



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 8th, 2019

PERMIT APPLICATION NO.: Architectural Permit (AP) No. 19-0476

LOCATION: 316 10th Street, Pacific Grove, CA 93950
(APN 006-268-005)

SUBJECT: The addition of 66 sq. ft. to the first floor and a new 532 sq. ft. second story to an existing 1,662 sq. ft. one-story single-family dwelling.

APPLICANT: Jeanne Byrne Architects (Applicant) on behalf of Keith & Kimberly Brown (Owners)

ZONING/LAND USE: R-2 / High Density Residential (29.0 du/ac)

CEQA: Exempt per §15301(e) – Existing Facilities

RECOMMENDATION

Approve the project subject to the recommended findings, conditions of approval and a Class 1 CEQA exemption.

PROJECT DESCRIPTION

The proposed project consists of a first floor addition of 66 square feet to the south elevation of the home and the construction of a new 532 square foot second story addition to the east elevation of the home.

BACKGROUND

Site Description

The 3,600 sq. ft. property is located in a neighborhood with similarly sized lots. While 10th Street is sloped down towards the ocean, the property itself is flat and currently developed with a 1,212 sq. ft. single-story residence and attached 450 sq. ft. two-car garage for a total size of 1,662 sq. ft. The subject site is currently over the allowed site coverage by 119 sq. ft. and will be brought into compliance as a part of this project.

Surrounding Land Uses

The parcel's immediate vicinity is developed primarily with one- and two-story residential residences.

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 orderly, well-planned, and balanced development, consistent with the historic nature of Pacific Grove, the capacity of the City's infrastructure, and the City's 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 compatible with the Residential High Density land use designation which allows residential development of up to 29.0 dwelling units per acre.

Applicable Zoning Code Regulations

The proposed project is in full compliance with the zoning regulations set forth in PGMC [23.20](#) (R-2). This includes and is not limited to the height limit, setback requirements, and allowable building and site coverage. The allowed site coverage in the R-2 district is 60% of the lot size, in this case, 2,160 sq. ft. When complete, the site coverage of the property will be 2,159 sq. ft. or 59.9%. The project is also in compliance with the parking standards for single-family residential development which requires one covered space and one uncovered space.

Architecture and Design Considerations

The project will result in a two-story, single-family residence of 1,662 sq. ft. Exterior finishes on the proposed additions will match the existing residence, with cedar shingle siding, composition shingle roof, and vinyl windows.

The proposed architectural style, layout, materials to be used, and reduction in total impervious surfaces, assist the project in complying with a variety of the recommendations in the Residential Design Guidelines, including the following:

Guidelines No. 5: *Attempt to locate taller sections of buildings where they will not obstruct sunlight to adjacent yards, patios, or rooms.*

The proposed addition will not negatively affect the sunlight received by adjacent properties.

Guidelines No. 16: *An effort should be made to preserve significant public view corridors.*

The addition will not affect the public view corridor looking down 10th Street towards the bay.

Guideline No. 28: *An addition should complement and balance the overall form, mass, and composition of the existing building.*

The proposed first and second story additions are within the allowed gross floor area for this lot and will not overwhelm the existing structure. The proposed partial second story will not result in an overly massive structure.

Guideline No. 31: *Additions should be designed so that the pitch of the new roof matches of complements the pitch of the existing roof lines.*

The roof pitch of the proposed additions (3:12) will match the roof lines of the current residence.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)

The proposed project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301(e) – Existing Facilities. The proposed addition 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 listed under §15300.2 of the CEQA Guidelines. Staff finds that none of these exceptions apply 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 # AP 19-0476

Date: 8/7/19

Total Fees: \$ 3,744.70

APPLICANT/OWNER:	<p>Project Address: <u>316 10TH ST.</u> APN: <u>006-268-005</u></p> <p>Project Description: <u>(E) HOUSE TO REMAIN. ADD'N @ 1ST FLOOR AT (E) CONC. PATIO. 2ND FLOOR ADDIN OVER GARAGE & (E) HOUSE. FINISHES & MATERIALS TO MATCH (E).</u></p> <p>Will the project create, add, or replace impervious surface? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Will the project impact any tree(s) on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>																				
	<table style="width:100%;"> <tr> <td style="text-align: center;">Applicant</td> <td style="text-align: center;">Owner</td> </tr> <tr> <td>Name: <u>JEANNE C. BYRNE, FAIA, ARCHITECT</u></td> <td>Name: <u>KEITH & KIMBERLY BROWN</u></td> </tr> <tr> <td>Phone: <u>831 372 6585</u></td> <td>Phone: <u>831-644-0822</u></td> </tr> <tr> <td>Email: <u>JCBARCHFAIA@ATT.NET</u></td> <td>Email: _____</td> </tr> <tr> <td>Mailing Address: <u>591 LIGHTHOUSE AVE. #5</u> <u>PACIFIC GROVE, CA 93950</u></td> <td>Mailing Address: <u>316 10TH ST.</u> <u>PACIFIC GROVE, CA 93950</u></td> </tr> </table>	Applicant	Owner	Name: <u>JEANNE C. BYRNE, FAIA, ARCHITECT</u>	Name: <u>KEITH & KIMBERLY BROWN</u>	Phone: <u>831 372 6585</u>	Phone: <u>831-644-0822</u>	Email: <u>JCBARCHFAIA@ATT.NET</u>	Email: _____	Mailing Address: <u>591 LIGHTHOUSE AVE. #5</u> <u>PACIFIC GROVE, CA 93950</u>	Mailing Address: <u>316 10TH ST.</u> <u>PACIFIC GROVE, CA 93950</u>										
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<p>Property Information</p> <p>Lot: <u>14 & 16</u> Block: <u>20</u> Tract: <u>1ST ADD</u></p> <p>ZC: <u>R-2</u> GP: <u>High Density Res</u> Lot Size: <u>3,600 sq ft</u></p> <p><input type="checkbox"/> Historic Resources Inventory <input type="checkbox"/> Archaeologically Sensitive Area</p>																					
<p>Staff Use Only:</p> <p>Received by: <u>AO</u></p> <p>Assigned to: _____</p> <div style="border: 2px solid blue; padding: 5px; display: inline-block;"> <p style="text-align: center;">AUG 07 2019</p> <p style="text-align: center; font-weight: bold; color: red;">\$ PAID</p> <p style="text-align: center; font-weight: bold; color: red;">3,744.70</p> <p style="text-align: center; font-weight: bold; color: blue;">8-7-19</p> <p style="text-align: center; font-weight: bold;">CITY OF PACIFIC GROVE COMMUNITY DEV DEPT</p> </div>																					

