



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

AGENDA REPORT

TO: Chair Boyle and Members of the Architectural Review Board

FROM: Alex Othon, Assistant Planner

MEETING DATE: October 8, 2019

PERMIT APPLICATION NO.: Architectural Permit (AP) No. 19-0410

LOCATION: 416 9th Street, APN: 006-501-011

**ZONING/
LAND USE:** Residential Single Family (R-1) / Residential Medium (RM)
Density, up to 17.4 dwelling units per acre

SUBJECT: The addition of a second story deck to an existing single-family dwelling, adding 39 sq. ft. to the first story, replace existing windows, changes to roof material, new gable roof over existing porch.

APPLICANT/OWNER: Aaron Tollefson (Designer) on behalf of Tom & Vera Habashi (Owners)

CEQA STATUS: Categorical Exemption §15301, Class 1, Existing Facilities

RECOMMENDATION

Approve the project subject to the recommended findings, conditions, and a Class 1 Section 15301 (e) CEQA exemption.

PROJECT DESCRIPTION

The proposed project consists of the creation of a new 302 square foot second-story deck along the east elevation, closing in 39 square feet at the entry to the home on the east elevation, replacement of nine (9) windows and the addition of three (3) new windows.

BACKGROUND

Site Description

The property is approximately 5,400 square feet in size and is currently developed with a two-story single-family dwelling and attached garage. The site is surrounded by one- and two-story single family dwellings. The site is in the Area of Special Biological Significance.

DISCUSSION

Applicable General Plan Policies

The Pacific Grove General Plan provides a framework for future growth and development within the City. The Land Use Element includes goals and policies that call for the orderly, well-planned, and balanced development, consistent with the historic nature of Pacific Grove, the capacity of the City's infrastructure, and ability to assimilate new growth. This residential project helps the City achieve several of its housing goals as stated in the General Plan and is in compliance with the Residential Medium Density land use designation.

Applicable Zoning Code Regulations

General Plan policies are implemented through the R-1 zoning district which allows single-family residential development in areas with adequate public services.

The proposed project is in full compliance with the zoning regulations set forth in PGMC [23.16](#). This includes but is not limited to the allowable site coverage, building coverage, and height limits. The proposed porch encroaches into the front yard setback by three (3) feet, however, per PGMC [23.64.170](#), encroachments for open porches are allowed so long as they are no more than three (3) feet into the setback and not closer than three (3) feet to the property line. The maximum Gross Floor Area allowed for this lot is 2,683 square feet, when complete the project will be at 2,682 square feet.

Architecture and Design Considerations

The existing residence is of a mission style with a height of 24' 6" with exterior finishes that include clay tile roofing, plaster siding, and aluminum windows. New exterior finishes include a composition shingle roof, new Milgard Aluminum windows, wrought iron railing and a matching cement plaster finish for the proposed deck. The proposed exterior changes shift the design to a more craftsman style appearance.

The City of Pacific Grove maintains a set of Architectural Design Guidelines to help guide residential development. The proposed home will be in general conformance with the following Design Guidelines:

Guideline No. 7

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

The proposed deck will be constructed on the front elevation of the home and will not look down into adjacent yards, minimizing the loss of privacy for neighbors.

Guideline No. 16

An effort should be made to preserve significant public view corridors.

The proposed deck is set back from the property line by 19 feet and will not alter the public view corridor down 9th Street, out towards the ocean.

Guideline No. 30

Avoid designs that incorporate large unbroken roof surfaces that run parallel to the street.

The proposed terrace will help break apart the roof line running parallel to 9th Street.

ENVIRONMENTAL REVIEW

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

This Class of exemption is subject to exceptions from the exemption under [15300.2](#) of the CEQA Guidelines pertaining to location, cumulative impacts, significant effects, scenic highways, hazardous waste sites, and historical resources. Staff finds that none of these exceptions applies and that the proposed project qualifies for the Class 1 exemption.

ATTACHMENTS

- A. Permit Application
- B. Project Data Sheet
- C. Draft Permit
- D. Notice of Exemption
- E. Plan Set

RESPECTFULLY SUBMITTED:



Alex Othon
Assistant Planner



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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

Permit Application

Application #

AP19-0410

Date:

7-9-19

Total Fees:

\$3,640

APPLICANT/OWNER:

Project Address: 416 9th Street APN: 006-501-011

Project Description: (N) 39 s.f. entry addition, (N) 302 s.f. outdoor terrace above existing garage, Replace existing windows & doors (same size & style), (N) 50 yr. comp. roofing, (N) 28 s.f. covered front porch

Will the project create, add, or replace impervious surface? Yes No

Will the project impact any tree(s) on site? Yes No

Applicant

Name: Aaron Tollefson

Phone: (831) 578-3450

Email: aaron.tolley@sbcglobal.net

Mailing Address: 957 Angelus Way
Del Rey Oaks, CA 93940

Owner

Name: Tom & Vera Habashi

Phone: —

Email: —

Mailing Address: 416 9th Street
Pacific Grove, CA 93950

PLANNING STAFF USE ONLY:

Permit Request:

- | | | | |
|--|---|--|---|
| <input type="checkbox"/> CRD: Counter Determination | <input type="checkbox"/> SP: Sign Permit | <input type="checkbox"/> IHS: Initial Historic Screening | <input type="checkbox"/> VAR: Variance |
| <input checked="" type="checkbox"/> AP: Architectural Permit | <input type="checkbox"/> UP: Use Permit | <input type="checkbox"/> HPP: Historic Preservation | <input type="checkbox"/> MMP: Mitigation Monitoring |
| <input type="checkbox"/> AAP: Administrative AP | <input type="checkbox"/> AUP: Administrative UP | <input type="checkbox"/> A: Appeal | <input type="checkbox"/> Stormwater Permit |
| <input type="checkbox"/> ADC: Arch Design Change | <input type="checkbox"/> ADU: Acc. Dwelling Unit | <input type="checkbox"/> TPD: Tree Permit W/ Dev't | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> ASP: Admin Sign Permit | <input type="checkbox"/> LLA: Lot Line Adjustment | <input type="checkbox"/> EIR: Environmental Impact | <input type="checkbox"/> Other: _____ |

CEQA Determination:

- Exempt
 Initial Study & Mitigated Negative Declaration
 Environmental Impact Report

Review Authority:

- Staff HRC
 ZA PC
 SPRC CC
 ARB _____

Active Permits:

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

Overlay Zones:

- Butterfly Zone
 Coastal Zone
 Area of Special Biological Significance (ASBS)
 Environmentally Sensitive Habitat Area (ESHA)

Property Information

Lot: 16,18 & 20 Block: 132 Tract: PG Addition
 ZC: R-1 GP: med dens 17.4 du/ac Lot Size: 5,401 sf

- Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

Received by: Laurel JUL 09 2019

Assigned to: _____
 CITY OF PACIFIC GROVE
 COMMUNITY DEV DEPT

\$ PAID
3,640.00
7-9-19

Application # _____

INDEMNIFICATION CONDITION

In consideration for City review and approval of application in this matter, the Owner/Applicant shall indemnify, defend, protect and hold harmless the City, its elected and appointed officials, officers, agents, and employees (collectively "Indemnitees"), using counsel approved in writing by the City, from and against, any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorneys' fees and disbursements which may accrue against Indemnitees by reason of the City's processing, approval or denial of the request and application in this matter. Indemnification shall include, but shall not be limited to any action, or proceeding brought to attack, set aside, void, annul, limit, or inhibit the approval of the application referenced above, and shall expressly include causes of action under the California Environmental Quality Act (CEQA), or the National Environmental Policy Act (NEPA).


The obligation to indemnify shall include, but not be limited to, all costs relating to preparing administrative records, investigations, responses to discovery, retention of experts, and other costs, including attorney's fees or obligations related to this matter, including actions brought by the Owner/Applicant and also extend to any expense incurred in establishing the City's right to indemnification. City expenses shall be paid by Owner/Applicant upon City request notwithstanding final disposition of the matter has not yet occurred. If the City is later determined to not be entitled to indemnification, the City shall repay amounts so advanced.

