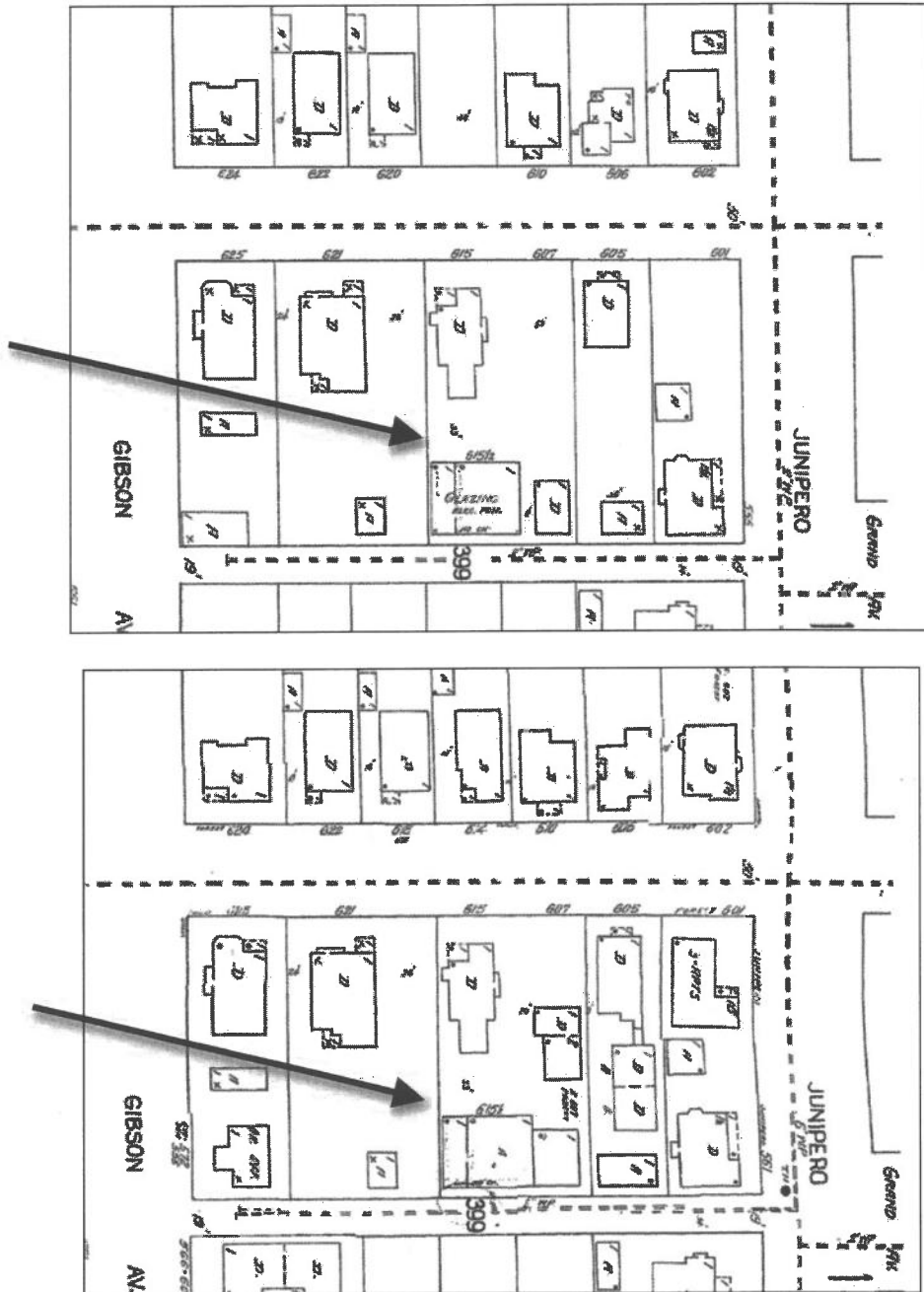
Based on historical information retrieved from Pacific Grove's Planning Department files and Pacific Grove Heritage Society's archives, the property originally contained both 607 and 615 Forest Avenue. The house at 615 Forest was constructed circa-1915 for Thomas H. French.