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 Indemnitees: (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: 
PAUL SIMPSON FOR JEB ARCHITECTS

Date: 08-01-2019

Owner Signature (Required): 

Date: 08-05-2019



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 # AP19-0476

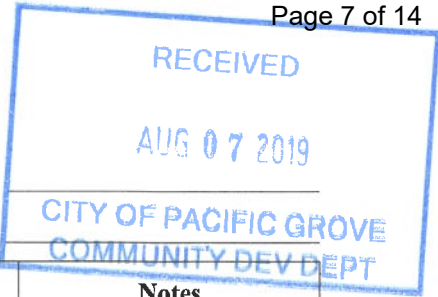
Planning Permit Fee Calculation

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 checked="" type="checkbox"/>	\$152.60
CEQA Exemption Fee	\$278	<input checked="" type="checkbox"/>	\$278
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 checked="" type="checkbox"/>	\$152.60
Environmentally Sensitive Habitat Area	15% of Permit Fee	<input type="checkbox"/>	
Noticing – Mailings	\$0.55 * (# of Mailings)	<input checked="" type="checkbox"/>	\$5.50
Noticing – Herald Ad	\$349	<input type="checkbox"/>	
Stormwater Fee	Varies	<input type="checkbox"/>	
County filing fee	Varies	<input checked="" type="checkbox"/>	\$50
File maintenance fee	Varies	<input checked="" type="checkbox"/>	\$54
Other	Varies	<input type="checkbox"/>	

Total Fees: \$3,744.70



PROJECT DATA SHEET

Project Address: 316 10TH ST.
Applicant(s): JEDNME C. BYRNE, FAIA

Submittal Date:
Permit Type(s) & No(s):

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-2			
Building Site Area		3600	3600	
Density (multi-family projects only)				
Building Coverage	1800	1662	1728	
Site Coverage	2160	2279	2279	NO CHANGE
Gross Floor Area	2400	1662	2260	
Square Footage not counted towards Gross Floor Area		-	-	
Impervious Surface Area Created and/or Replaced			66	PATIO REPLACED W/ LAUNDRY RM.
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	_____	6 ft/ 3 %	
Exterior Lateral Wall Length to be built	_____	_____	116	
Building Height	30'	13'-6"	20'-8"	
Number of stories	2	1	2	
Front Setback	15	11'-6"	11'-6"	NO CHANGE
<u>NORTH</u> Side Setback (specify side)	6'	4'-11"	4'-11"	NO CHANGE
<u>SOUTH</u> Side Setback (specify side)	6'	6'-8"	6'-8"	NO CHANGE
Rear Setback	10'	7'-10"	7'-10"	NO CHANGE
Garage Door Setback	20	11'-6"	11'-6"	NO CHANGE
Covered Parking Spaces		2	2	NO CHANGE
Uncovered Parking Spaces		-	-	
Parking Space Size (Interior measurement)	9' x 20'	20 x 20	20 x 20	
Number of Driveways	1	1	1	
Driveway Width(s)		19'	19'	NO CHANGE
Back-up Distance		11'-6"	11'-6"	NO CHANGE
Eave Projection (Into Setback)	3' maximum	2'-7"	2'-7"	NO CHANGE
Distances Between Eaves & Property Lines	3' minimum	3'-MIN	3' MIN	NO CHANGE
Open Porch/Deck Projections		-	-	
Architectural Feature Projections		-	-	
Number & Category of Accessory Buildings		-	-	
Accessory Building Setbacks		-	-	
Distance between Buildings		-	-	
Accessory Building Heights		-	-	
Fence Heights		6'	6'	NO CHANGE

*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 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) 19-0476

FOR A PROPERTY LOCATED AT 316 10th STREET TO ALLOW A SECOND STORY ADDITION OF 532 SQUARE FEET AND A FIRST FLOOR ADDITION OF 66 SQUARE FEET TO AN EXISTING SINGLE-FAMILY DWELLING.

FACTS

1. The subject site is located at 316 10th Street, Pacific Grove, 93950 APN (006-268-005)
2. The subject site has a designation of High Density Residential (29.0 du/ac) on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-2 zoning district.
4. The subject site is 3,600 square feet.
5. The subject site is developed with a single family dwelling and attached 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-2 zoning district including setbacks and height requirements;
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 Nos. 5, 16, 28, 31;
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) 19-0479 to allow a second story addition of 532 square feet and a first floor addition of 66 square feet to an existing single-family dwelling.

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 “Brown Residence” dated September 4th, 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. **Lighting.** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
8. **Story Poles and Netting.** Following the 10 day appeal period all story poles and netting are required to be removed.
9. **Building Plans.** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

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

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
2. The Board authorizes Approval of AP 19-0476 to allow a second story addition of 532 square feet and a first floor addition of 66 square feet to an existing single-family dwelling.
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.

Keith Brown, Owner

Date

Kimberly Brown, Owner

Date

Notice of Exemption

Appendix E

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

From: (Public Agency): City of Pacific Grove

County Clerk
County of: Monterey

(Address)

Project Title: Brown Addition

Project Applicant: Jeanne Byrne Architects

Project Location - Specific:

316 10th Street

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

Description of Nature, Purpose and Beneficiaries of Project:

A second-story addition of 532 sq. ft. and a first story addition of 66 sq. ft. to a SFD.

Name of Public Agency Approving Project: City of Pacific Grove

Name of Person or Agency Carrying Out Project: Jeanne Byrne Architects

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:

15301(e) allows for small additions to existing single-family dwelling.

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: 9/13/2019 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: _____

BROWN RESIDENCE

PROJECT DATA SHEET
 Project Address: 316 10TH ST. Submittal Date:
 Applicant(s): JEANNE C. BYRNE, FAIA Permit Type(s) & No(s):

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-2			
Building Site Area	3600	3600	3600	
Density (multi-family projects only)				
Building Coverage	1800	1662	1728	
Site Coverage	2160	2279	2159	
Gross Floor Area	2400	1662	2260	
Square Footage not counted towards Gross Floor Area				
Impervious Surface Area Created and/or Replaced			66	patio replacement w/ LANDSCAPING
Exterior Lateral Wall Length to be demolished in feet & % of total*			6 @ 3%	
Exterior Lateral Wall Length to be built			116	
Building Height	30'	13'-6"	20'-0"	
Number of stories	2	1	2	
Front Setback	15'	11'-6"	11'-6"	NO CHANGE
Side Setback (specify side)	6'	4'-11"	4'-11"	NO CHANGE
Side Setback (specify side)	6'	6'-8"	6'-8"	NO CHANGE
Rear Setback	10'	7'-10"	7'-10"	NO CHANGE
Garage Door Setback	20'	11'-6"	11'-6"	NO CHANGE
Covered Parking Spaces	2	2	2	NO CHANGE
Uncovered Parking Spaces				
Parking Space Size (interior measurement)	9'x20'	20'x20'	20'x20'	
Number of Driveways	1	1	1	
Driveway Width(s)	19'	19'	19'	NO CHANGE
Back-up Distance		11'-6"	11'-6"	NO CHANGE
Eave Projection (Into Setback)	3' maximum	2'-7"	2'-7"	NO CHANGE
Distances Between Eaves & Property Lines	3' minimum	3' min	3' min	NO CHANGE
Open Porch/Deck Projections				
Architectural Feature Projections				
Number & Category of Accessory Buildings				
Accessory Building Setbacks				
Distance between Buildings				
Accessory Building Heights				
Fence Heights		6'	6'	NO CHANGE