This indemnification condition is the Owner/Applicant's inducement to the City to process and approve the application, which approval would otherwise be withheld by City due to its concern for liability or expense that may result from performance of the City's duties. Should any dispute arise regarding interpretation of this condition, the prevailing party shall recover all reasonable costs incurred, including court costs, attorney fees and related expenses. Recovery of expenses shall be as additional costs awarded to the prevailing party, and shall not require initiation of a separate legal proceeding.

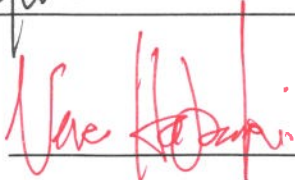
This indemnification condition shall not require the Owner/Applicant to indemnify the City or other Indemnities: (a) to the extent that an obligation is actually paid by an insurer pursuant to an insurance policy; (b) in connection with any remuneration paid to the City, if it shall be finally adjudged that such remuneration was in violation of law; or (c) on account of the City's misconduct if such misconduct shall be finally adjudged to have been knowingly fraudulent, deliberately dishonest or willful.

Any permit or other approval given by the City to the Owner/Applicant Guarantor shall be valid only so long as this indemnification condition is given full force and effect. If this indemnification condition is revoked, the permit or other approval of the City shall then become null and void.

Owner/Applicant represents it (and any subsidiary) is (a) duly formed and organized, (b) validly existing and in good standing under state law, and (c) has all necessary power to execute and deliver this document and perform its obligations. Owner/Applicant also represents it is authorized to enter into this agreement by all requisite partnership, corporate or other action, and its terms are a valid and legally binding obligation. Neither execution nor delivery of this document nor performance of its obligations will violate any law or provision of any agreement, articles of incorporation, by-laws or other organizational or governing documents relating to Owner/Applicant, nor conflict with any court order relating to Owner/Applicant.

Applicant Signature: 

Date: 7/9/19

Owner Signature (Required): 

Date: 7/9/19



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/cdd

Application # _____

Planning Permit Fee Calculation

Permit	Select	Fee
Architectural Permit – Single Family	<input checked="" type="checkbox"/>	\$3,052
Administrative Architectural Permit	<input type="checkbox"/>	\$1,469
Architectural Design Change	<input type="checkbox"/>	\$1,469
Counter Review & Determination – no new square footage	<input type="checkbox"/>	\$212
Counter Review & Determination – new square footage	<input type="checkbox"/>	\$856
Initial Historic Screening	<input type="checkbox"/>	\$452
Sign Permit	<input type="checkbox"/>	\$2,241
Administrative Sign Permit	<input type="checkbox"/>	\$1,241
Use Permit and Amendments – Single Family	<input type="checkbox"/>	\$1,832
Major Administrative Use Permit	<input type="checkbox"/>	\$1,184
Minor Administrative Use Permit	<input type="checkbox"/>	\$1,199
Variance and Amendment	<input type="checkbox"/>	\$2,548
Administrative Variance and Amendment	<input type="checkbox"/>	\$1,425
Inquiry Fee	<input type="checkbox"/>	\$334
Historic Preservation Permit	<input type="checkbox"/>	\$1,735
Accessory Dwelling Unit Permit	<input type="checkbox"/>	\$1,783
Tree Permit with Development	<input type="checkbox"/>	\$272
Appeal	<input type="checkbox"/>	25% of base permit fee or \$1,045 whichever is greater plus noticing costs
Other	<input type="checkbox"/>	

Additional Fees

General Plan Update Fee	5% of Permit Fee	<input type="checkbox"/>	152.60
CEQA Exemption Fee	\$278	<input type="checkbox"/>	278.00
Butterfly Buffer Zone	5% of Permit Fee	<input type="checkbox"/>	
Coastal Zone	25% of Permit Fee	<input type="checkbox"/>	
Area of Special Biological Significance	5% of Permit Fee	<input type="checkbox"/>	152.60
Environmentally Sensitive Habitat Area	15% of Permit Fee	<input type="checkbox"/>	
Noticing – Mailings	\$0.55 * (# of Mailings)	<input type="checkbox"/>	4.80
Noticing – Herald Ad	\$349	<input type="checkbox"/>	
Stormwater Fee	Varies	<input type="checkbox"/>	
County filing fee	Varies	<input type="checkbox"/>	
File maintenance fee	Varies	<input type="checkbox"/>	
Other	Varies	<input type="checkbox"/>	

Total Fees: \$3,640

PROJECT DATA SHEET

Project Address: 416 8TH STREET

Submittal Date:

MAY 15, 2019

Applicant(s): AARON S. TOLLEFSON

Permit Type(s) & No(s):

	Required/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1			
Building Site Area	5,400			
Density (multi-family projects only)	N/A			
Building Coverage	2,160	2,078	2,117	
Site Coverage	3,240 (60.00%)	2,861 (52.98%)	2,900 (53.70%)	
Gross Floor Area	2,683	2,643	2,682	
Square Footage not counted towards Gross Floor Area *See Checklist Item 36		N/A	N/A	
Exterior Lateral Wall Length to be demolished	n/a	n/a	<u>17.50' ft demo/ 17.50' ft total</u>	
Exterior Lateral Wall Length to be built	n/a	n/a	10.50'	
Building Height	25'-0"	24'-6"	24'-6"	
Number of stories	2	2	2	
Front Setback	15'-0"	16'-9"	16'-9"	
NORTH Side Setback (specify side)	3'-0" MIN.	6'-7"	6'-7"	
SOUTH Side Setback (specify side)	10'-0" MAX.	12'-3"	12'-3"	
Rear Setback	10'-0" MAX.	10'-0"	10'-0"	
Garage Door Setback	20'-0"	20'-9"	20'-9"	
Covered Parking Spaces	2	2	2	
Uncovered Parking Spaces	2	2	2	
Parking Space Size	9' x 20'	18'-7" x 19'-5"	18'-7" x 19'-5"	
Number of Driveways	1	1	1	
Driveway Width(s)		19'-9"	19'-9"	
Back-up Distance		20'-9"	20'-9"	
Eave Projection (Into Setback)	3' maximum	N/A	N/A	
Distances Between Eaves & Property Lines	3' minimum	N/A	N/A	
Open Porch/Deck Projections			2'-9"	FRONT ENTRY COVERING
Architectural Feature Projections (Into Setback)		N/A	N/A	
Number & Category of Accessory Buildings		N/A	N/A	
Accessory Building Setbacks		N/A	N/A	
Distance between Buildings		N/A	N/A	
Accessory Building Heights		N/A	N/A	
Fence Heights		6'-0"	6'-0"	



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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

ARCHITECTURAL PERMIT (AP) 19-0410

FOR A PROPERTY LOCATED AT 416 9th STREET TO ALLOW THE ADDITION OF A SECOND STORY DECK, ENCLOSING 39 SQ. FT. ON THE FRONT ELEVATION OF THE HOME, ADD THREE WINDOWS AND REPLACE NINE WINDOWS ON AN EXISTING TWO-STORY SINGLE-FAMILY HOME

FACTS

1. The subject site is located at 416 9th Street, Pacific Grove, 93950 APN 006-501-011
2. The subject site has a designation of Medium Density Residential (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-1 zoning district.
4. The subject site is 5,400 square feet.
5. The subject site is developed with a two-story single family dwelling and attached two-car garage.
6. This project has been determined to be CEQA Exempt under CEQA Guidelines 15301(e) – Existing Facilities

FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks and height requirements and;
2. The architecture and general appearance of the completed project is compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines No.'s 7, 16, 30 and;
3. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and;
4. The Staff have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

PERMIT

Architectural Permit (AP) 19-0410 to allow the addition of a second story deck, enclosing 39 sq. ft. on the front elevation of the home, add three windows and replace nine windows on an existing two-story single-family home.

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 two (2) years from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. **Conformance to Plans.** Development of the site shall conform to approved plans for “Habashi Residence” dated August 7th, 2019, on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes.