The following lists the construction chronology with permit numbers when available:

- Circa-1915. Construct California-style bungalow at 615 Forest Avenue.
- Permit #1427, 1924. Construct corrugated-metal glazing shed behind bungalow at 615 Forest Avenue (demolished after 1962).
- Circa-1925. Construct subject single-story residence at 607 Forest Avenue.
- Permit #1035, 1936. Move subject residence at 607 Forest Avenue west to its present location.
- Permit #1415, 1939. Construct large two-story addition to the house at 607 Forest Avenue.
- Permit #2066, 1944. Construct corrugated-metal garage behind moved residence at 607 Forest Avenue.
- After 1962. Demolish corrugated-metal glazing shed behind house at 615 Forest Avenue.
- Permit # AA1414-90. Construct present garage in matching California Bungalow Style behind the house at 615 Forest Avenue.
- 2011. Lot split approved, creating separate parcels for 607 and 615 Forest Avenue.
- Permit # CRD 11-1199. Replace windows at 607 Forest Avenue.

Property History

The 1926 and 1926 (updated 1962) Sanborn maps appear below (Figures 5 and 6).



Figures 5 and 6. 1926 Sanborn map (top) and 1926-updated 1962 Sanborn map (bottom). The subject property is shown with an arrow. Note the subject residence at the rear of the lot in 1926; and the house moved forward and the circa-1944 garage appearing behind the lot by 1962.

Based on the Sanborn maps and the archival information, the lot originally contained both properties at 607 and 615 Forest Avenue. The extant California-style bungalow at 615 Forest Avenue was constructed first on the lot (circa-1915) for Thomas H. French, who owned and operated the Thomas H. French Glass Company. The company first manufactured glass in a large, corrugated-metal glazing shed, constructed in 1924 behind the bungalow at 615 Forest Avenue (Figure 5).

French's Glass manufactured glass in this shed for only two years, as the company expanded to a proper location at 131 Lighthouse Avenue in Monterey (*Clippings Files, French, Thomas H., California History Room Archives, Monterey Public Library*). It is not clear exactly when the corrugated-metal glazing shed was removed behind 615 Forest Avenue, as it appears on the 1962 Sanborn map (Figure 6). However, it was removed by 1990 when the present garage was constructed behind 615 Forest Avenue.

The subject house at 607 Forest Avenue was moved and enlarged by 1939. In 1944, the extant corrugated-metal garage was constructed, likely as a garage or storage shed. No glass operations were underway in this small building, as the glass manufacturing occurred at 131 Lighthouse Avenue in Monterey by this time (*Polk's Monterey, Pacific Grove, Carmel City Directories: 1926 - 1953*).

In 1932, Charles E. French takes over the family business. Charles French marries his high school sweetheart, Lois Reed in 1936 and moves with his new bride to the house next to his father at 607 Forest Avenue. Charles has the house moved and enlarged for his family. Charles French continues to operate French's Glass at 131 Lighthouse Avenue, Monterey, into the 1970s (*Clippings Files, French, Thomas H., California History Room Archives, Monterey Public Library*).

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

Conclusion

The subject property is not historic, due to the substantial modifications to the house, primarily the move of the house on the property and the construction of the large, two-story addition. In addition, the primary location where Charles French continued the family business was at 131 Lighthouse Avenue in Monterey (since demolished). The association for French's Glass remains extant in the California-style bungalow at 615 Forest Avenue and presently on Pacific Grove's Historic Resources Inventory (HRI), and where Charles' father, Thomas French began the business. An analysis of historic significance appears below.

National Register Significance

607 Forest Avenue 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 National history (Criterion A). While the house is associated with Charles E. French, Thomas H. French's son, the primary location of French's Glass had moved to 131 Lighthouse Avenue in Monterey.