*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.
 [Rev. 01/14/14]

PROJECT DATA:

OWNER: KEITH & KIMBERLY BROWN
 PROJECT ADDRESS: 316 10TH STREET
 PACIFIC GROVE, CA 93950
 A.P.N.: 006-268-005
 MAILING ADDRESS: 316 10TH STREET
 PACIFIC GROVE, CA 93950
 TELEPHONE: 831-644-0822

ZONING INFORMATION:

LOT SIZE: 3,600 SQ. FT.
 ZONING: R-2
 SETBACKS: FRONT YARD: 15'-0"
 SIDE YARD: 10'-0"
 REAR YARD: 10'-0"
 HEIGHT LIMIT: 30'
 BLDG. COV.: 50% = 1,800 SQ. FT.
 F.A.R.: 2,400 SQ. FT.
 SITE COV.: 60% = 2,160 SQ. FT.

HISTORIC INVENTORY: NO
 ARCHAEOLOGICAL ZONE: NO
 COASTAL ZONE: NO
 ASBS WATERSHED: YES
 BUTTERFLY ZONE: NO

EXISTING RESIDENCE

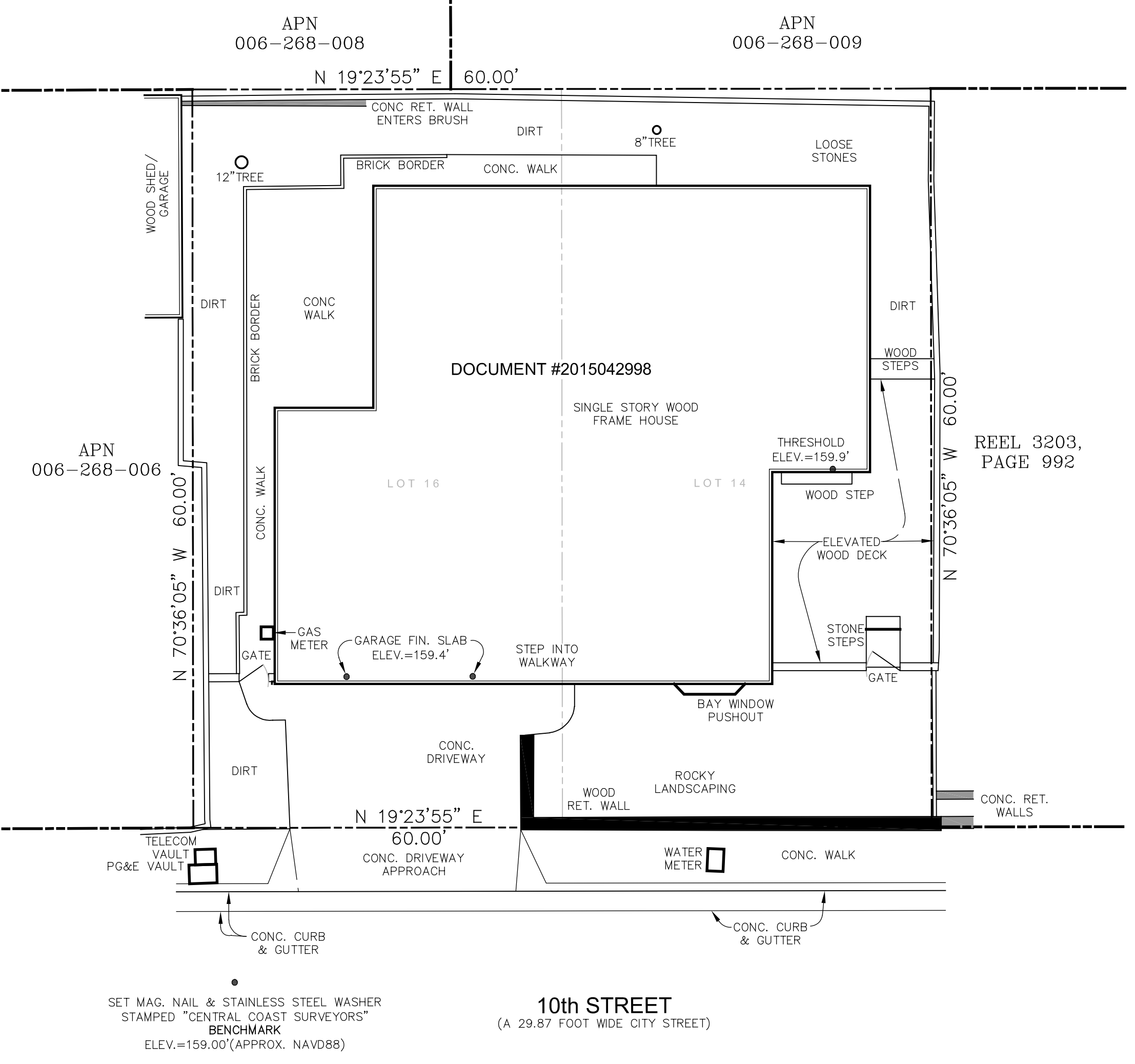
(E) HOUSE: 1,212 SQ.FT.
 (E) GARAGE: 450 SQ.FT.
 (E) TOTAL FLOOR AREA (FAR): 1,662 SQ.FT.
 (E) BUILDING LOT COVERAGE: 1,662 SQ.FT. = 46.2%
 (E) TOTAL PAVING COV.: 827 SQ.FT.
 EXEMPT AREA FOR ENTRY WALK & DRIVEWAY: < 210 SQ.FT. >
 (E) ADJUSTED TOTAL PAVING COV.: 617 SQ.FT. = 17.1%
 (E) TOTAL SITE COVERAGE: 2,279 SQ.FT. = 63.3%