- 6. **Tree Protection Standards During Construction.** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.
- 7. **Street Trees.** One tree must be planted per 30 feet of frontage, with a minimum of two trees.
- 8. **Lighting.** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
- 9. **Story Poles and Netting.** Following the 10 day appeal period all story poles and netting are required to be removed.
- 10. **Building Plans.** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

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

- 1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
- 2. The Board authorizes Approval of AP 19-0410 to allow the addition of a second story deck, enclosing 39 sq. ft. on the front elevation of the home, add three windows and replace nine windows on an existing two-story single-family home.
- 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 8th day of October, 2019, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

Sarah Boyle, 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.

Tom Habashi, Owner

Date

Vera Habashi, Owner

Date

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

County Clerk
County of: Monterey

From: (Public Agency): City of Pacific Grove

(Address)

Project Title: Habashi Remodel

Project Applicant: Aaron Tollefson

Project Location - Specific:
416 9th Street

Project Location - City: Pacific Grove Project Location - County: Monterey

Description of Nature, Purpose and Beneficiaries of Project:

The addition of 39sf to the first floor of an SFD and a new 302 sf second story terrace.



Name of Public Agency Approving Project: City of Pacific Grove

Name of Person or Agency Carrying Out Project: Aaron Tollefson

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. State type and section number: 15301(e) - Existing Facilities
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

This exemption allows for small residential additions to a single-family home.

Lead Agency
Contact Person: Alex Othon Area Code/Telephone/Extension: 831-648-3185

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: _____ Date: 9/25/2019 Title: Assistant Planner

Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____

NEW ADDITION & REMODEL FOR HABASHI RESIDENCE

416 9TH STREET
PACIFIC GROVE, CALIFORNIA 93950

AST
DESIGN GROUP
957 ANGELUS WAY
DEL REY OAKS, CA 93940
PHONE: (831) 578-3450

AARON S. TOLLEFSON, DESIGNER

REMODEL RESIDENCE
FOR:

**HABASHI
RESIDENCE**

416 9TH STREET
PACIFIC GROVE, CALIFORNIA
A.P.N.: 006-501-011

DRAWINGS:
PROJECT DATA
SHEET INDEX
SCOPE OF WORK
CODES
ASSESSORS MAP
VICINITY MAP
NOTES

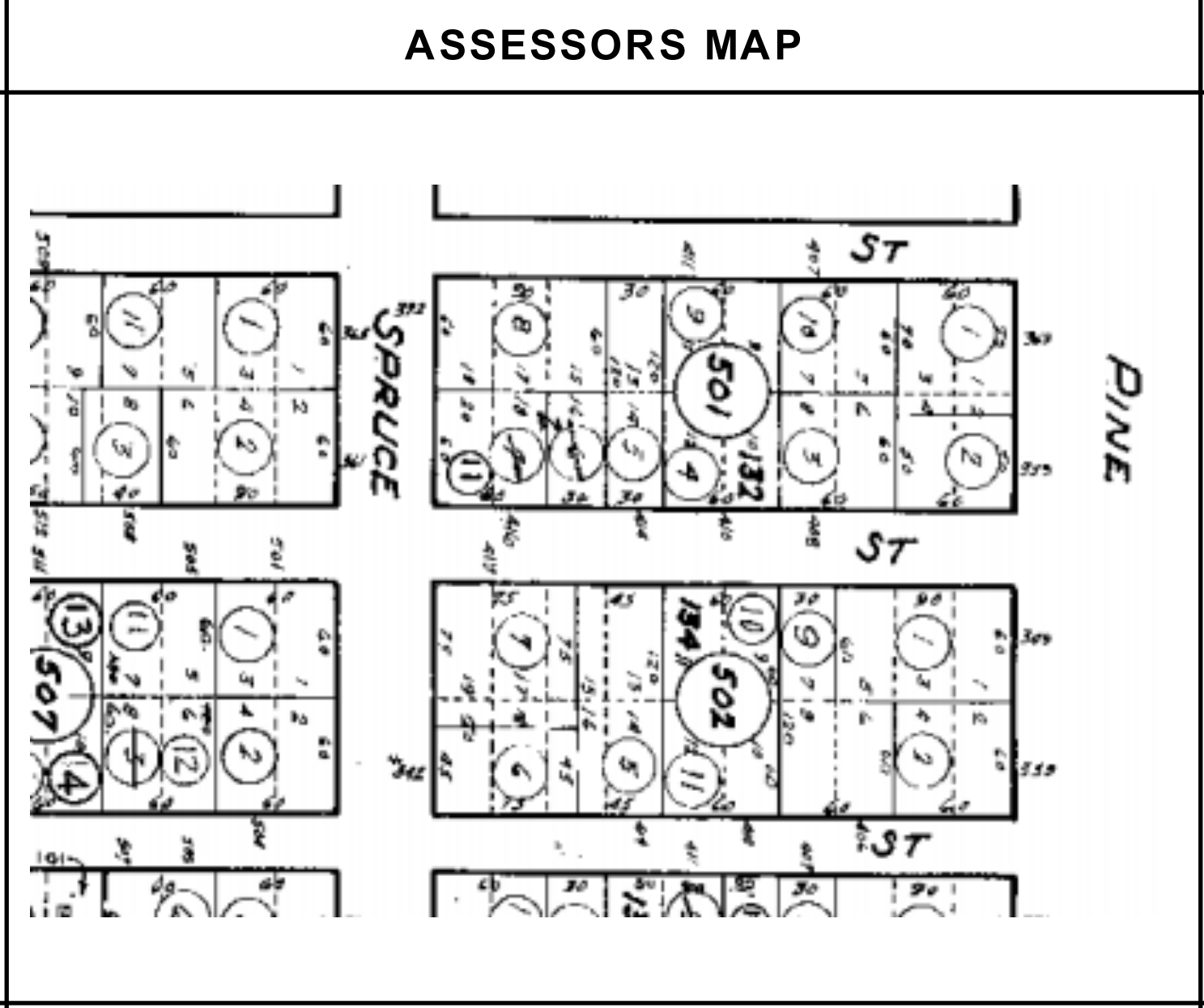
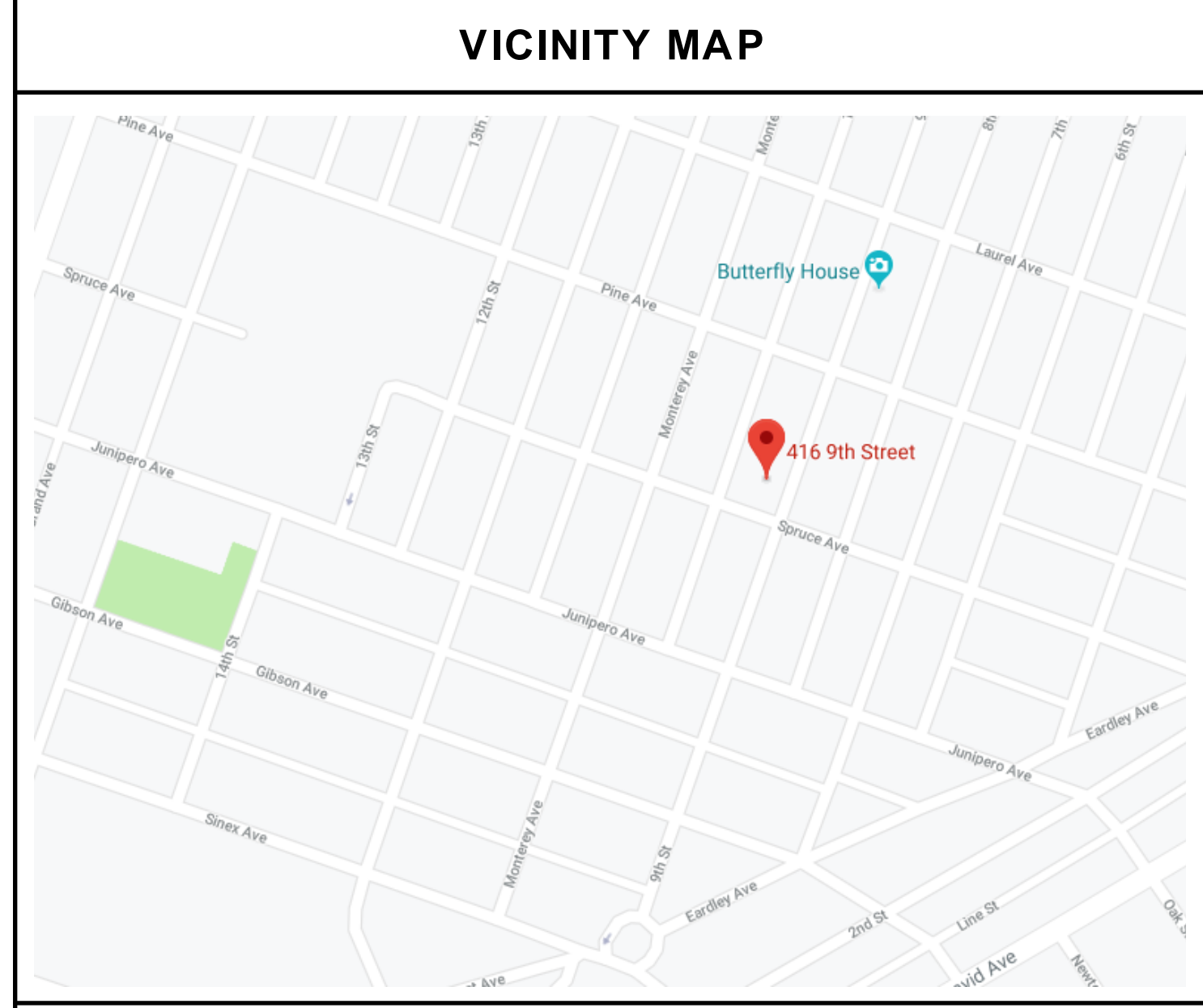
DRAWN BY: AST
DRAWING DATE: May 15, 2019
REVISION DATES:
August 5, 2019 (Plann. Rev.)