While Charles French took over a thriving family business in 1932, he did not conduct the business in the corrugated-metal shed behind 607 Forest Avenue, as the commercial operation for French's Glass was already established in Monterey by 1926. Therefore the subject property is not significant for Charles French's association at the National level (Criterion B). Because of the substantial alterations, the subject residence at 607 Forest Avenue no longer embodies the distinctive characteristics of a type, period, or method of construction as a Bungalow-style residence (Criterion C).

California Register Significance

As the National and California registers use the same criteria, the subject residence is not significant under California-register criteria for the same reasons described above.

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;

While the adjacent property was the site of French's Glass first operations, the glass-making operations were in a glazing shed behind 615 Forest Avenue and not in the circa-1944 corrugated-metal garage behind 607 Forest Avenue. The first house on the property, built for Thomas H. French, remains extant at 615 Forest Avenue and is on Pacific Grove's HRI.

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 Charles French, who operated French's Glass in Monterey, he did not found the company, nor did he perform the work at the subject property's location.

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 Bungalow 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 Bungalow-style house. More intact examples of the style are extant in Pacific Grove.

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 subject residence.

h. Whether it has a unique location or singular physical characteristics representing an established and familiar visual feature of a neighborhood, community, of Pacific Grove;
The altered residence on the subject property is not in a unique location, or an established visual feature of the neighborhood.

i. Whether it retains the integrity of the original design;
As it exists today, the house no longer possesses integrity of design, due to the large, two-story addition.

j. Whether it contributes to the architectural aesthetics and continuity of the street; and
The modifications made to the subject residence preclude any contribution to street aesthetics or continuity. I

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, "Pacific Grove Comes of Age (1903 – 1926)," as the subject residence was constructed within this time period. The subject residence at 607 Forest Avenue meets the classification of Craftsman Style (1905 - 1930), as described on page 172. According to the Minimum Eligibility Requirements and Other Integrity Considerations lists appearing on page 179 of the document, the subject residence is not an eligible example of the Bungalow Style because:

- It no longer is a clear example of residential architecture from this period (simple bungalow or larger mansion);
- No longer retains original form and roofline; and
- Rear addition does not respect the scale of the original building.

In conclusion, 607 Forest Avenue 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; Douglas Roberts, AIA, JHW Architects, Inc.



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T: 831.648.3190 • F: 831.648.3184 • www.ci.pg.ca.us/cdd

NOTICE OF EXEMPTION FROM CEQA

Property Address/Location: 607 Forest, Pacific Grove, CA 93950

Project Description: AAP UP 171076

Description: To allow an office use in the existing residence, and to allow the removal of the existing 520 square foot detached garage, to be replaced by a new 417 square foot two-car detached carport, and to also create three uncovered off-street parking spaces, creating a total of 5 off-street parking spaces.

APN: 006543018000

ZC:

Lot Size:

Applicant Name: Douglas Roberts
 Mailing Address:
 Email Address: doug@jhwarch.com

Phone #: 831-649-1701

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 15303, Class 3
- Statutory Exemption
 Type and Section Number:
- Other:

Exemption Findings:

The project includes the removal of a 520 square feet detached garage accessory structure and the addition of a 417 square feet detached carport, and therefore qualifies for a Class 3 Exemption from CEQA requirements, pursuant to Section 15303 – New Construction or Conversion of Small Structures. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

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

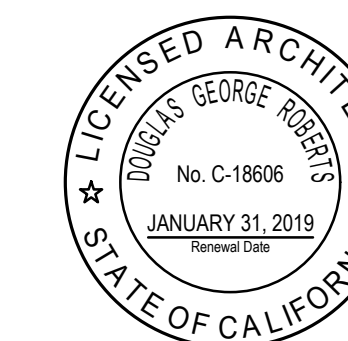
Contact Phone: (831) 648-3183

Signature: _____

Date: _____

JHW ARCHITECTS INC.