PROPOSED PROJECT

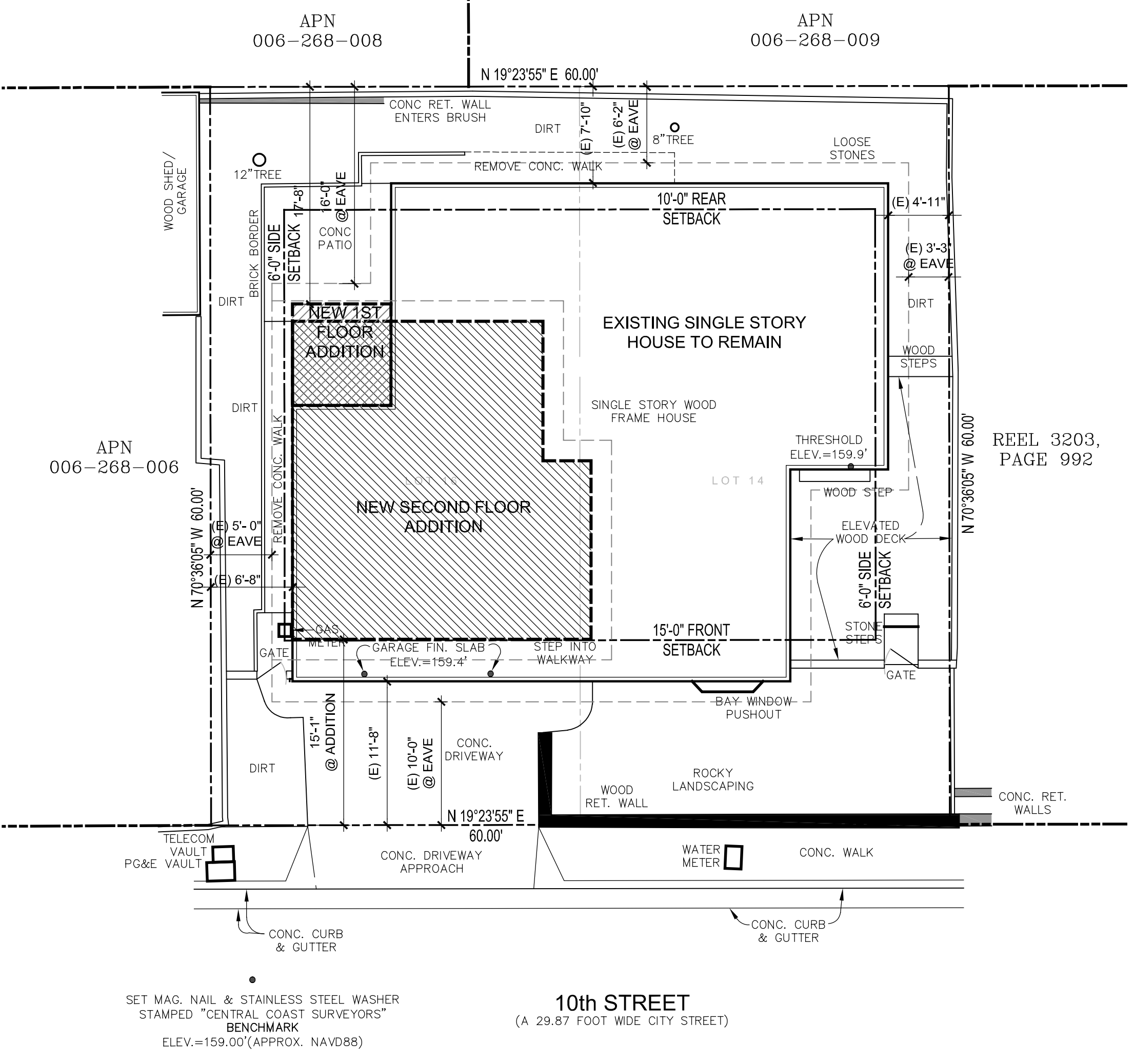
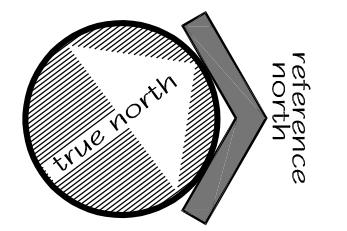
(E) HOUSE TO REMAIN: 1,212 SQ.FT.
 (E) GARAGE TO REMAIN: 450 SQ.FT.
 (N) 1ST FLOOR ADDITION: 66 SQ.FT.
 (N) 2ND FLOOR ADDITION: 532 SQ.FT.
 (N) TOTAL FLOOR AREA (FAR): 2,260 SQ.FT.
 (N) BUILDING LOT COVERAGE: 1,728 SQ.FT. = 48.0%
 (N) TOTAL PAVING & DECK COV.: 761 SQ.FT.
 EXEMPT AREA FOR ENTRY WALK & DRIVEWAY: < 210 SQ.FT. >
 REMOVE CONC. WALKWAY: < 120 SQ.FT. >
 (N) ADJUSTED TOTAL PAVING COV.: 431 SQ.FT. = 11.9%
 (N) TOTAL SITE COVERAGE: 2,159 SQ.FT. = 59.9%

PROJECT DESCRIPTION:

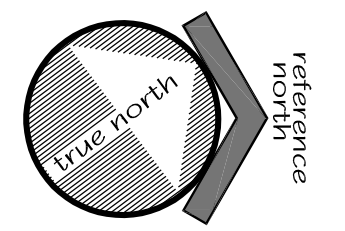
EXISTING HOUSE TO REMAIN. INTERIOR REMODEL OF (E).
 ADD LAUNDRY ROOM AT 1ST FLOOR.
 ADD SECOND FLOOR OVER GARAGE AND PART OF (E) HOUSE.
 RELOCATE PLUMBING FIXTURES PER PLANS.
 FINISH MATERIALS AND DETAILS TO MATCH EXISTING.



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



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



USED FOR: DATE: PLANNING REVIEW: 06/01/19

OWNER: KEITH & KIMBERLY BROWN

PROJECT ADDRESS: 316 10TH STREET
PACIFIC GROVE, CA 93950

A.P.N.: 006-268-005

MAILING ADDRESS: 316 10TH STREET
PACIFIC GROVE, CA 93950

TELEPHONE: 831-644-0822

JEANNE C. BYRNE, FAIA
 ARCHITECTS

591 LIGHTHOUSE LAWN, SUITE #5
 PACIFIC GROVE, CALIFORNIA 93950
 (831) 372-6585 FAX (831) 372-6159

PROJECT DATA
 SITE PLAN

REMODEL AND ADDITION FOR:
 BROWN
 316 10TH STREET
 PACIFIC GROVE, CA 93950
 A.P.N. 006-268-005

DATE: A/NOTED
 SCALE: A/NOTED
 DRAWN BY: A/NOTED
 PA/NOTED
 JOB NUMBER: A/NOTED

A1.1

ALL PLANS, DOCUMENTS, COMPUTER FILES, SPECIFICATIONS AND RELATED MATERIAL PREPARED BY JEANNE C. BYRNE, FAIA ARCHITECTS AND INSTRUMENTS OF SERVICE SHALL REMAIN THE PROPERTY OF THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR ALL COMMON LAW STATUTORY AND OTHER RIGHTS, INCLUDING COPYRIGHT THEREIN. THE USE OF THESE PLANS AND SPECIFICATIONS IS RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED.