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

SHEET

A1.0

NEW ADDITION & REMODEL FOR HABASHI RESIDENCE



SHEET INDEX

A1.0	COVER SHEET, PROJECT DATA, NOTES, ASSESSORS MAP
A1.1	ENTIRE SITE PLAN
A1.2	EXISTING FLOOR PLAN (MAIN & UPPER LEVELS)
A1.3	NEW FLOOR PLAN (MAIN & UPPER LEVELS)
A1.4	EXTERIOR ELEVATIONS
A1.5	EXTERIOR ELEVATIONS

PROJECT DATA

PROJECT ADDRESS	416 9TH STREET PACIFIC GROVE, CALIFORNIA 93950
PARCEL NUMBER:	006-501-011
PACIFIC GROVE ZONING:	R-1
SITE AREA:	5,400 S.F.
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	R-3
STORIES:	2-STORY
SEWER SYSTEM:	EXISTING SEWER SYSTEM
SQUARE FOOTAGE:	(E) RESIDENCE (MAIN LEVEL): 1,658 S.F. (E) RESIDENCE (UPPER LEVEL): 565 S.F. (E) ATTACHED 2-CAR GARAGE: 420 S.F. (N) ENTRY ADDITION: 39 S.F. (N) UPSTAIRS OUTDOOR TERRACE: 302 S.F. (NOT COUNTED TO G.F.A.)
TOTAL:	2,682 S.F. (2,683 S.F. MAX. ALLOWED)
SITE COVERAGE:	(E) RESIDENCE: 1,658 S.F. (E) ATTACHED GARAGE: 420 S.F. (N) ENTRY ADDITION: 39 S.F. (N) PATIOS: 783 S.F.
TOTAL SITE COVERAGE:	2,900 S.F. (53.70% SITE COVERAGE)
FIRE SPRINKLER REQUIREMENT:	NOT REQUIRED
TREES TO BE REMOVED:	NO TREES TO BE REMOVED
MAXIMUM HEIGHT ALLOWED:	25 FEET

GENERAL NOTES

TYPICAL CONSTRUCTION REQUIREMENTS OF THE 2016 CRC SHALL APPLY WHERE APPLICABLE AND WHEN NOT SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.

SITE FAMILIARIZATION: CONTRACTOR IS RESPONSIBLE TO ACQUAINT HIMSELF WITH THE SITE PRIOR TO SUBMITTING A PROPOSAL. IF THE CONTRACTOR DISCOVERS ANY CONDITIONS DURING HIS SITE VISIT FAMILIARIZATION WHICH HE FEELS WILL ADVERSELY AFFECT THE WORK, OR WHICH HE FEELS HAVE NOT BEEN ADEQUATELY ADDRESSED BY THE CONSTRUCTION DOCUMENTS, HE IS TO NOTIFY THE DESIGNER IN WRITING.

CONSTRUCTION DETAILS: NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE CARRIED OUT BY RESPECTIVE CONTRACTORS IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR WITH MANUFACTURERS SPECIFICATIONS FOR INSTALLATION FOR THEIR MATERIALS OR ITEMS.

DEMOLITION: COORDINATE ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE WISHES TO RETAIN FOR HIS USEAGE. ALL OTHER ITEMS BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. UTILIZE DUST CONTROL MEASURES DURING DEMOLITION.

GLAZING: ALL DOORS ARE TO HAVE TEMPERED GLAZING. ALL GLAZING IN ANY AREAS SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS. GLAZING WITHIN 24" OF ANY EDGE OF DOOR OR WITHIN 18" OF THE FLOOR MUST COMPLY.

MECHANICAL AND PLUMBING: IT IS THE ESSENCE OF THE CONTRACTOR THAT ALL SYSTEMS SHALL FUNCTION WELL INDIVIDUALLY AND IN COMBINATION WITH OTHER SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR THE PLUMBING LAYOUT FOR ALL FIXTURES AND EQUIPMENT.

GFI PROTECTION: ALL 125 VOLT, SINGLE PHASE 15 AND 20 AMP RECEPTACLE OUTLETS INSTALLED OUTDOORS, IN GARAGES, IN BATHROOMS AND WITHIN 6 FEET OF KITCHEN SINKS ABOVE COUNTERTOP SURFACE SHALL HAVE GROUND FAULT CIRCUIT PROTECTION. **ALL KITCHEN RECEPTACLES TO BE GFCI.**

SMOKE DETECTORS: AN APPROVED SMOKE DETECTOR SHALL BE CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO BEDROOMS. SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH SLEEPING AND EACH STORY AND IN THE BASEMENT (WHERE APPLICABLE). REQUIRED SMOKE DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRE. ADDITIONS OR REPAIRS WITH A VALUATION OF \$1,000 OR MORE REQUIRE THAT SMOKE DETECTORS BE INSTALLED. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTORS SHALL SOUND AN ALARM IN ALL SLEEPING AREAS. (REFER TO 2013 RESIDENTIAL CODE FOR SMOKE DETECTORS).

NAILING TO BE IN COMPLIANCE WITH **2016 CALIFORNIA RESIDENTIAL CODE** TABLE.

ALL HOT WATER FAUCETS THAT HAVE MORE THAN 10 FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM. (SECTION 6 (Q), ORD. 3522).

NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.

ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT-OFF NOZZLE. WHEN AN AUTOMATIC SHUT-OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT-OFF NOZZLE.

ALL MANUFACTURERS INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.

THE HOT WATER PLUMBING SYSTEM SHALL BE RECIRCULATING HOT WATER SYSTEM.

CARBON MONOXIDE DETECTORS: AN APPROVED CARBON MONOXIDE DETECTOR SHALL BE CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO BEDROOMS. CARBON MONOXIDE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH STORY AND IN THE BASEMENT (WHERE APPLICABLE). REQUIRED CARBON MONOXIDE DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRE. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE HALLWAY. DETECTORS SHALL SOUND AND ALARM IN AREAS LOCATED NEAR SLEEPING AREAS. (REFER TO 2013 CALIFORNIA RESIDENTIAL CODE FOR CARBON MONOXIDE DETECTORS, SECTION R315).