2400 GARDEN ROAD
SUITE C
MONTEREY, CA 93940
(831) 649-1701
FAX (831) 649-3072
www.jhwarch.com



PROJECT/OWNER

CARPOR & PARKING FOR PEACE OF MIND DOG RESCUE

OWNER'S ADDRESS:
615 FOREST AVENUE
PACIFIC GROVE,
CA 93950

PROJECT ADDRESS:
607 FOREST AVENUE
PACIFIC GROVE,
CA 93950

APN: 006-543-018

DRAWN BY: dr, ca

PRINT DATE:

DRAWING DATE: 08-02-2017

DATE ISSUED FOR CONSTRUCTION:

REVISIONS:
05-10-2018 CARPORT & PARKING

SHEET TITLE:

SITE PLAN

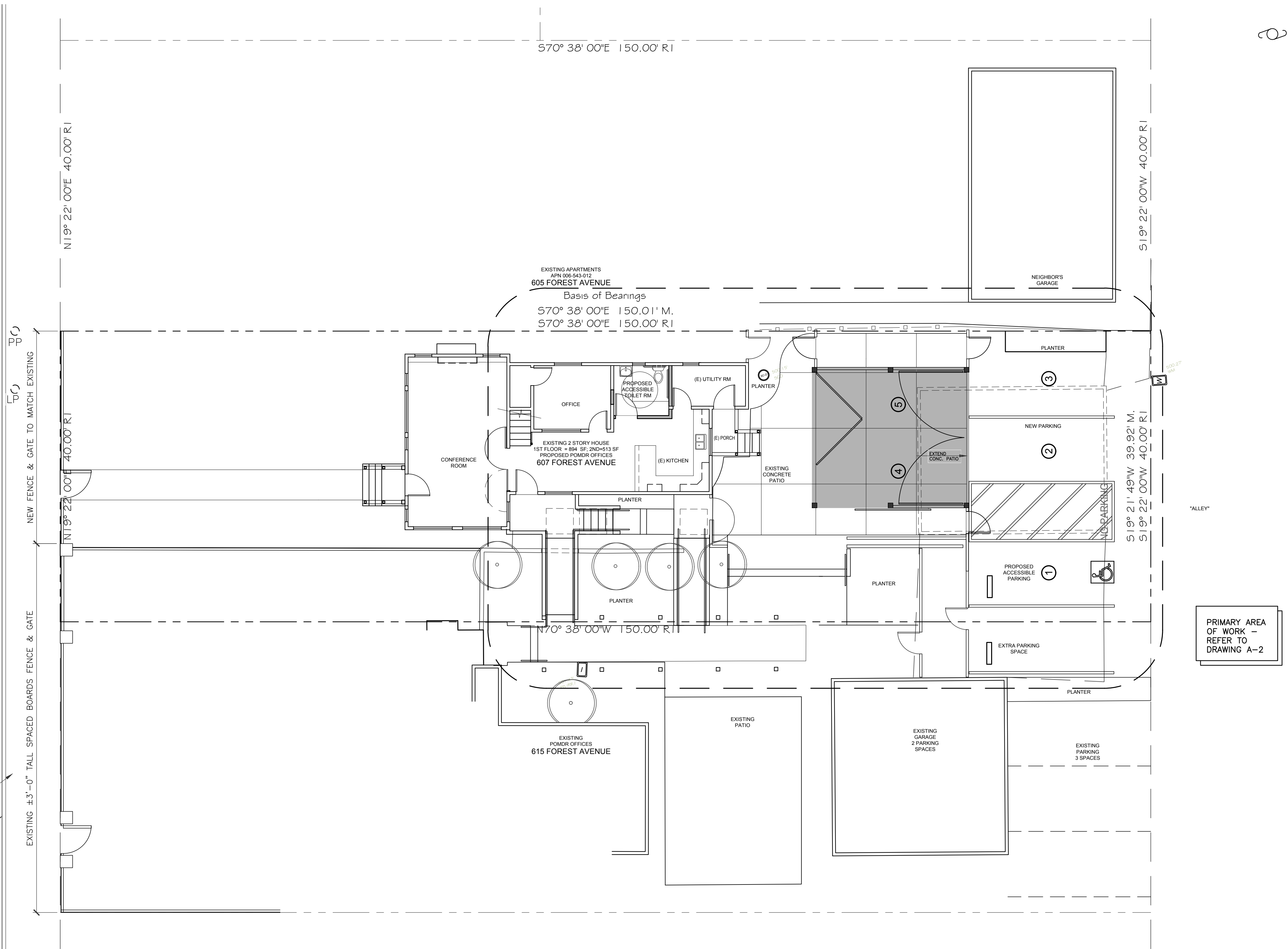
SHEET NUMBER:

A-1

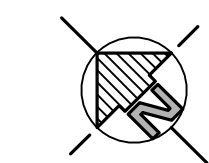
THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE SITE FOR WHICH THEY WERE PREPARED, AND PUBLICATION THEREOF IS EXPRESSLY LIMITED TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT, AND VISUAL CONTACT WITH THESE CONSTITUTES PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.

FOREST AVENUE

(E) SIDEWALK
(E) CURB & GUTTER, TYP.

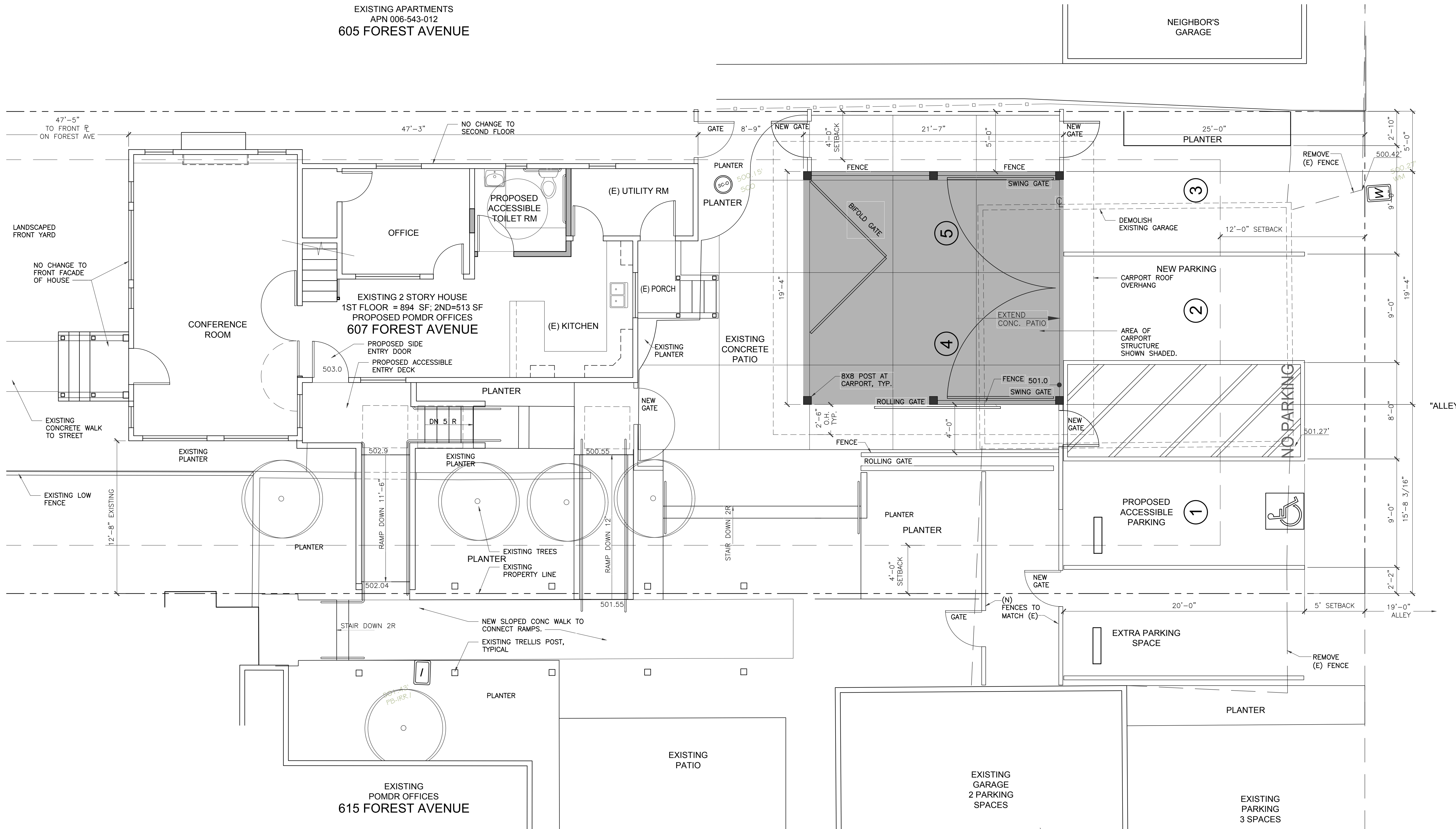


PRIMARY AREA OF WORK - REFER TO DRAWING A-2



OVERALL SITE PLAN
SCALE: 1/8" = 1'-0"

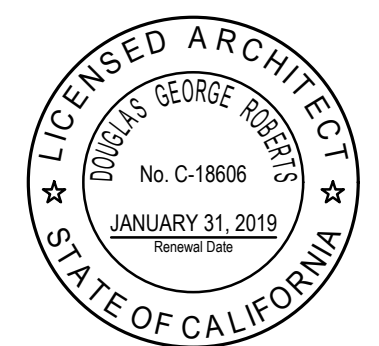
EXISTING APARTMENTS
APN 006-543-012
605 FOREST AVENUE



NEIGHBOR'S GARAGE

JHW
ARCHITECTS INC.

2400 GARDEN ROAD
SUITE C
MONTEREY, CA 93940
(831) 649-1701
FAX (831) 649-3072
www.jhwarch.com



PROJECT/OWNER

CARPORT & PARKING FOR PEACE OF MIND DOG RESCUE