LICENSED ARCHITECT
 JEANNE C. BYRNE, FAIA
 NO. C12817
 REN. 03-30-21
 STATE OF CALIFORNIA

DESIGNED FOR:	DATE:
CLIENT REVIEW:	07/03/19
PLANNING REVIEW:	08/01/19

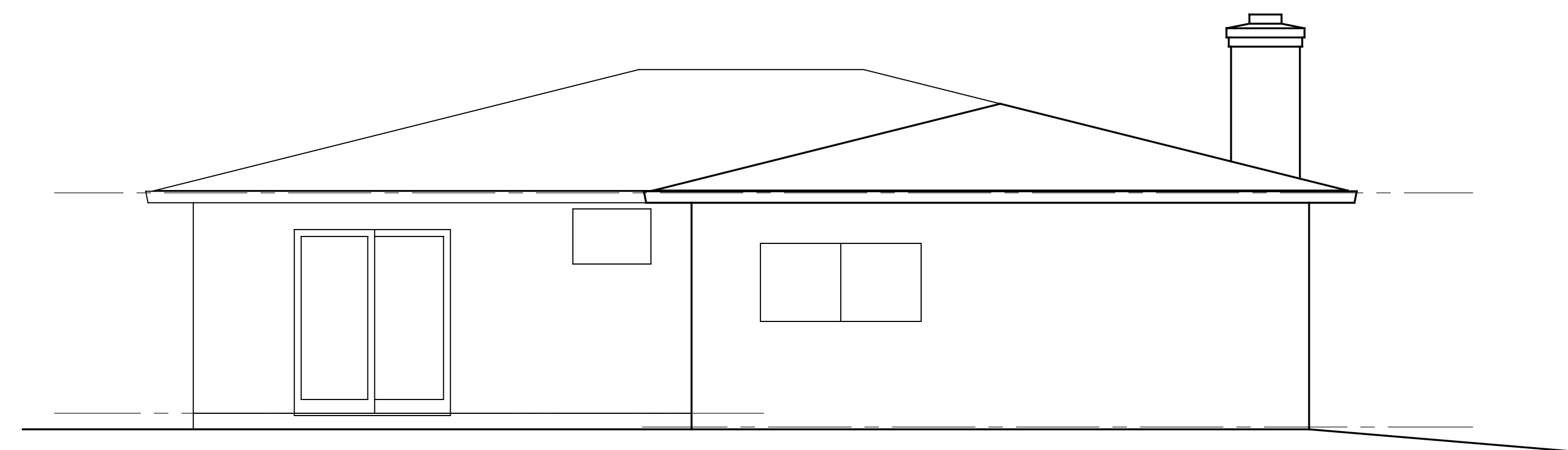
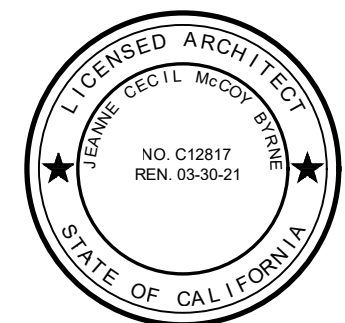
JEANNE C. BYRNE, FAIA
ARCHITECTS
 591 LIGHTHOUSE AVE., SUITE #5
 PACIFIC GROVE, CALIFORNIA 93950
 (805) 72-6585 FAX (805) 72-8159

EXTERIOR ELEVATION

REMODEL AND ADDITION FOR:
BROWN
 316 10TH STREET
 PACIFIC GROVE, CA 93950
 A.P.A. 006-268-005

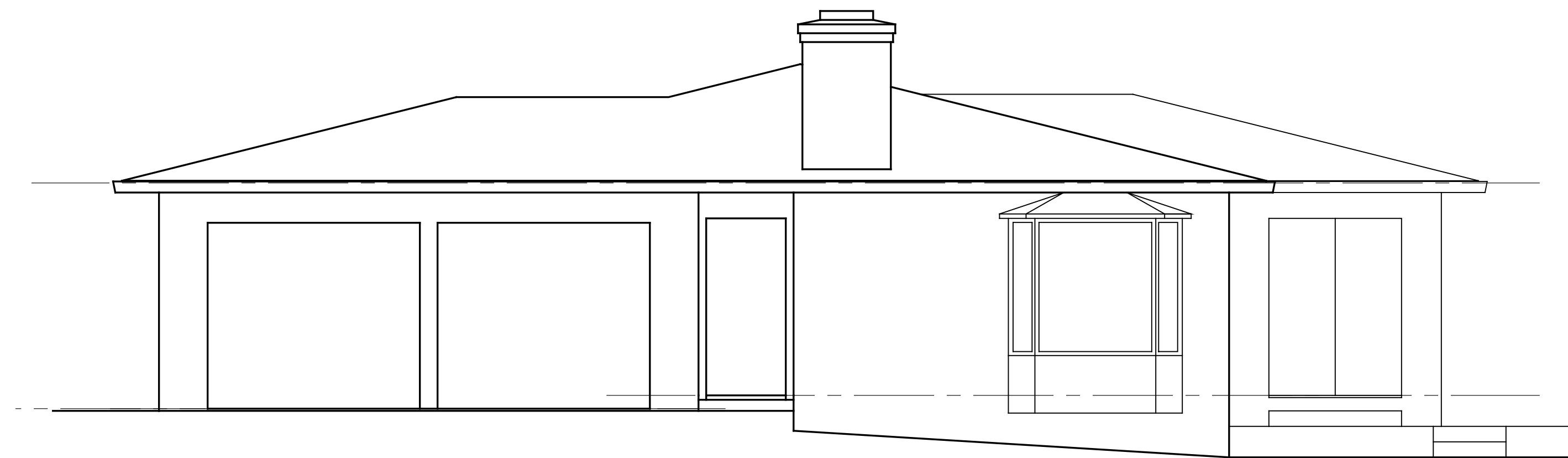
DATE:	A/ NOTED
SCALE:	A/ NOTED
DESIGNED BY:	PAJ
CHECKED BY:	PAJ
JOB NUMBER:	