FIRE DEPARTMENT NOTES

FIRE007 - DRIVEWAYS
DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT, WHERE THE GRADE EXCEEDS 9 PERCENT. A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASS SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TURNS, AND ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPRE AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

FIRE011 - ADDRESSES FOR BUILDINGS
ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE MINIMUM OF 4 INCH HEIGHT, 1/2 INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

FIRE019 - DEFENSIBLE SPACE REQUIREMENTS (STANDARD)
MANAGE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FEET OF STRUCTURES, OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. TRIM TREE LIMBS TO A MINIMUM HEIGHT OF 6 FEET FROM THE GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

FIRE029 - ROOF CONSTRUCTION
ALL NEW STRUCTURES AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 25 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS "A" ROOF CONSTRUCTION.

GENERAL NOTES

- PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE START OF CONSTRUCTION.
- SHEAR WALLS WITH NAILING REQUIREMENTS TIGHTER THAN 4" O.C. REQUIRE A THIRD PARTY INSPECTION AND APPROVAL.
- SEWER BACK WATER VALVE AND SEWER RELIEF VENT SHALL BE INSTALLED.
- GENERAL CONTRACTOR SHALL PROVIDE A SINGLE LINE GAS DIAGRAM AT FRAMING INSPECTION.

CITY OF PACIFIC GROVE PROJECT DATA

PROJECT DATA SHEET

Project Address: 416 9TH STREET	Submittal Date: MAY 15, 2019			
Applicant(s): AARON S. TOLLEFSON	Permit Type(s) & No(s):			
	Required/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1			
Building Site Area	5,400			
Density (multi-family projects only)	N/A			
Building Coverage	2,160	2,078	2,117	
Site Coverage	3,240 (60.00%)	2,861 (52.98%)	2,900 (53.70%)	
Gross Floor Area	2,683	2,643	2,682	
Square Footage not counted towards Gross Floor Area *See Checklist Item 36		N/A	N/A	
Exterior Lateral Wall Length to be demolished	n/a	n/a	17.50' ft demo/ 17.50' ft total	
Exterior Lateral Wall Length to be built	n/a	n/a	10.50'	
Building Height	25'-0"	24'-6"	24'-6"	
Number of stories	2	2	2	
Front Setback	15'-0"	16'-9"	16'-9"	
NORTH Side Setback (specify side)	9'-0" MIN.	6'-7"	6'-7"	
SOUTH Side Setback (specify side)	10'-0" MAX.	12'-3"	12'-3"	
Rear Setback	10'-0" MAX.	10'-0"	10'-0"	
Garage Door Setback	20'-0"	20'-9"	20'-9"	
Covered Parking Spaces	2	2	2	
Uncovered Parking Spaces	2	2	2	
Parking Space Size	9' x 20'	18'-7" x 19'-5"	18'-7" x 19'-5"	
Number of Driveways	1	1	1	
Driveway Width(s)		19'-9"	19'-9"	
Back-up Distance		20'-9"	20'-9"	
Eave Projection (Into Setback)	3' maximum	N/A	N/A	
Distances Between Eaves & Property Lines	3' minimum	N/A	N/A	
Open Porch/Deck Projections			2'-9"	FRONT ENTRY COVERING
Architectural Feature Projections (Into Setback)		N/A	N/A	
Number & Category of Accessory Buildings		N/A	N/A	
Accessory Building Setbacks		N/A	N/A	
Distance between Buildings		N/A	N/A	
Accessory Building Heights		N/A	N/A	
Fence Heights		6'-0"	6'-0"	

*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.

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES LISTED AS FOLLOWS:

- 2016 CALIFORNIA RESIDENTIAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 TITLE 24 ENERGY COMPLIANCE

AST
DESIGN GROUP
957 ANGELUS WAY
DEL REY OAKS, CA 93940
PHONE: (831) 578-3450

AARON S. TOLLEFSON, DESIGNER

REMODEL RESIDENCE
FOR:

**HABASHI
RESIDENCE**

416 9TH STREET
PACIFIC GROVE, CALIFORNIA
A.P.N.: 006-501-011

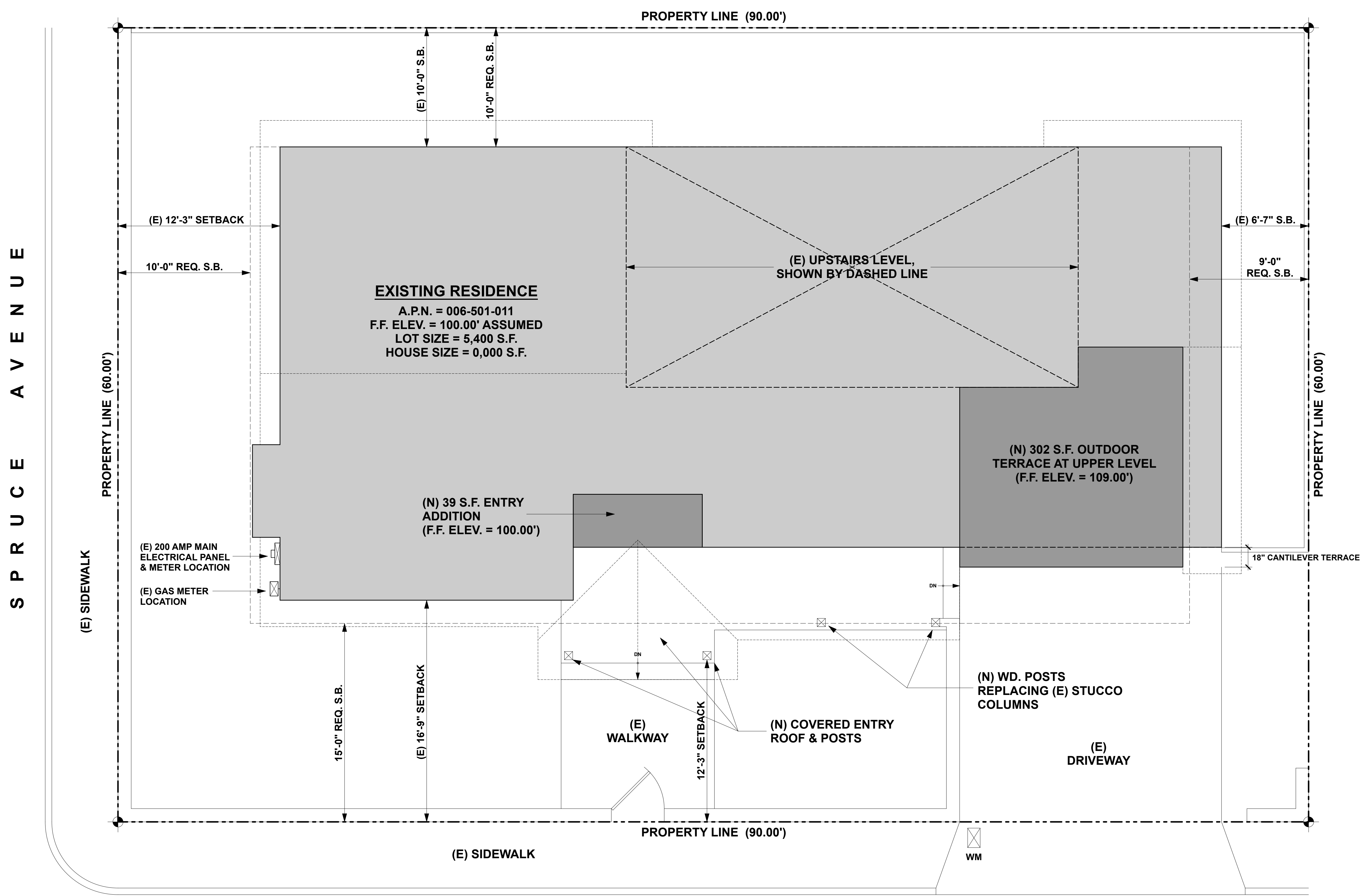
DRAWINGS:
SITE PLAN
NOTES

DRAWN BY: AST
DRAWING DATE: May 15, 2019
REVISION DATES:
August 5, 2019 (Plann. Rev.)