OWNER'S ADDRESS:
615 FOREST AVENUE
PACIFIC GROVE,
CA 93950

PROJECT ADDRESS:
607 FOREST AVENUE
PACIFIC GROVE,
CA 93950

APN: 006-543-018

DRAWN BY: dr, ca

PRINT DATE:

DRAWING ISSUE: 08-02-2017

DATE ISSUED FOR CONSTRUCTION:

REVISIONS:
05-10-2018 CARPORT & PARKING

SHEET TITLE:

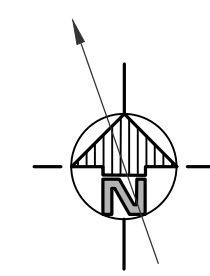
PROPOSED PARTIAL SITE & FLOOR PLANS

SHEET NUMBER:

A-2

PARKING CALCS.

894 FIRST
513 SECOND
1,407 GSF / 300 = 4.7 PARKING SPACES
5.0 SPACES PROVIDED



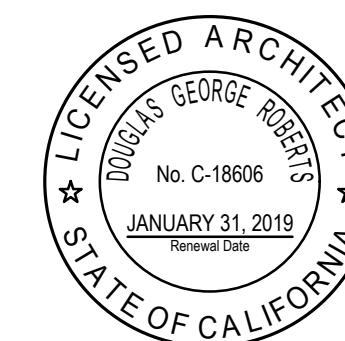
PROPOSED FLOOR/ PARTIAL SITE PLAN

SCALE: 1/4" = 1'-0"
R-4 ZONE
PARCEL = 150' x 40'
FRONT AND REAR (STREET) SETBACKS = 12'
OTHER REAR SETBACKS = 5'
SIDEYARD SETBACKS = 10% = 4'

BUILDING COVERAGE:
894 + 624 (AREA OF CARPORT) SF/ 6,000 SITE
AREA = 25.3% < 50%, OK.