A3.1
 OF SHEET



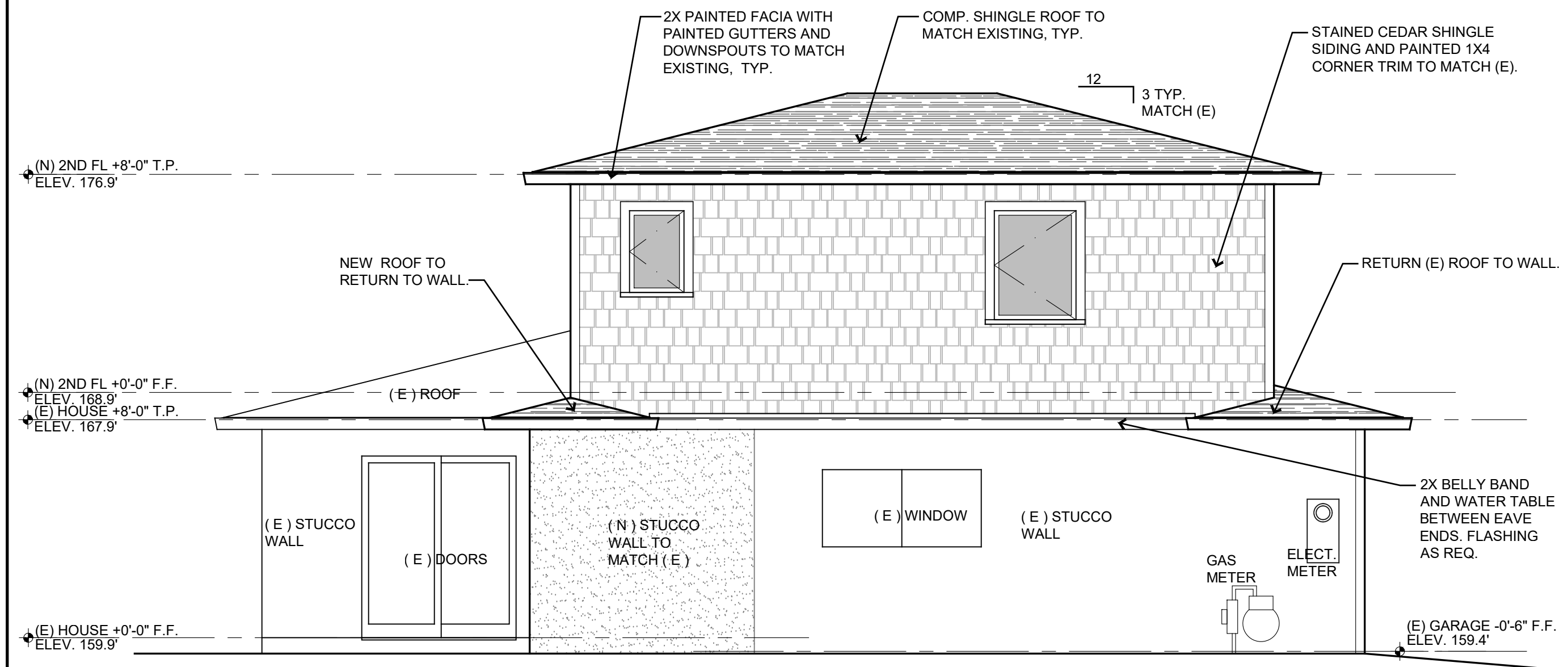
EXISTING SOUTH ELEVATION

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



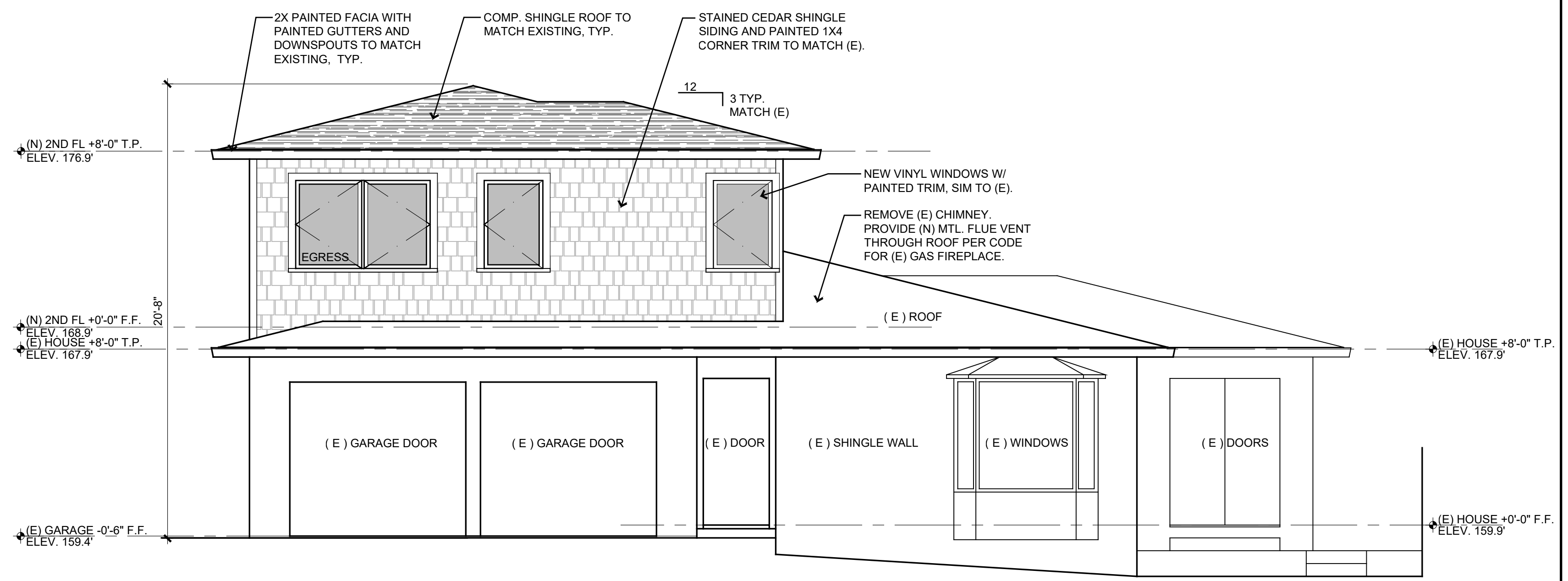
EXISTING EAST ELEVATION

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



PROPOSED SOUTH ELEVATION

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



PROPOSED EAST ELEVATION

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

DESIGNED FOR:	DATE:
CLIENT REVIEW:	07/05/19