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

SHEET

A1.1



SPRUCE AVENUE

9TH STREET

Site Plan
1/4" = 1'-0"
NORTH

AST
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DEL REY OAKS, CA 93940
PHONE: (831) 578-3450

AARON S. TOLLEFSON, DESIGNER

REMODEL RESIDENCE
FOR:

**HABASHI
RESIDENCE**

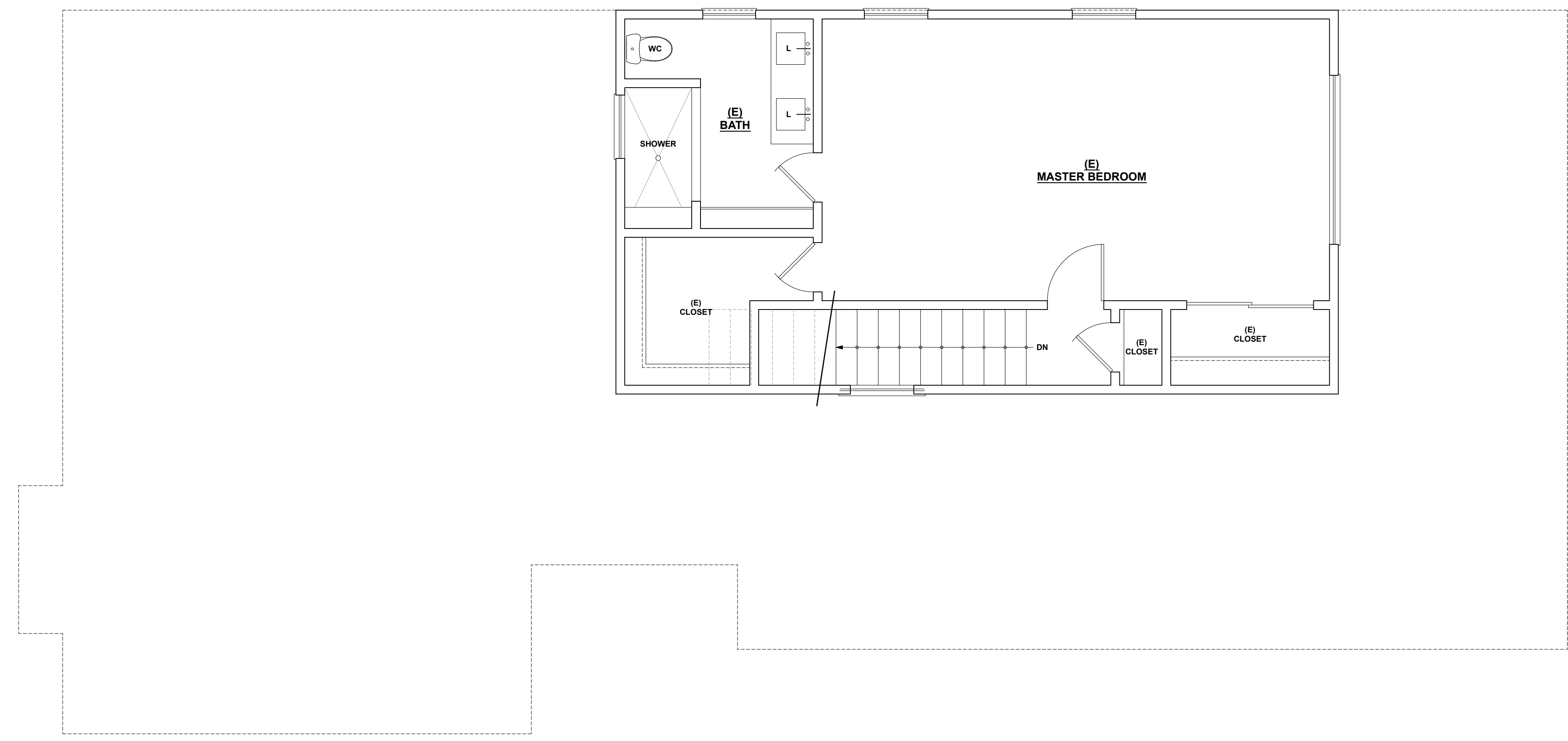
416 9TH STREET
PACIFIC GROVE, CALIFORNIA
A.P.N.: 006-501-011

DRAWINGS:
EXIST. FLOOR PLAN (MAIN LEVEL)
EXIST. FLOOR PLAN (UPPER LEVEL)

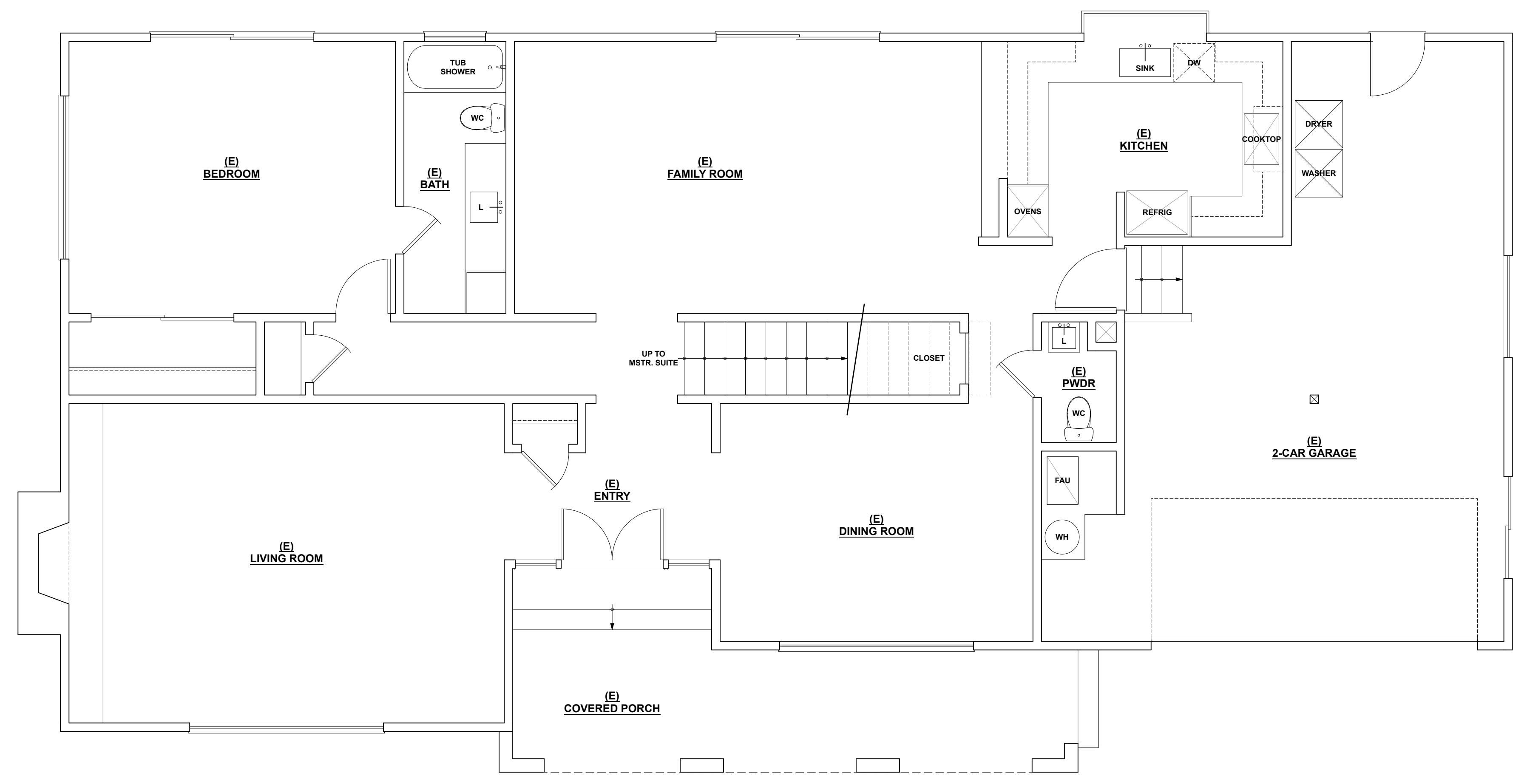
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SHEET
A1.2