SITE COVERAGE:
1,518 SF BUILDING + 1,820 SF DECKS & PAVING =
3,338 SF / 6,000 SF = 55.6% < 60%, OK

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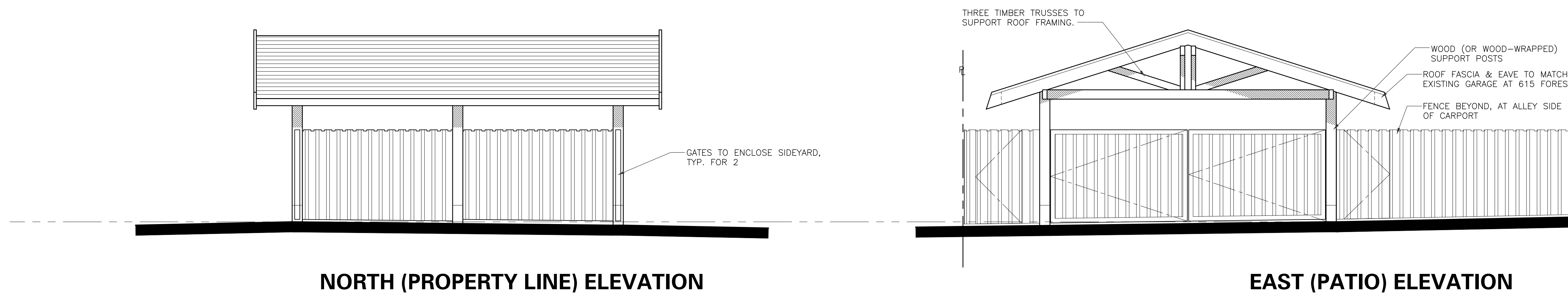
SHEET TITLE:

CARPORT ELEVATIONS

SHEET NUMBER:

A-3

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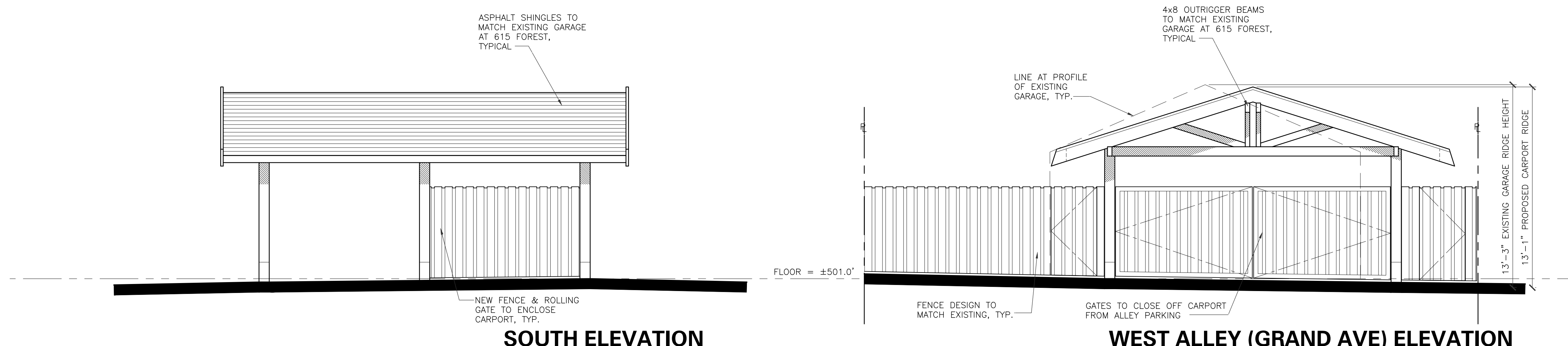


NORTH (PROPERTY LINE) ELEVATION

EAST (PATIO) ELEVATION

COLORS:
PLANNED COLORS ARE TO MATCH THOSE IN USE AT POMDR MAIN OFFICES AT 615 FOREST AVE, BUT OPPOSITE.

POSTS AND TRUSSES: OFF WHITE (KM OW259-1 MOVIE TIME)
TRIM, BEAMS, AND FASCIAS: TEAL (KM 3215-3 CAPITOLA)



SOUTH ELEVATION

WEST ALLEY (GRAND AVE) ELEVATION

EXTERIOR ELEVATIONS

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