PLANNING REVIEW:	08/01/19

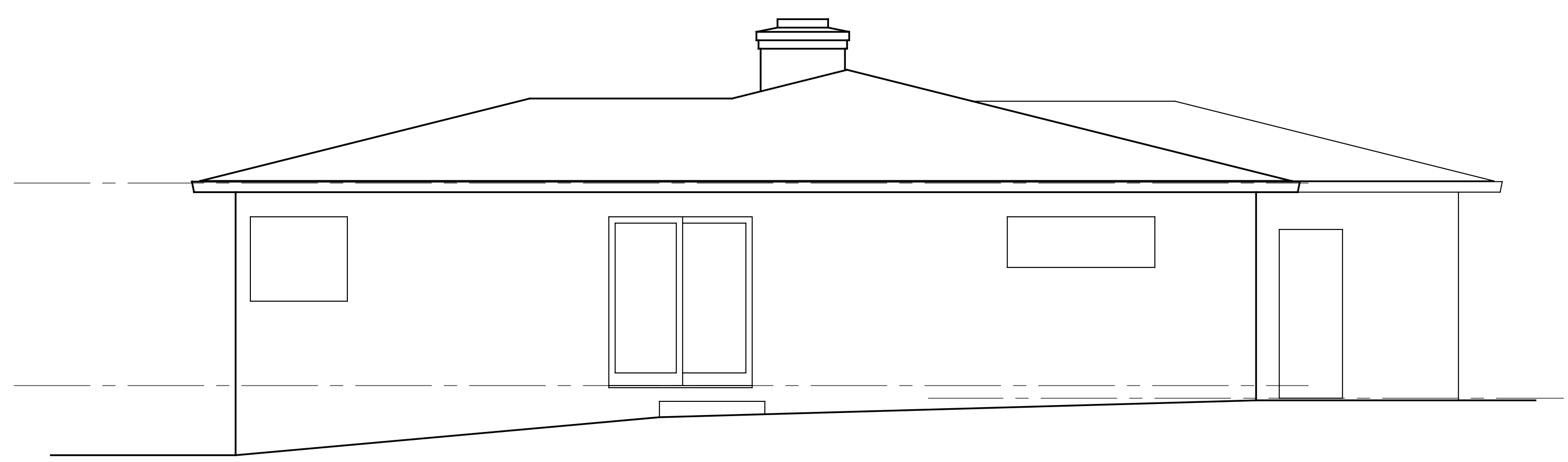
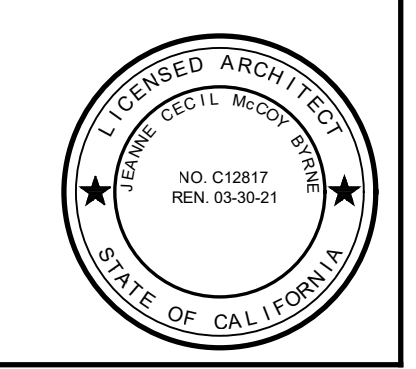
JEANNE C. BYRNE, FAIA
A R C H I T E C T S
 591 LIGHTHOUSE AVE., SUITE #5
 PACIFIC GROVE, CALIFORNIA 93950
 (805) 72-6585 FAX (805) 72-8199

EXTERIOR ELEVATION

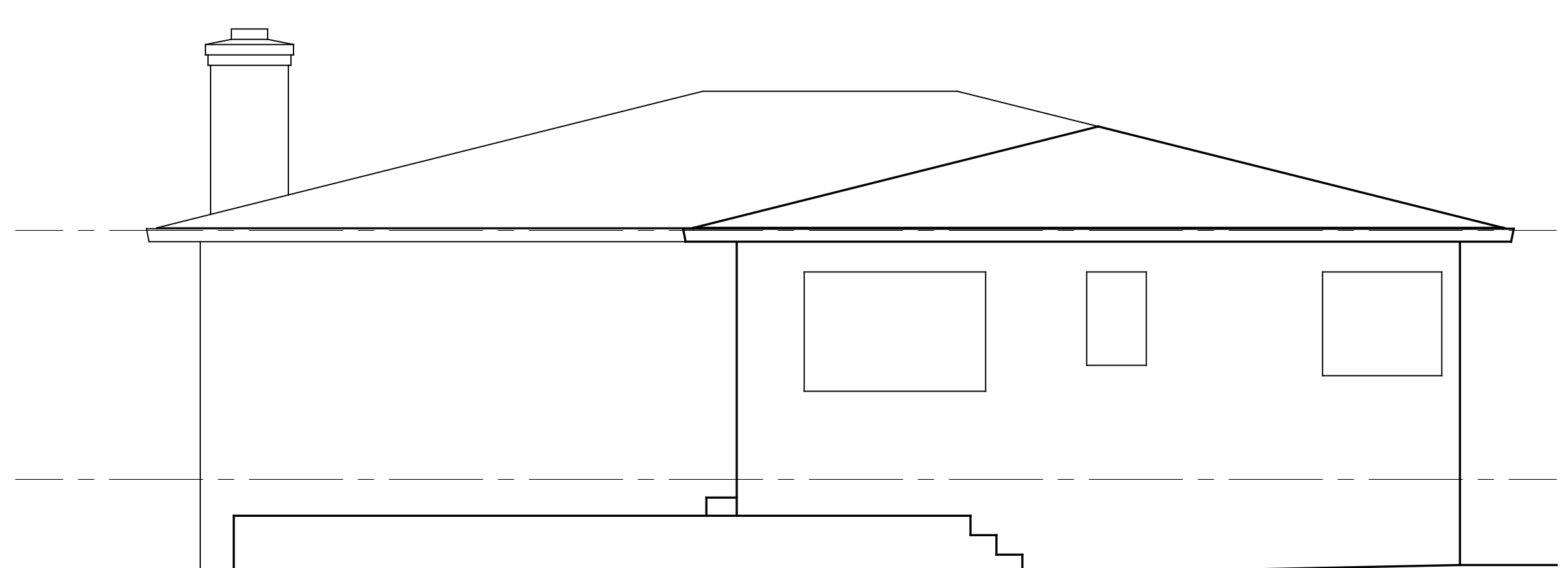
REMODEL AND ADDITION FOR:
BROWN
 316 10TH STREET
 PACIFIC GROVE, CA 93950
 A.P.A. 006-268-005

DATE:	A/ NOTED
SCALE:	A/ NOTED
DRAWN BY:	PA/
JOB NUMBER:	