Existing Upper Level Floor Plan
1/4" = 1'-0"



Existing Main Level Floor Plan
1/4" = 1'-0"

AST
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DEL REY OAKS, CA 93940
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AARON S. TOLLEFSON, DESIGNER

REMODEL RESIDENCE
FOR:

**HABASHI
RESIDENCE**

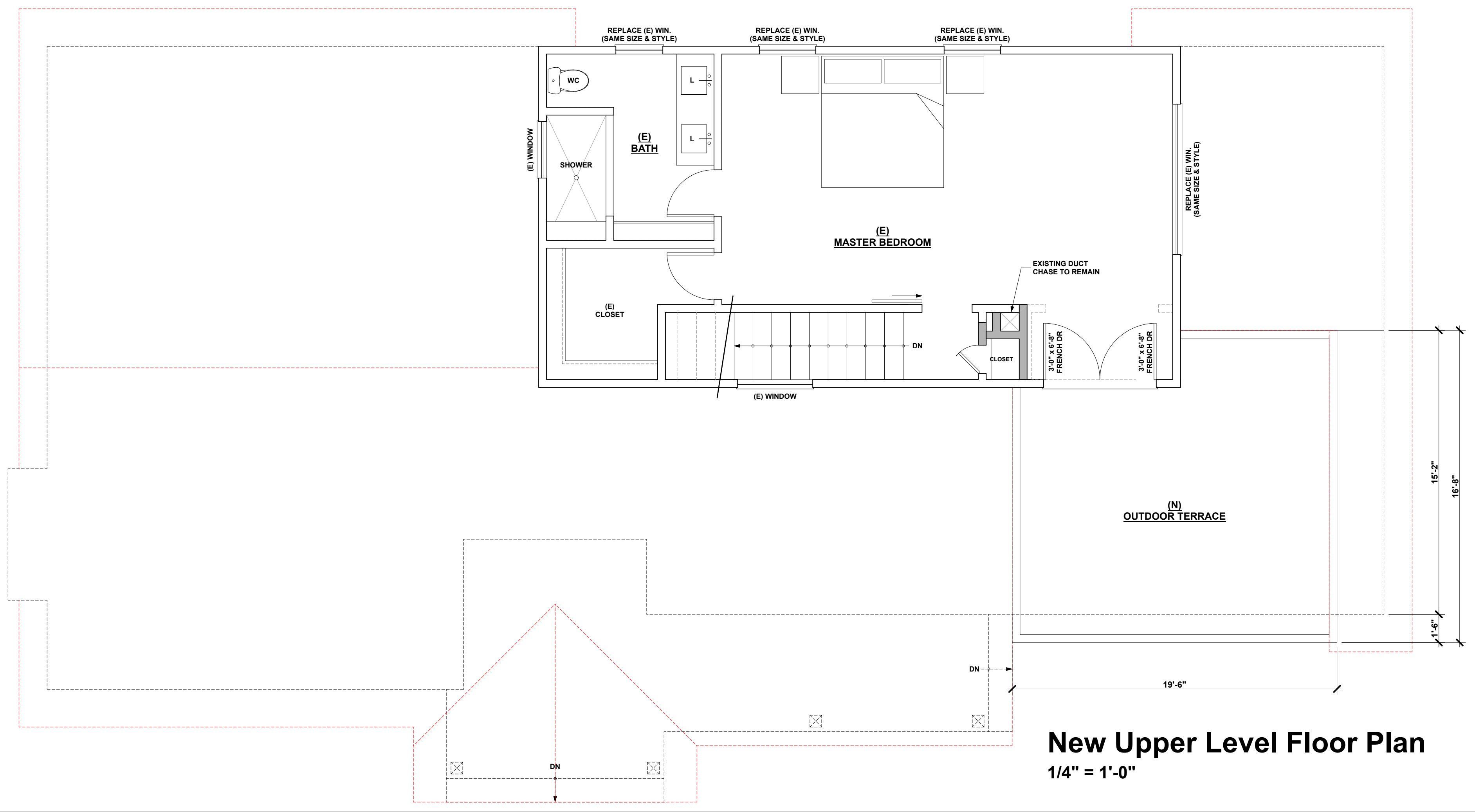
416 9TH STREET
PACIFIC GROVE, CALIFORNIA
A.P.N.: 006-501-011

DRAWINGS:
NEW FLOOR PLAN (MAIN LEVEL)
NEW FLOOR PLAN (UPPER LEVEL)

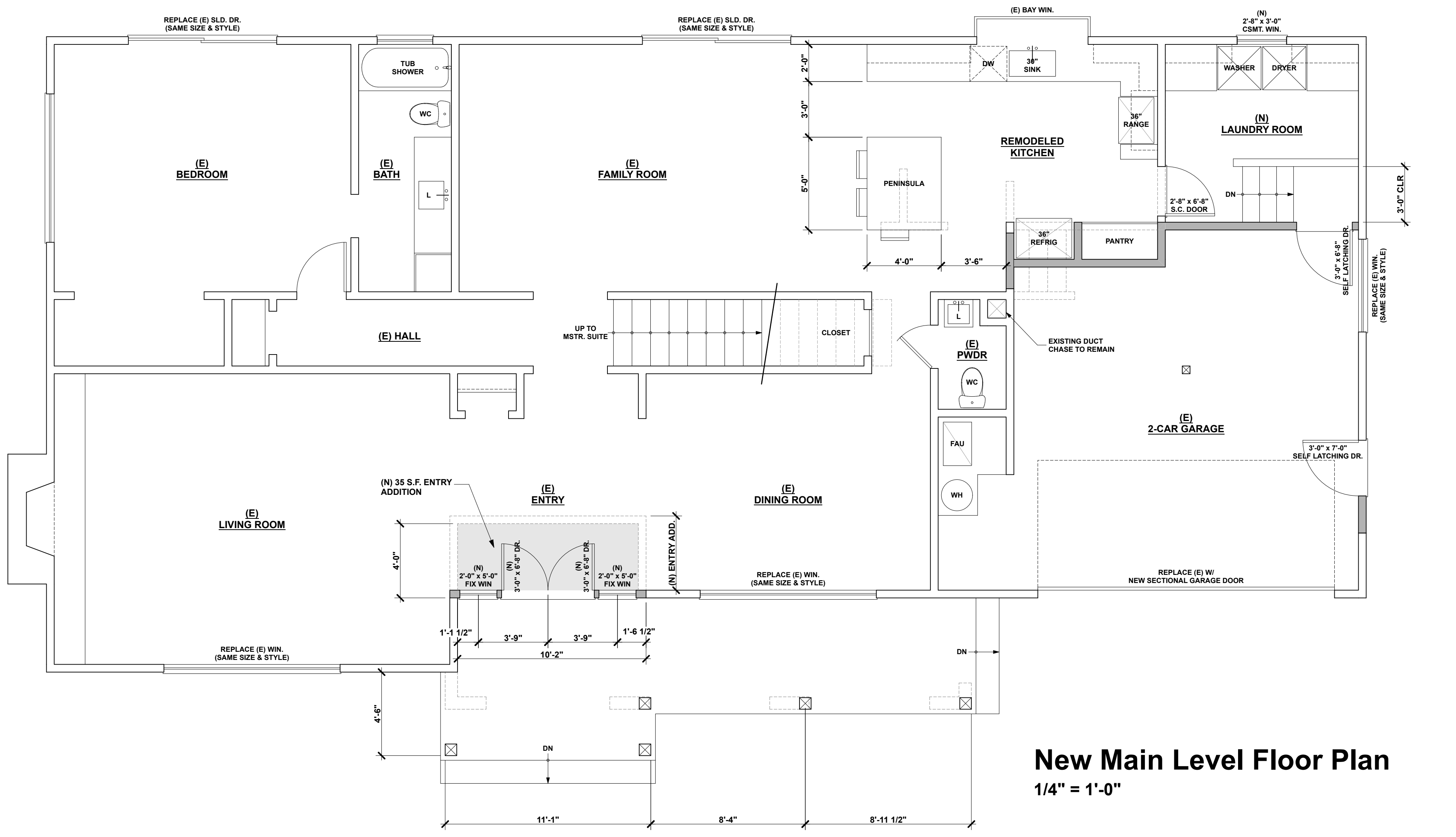
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SHEET
A1.3