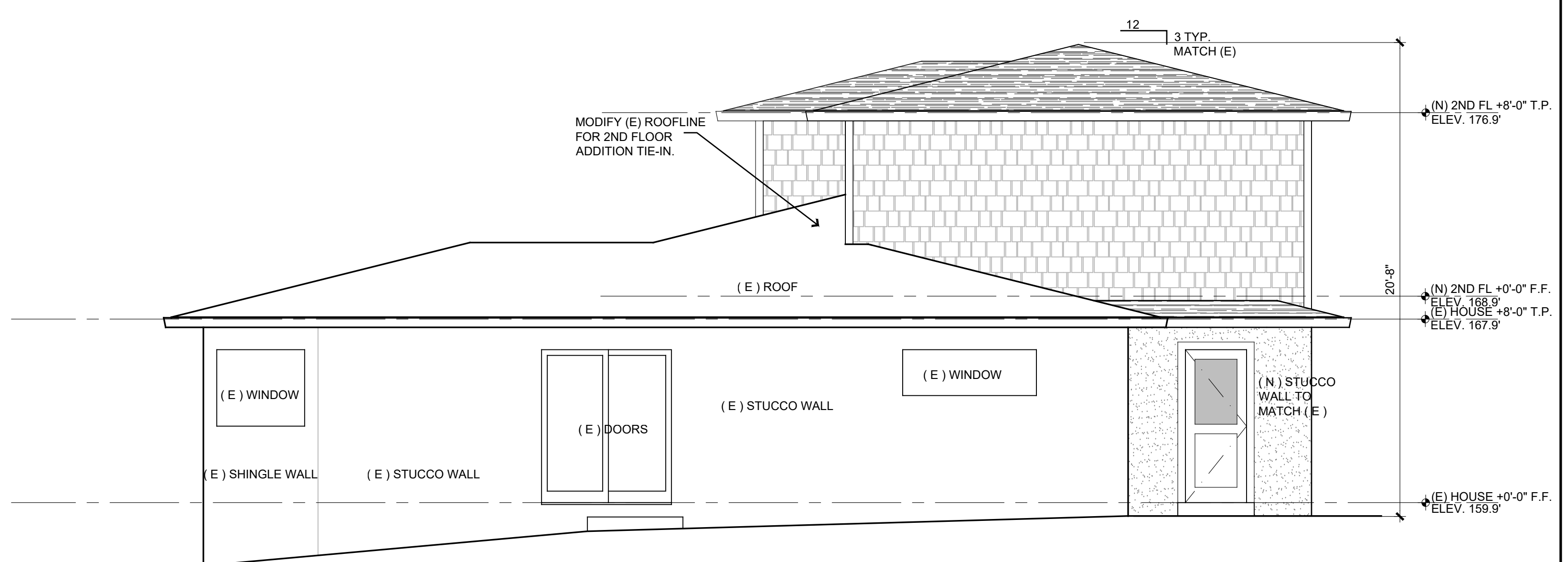
A3.2
 OF 1/SET



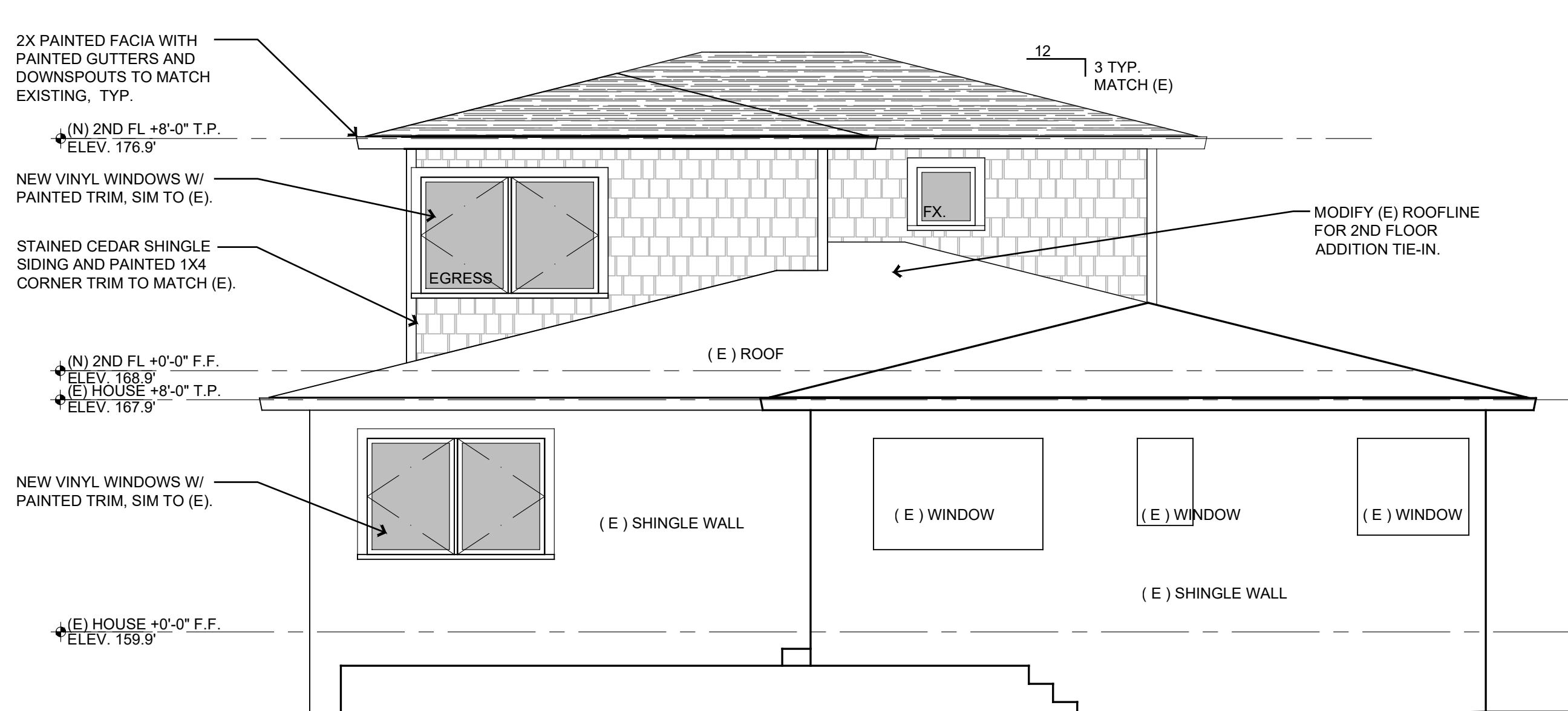
EXISTING WEST ELEVATION
 SCALE: 1/4"=1'-0"



EXISTING NORTH ELEVATION
 SCALE: 1/4"=1'-0"



PROPOSED WEST ELEVATION
 SCALE: 1/4"=1'-0"



PROPOSED NORTH ELEVATION
 SCALE: 1/4"=1'-0"