New Upper Level Floor Plan
1/4" = 1'-0"



New Main Level Floor Plan
1/4" = 1'-0"

AST
 DESIGN GROUP
 957 ANGELUS WAY
 DEL REY OAKS, CA 93940
 PHONE: (831) 578-3450

AARON S. TOLLEFSON, DESIGNER

REMODEL RESIDENCE
 FOR:

**HABASHI
 RESIDENCE**

416 9TH STREET
 PACIFIC GROVE, CALIFORNIA
 A.P.N.: 006-501-011



Existing West Elevation



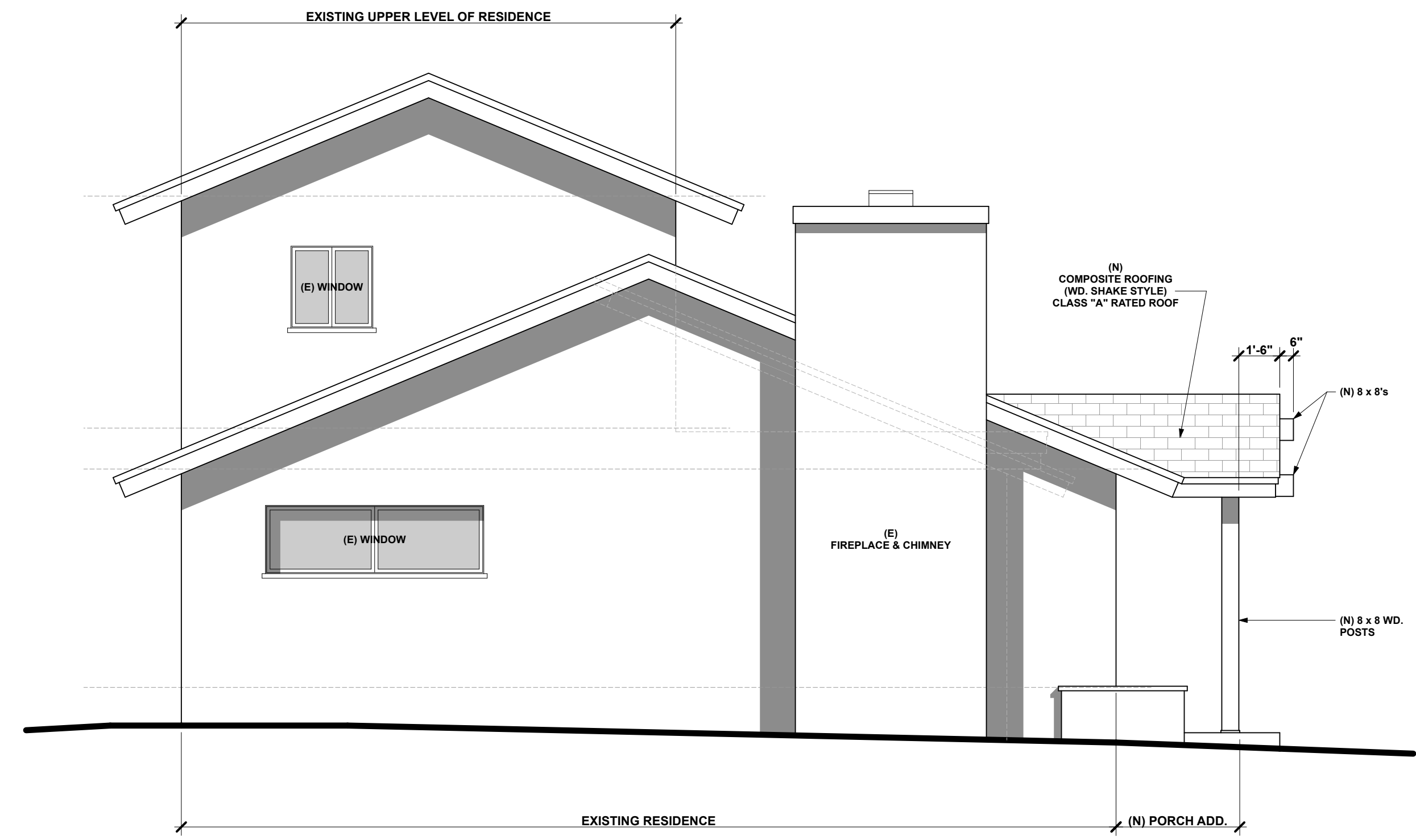
Existing West Elevation



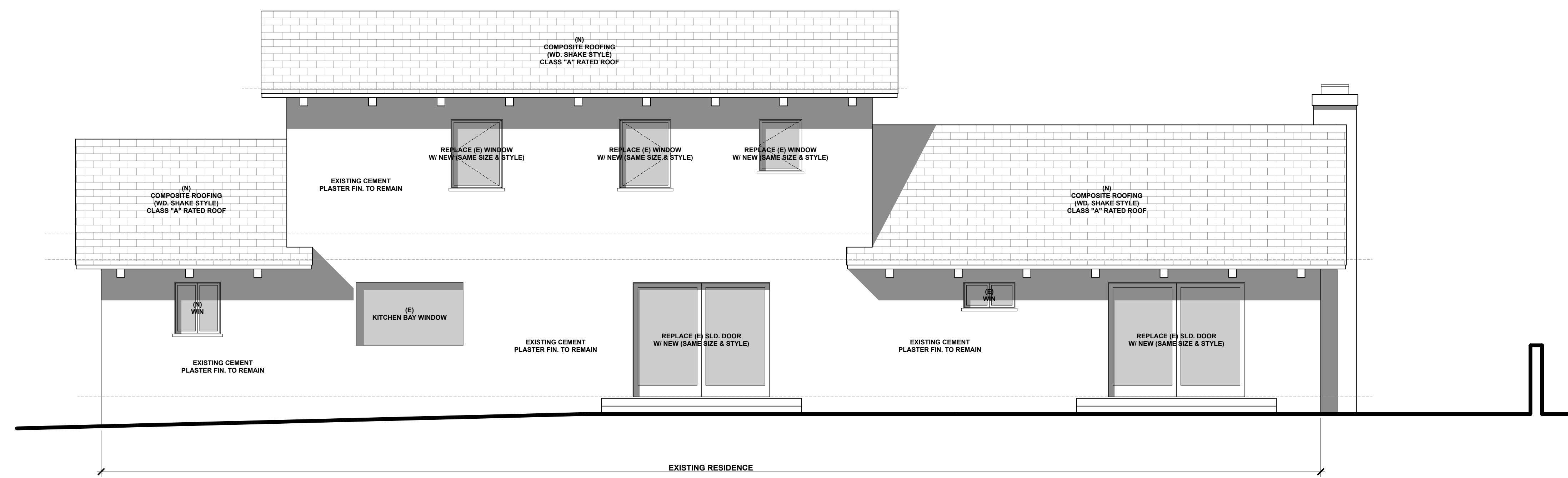
Existing West Elevation



Existing South Elevation



Proposed South Exterior Elevation
 1/4" = 1'-0"



Proposed West Exterior Elevation
 1/4" = 1'-0"

DRAWINGS:
 NEW EXTERIOR ELEVATIONS

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SHEET
A1.5

HABASHI RESIDENCE

416 9TH STREET
PACIFIC GROVE, CA 93950
A.P.N. = 006-501-011

FINISH MATERIALS



ENTRY PORCH
GABLE W/ 8 x 8 POSTS (SIM.)
STAINED
KORBELS - STAINED (SIM.)



COMPOSITION ROOFING
SHAKE STYLE
COLOR: CHARCOAL



SECTIONAL GARAGE DOOR
STAINED



ENTRY DOORS
STAINED

WINDOW & SLIDING DOORS
MILGARD ALUMINUM
COLOR - DARK BRONZE



UPPER TERRACE RAILING
WROUGHT IRON