



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

**AGENDA REPORT**

**TO:** Architectural Review Board

**FROM:** Alyson Hunter, Associate Planner

**MEETING DATE:** March 12, 2019

**LOCATION:** 835 Sea Palm Avenue, Pacific Grove (APN 006-074-007)

**PERMIT APPLICATION NO.:** Architectural Permit No. 18-1021

**APPLICANT/OWNER:** Paul Davis (Applicant) / Randy & Kim Anh Scianna (Owners)

**ZONING/  
LAND USE:** R-1/Medium Density to 17.4 DU/ac

**SUBJECT:** Architectural Permit Application No. 18-1021 to allow the addition of a second story deck to the front elevation of the home, the addition of a two-car garage to an existing detached two-car garage in the rear of the property, and the replacement of one door with a large picture window.

**CEQA STATUS:** Categorical Exemption §15301(e) – Existing Facilities

**RECOMMENDATION**

Staff recommends approval of the Architectural Permit as submitted, subject to findings, conditions of approval, and Class 1 CEQA Exemption.

**PROJECT DESCRIPTION**

Architectural Permit 18-1021 would allow the addition of a second-story, 133 square foot deck on the front elevation of an existing two-story, 2,808 square foot single-family residence. The project also includes demolishing an existing 288 square foot shed attached to the existing garage. The shed will be replaced by a 528 square foot addition to the garage, bringing the total square footage of the garage to 1,056. A 784 square foot portion of the rear yard will be re-graded, resulting in the removal of 48 cubic yards of earth. The cut will be bounded on the south, east, and west by a new 3' tall retaining wall.

**BACKGROUND**

**Site Description**

The property is 53.5' (average) wide by 168' (average) deep which results in a long, narrow lot configuration with a total lot size of 9,932 sq. ft. The property is developed with a 2,808 sq. ft. two-story single-family residence and a 528 sq. ft. detached two-car garage. The property is subject to an approved variance (VAR 91-1358) which allowed for the construction of a

driveway within the required side yard setback in order to mitigate surface water running on site from other properties. The site is within the Area of Special Biological Significance as well as the Archaeological Zone. An Archaeological Resource Survey was conducted by “Archives & Archaeology” on behalf of the owner. The survey found no evidence of culturally sensitive materials.

### **Surrounding Land Uses**

The project site is bounded on three sides by one- and two-story single-family residences, the rear yard backs up to the Pacific Grove golf course.

## **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 ability to assimilate new growth. This residential addition helps the City achieve several of its housing goals as stated in the General Plan and is in conformance with the Residential Medium Density (RM) land use designation which has a density of up to 17.4 dwelling units per acre.

### **Applicable Zoning Code Regulations**

General Plan goals and policies are implemented by Title 23 of the Pacific Grove Municipal code (PGMC). Chapter 23.16 of the PGMC describes the permitted uses and development standards of the R-1 zoning district. The project, as proposed, will meet all applicable standards of the R-1 zoning district development regulations, including setbacks, building height, and Gross Floor Area.

### **Architectural Design Guidelines**

The project will meet a number of Architectural Design Guidelines including;

**No. 4:** *The location and size of the garage should not dominate the street view of the structure*

The garage is located directly behind the home, unseen from Sea Palm Avenue.

**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 face Sea Palm Avenue and provide no view of the property to the east, the property to the north is surrounded by a large hedge, reducing the view from the proposed deck into the backyard of the home. The single-family residence to the west will be the only property with a view of the deck.

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

The proposed deck and garage addition will have no effect on the public view corridor looking down Sea Palm Avenue and out into the ocean.

### **Trees and Landscaping**

No tree removal is being proposed as a part of this development.

### **Grading**

The project includes approximately 3 cubic yards (cy) of cut for the new garage addition and approximately 48 cy of cut for a flat yard and parking area. A new 2' – 3' retaining wall will be developed around the newly graded area. No parking is permitted in the side yard setback.

### **ENVIRONMENTAL REVIEW**

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301(e) (1) – Existing Facilities. The proposed alterations do not constitute a substantial adverse change to the structure, thus conforming to the requirements of the California Environmental Quality Act (CEQA). The project will have no significant cumulative impact on the environment; the exceptions listed under Section 15300.2 will not apply.

### **RECOMMENDATION**

Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Architectural Review Board approve AP 18-1021 pursuant to PGMC 23.70.060(c)(1) and subject to the Findings and Conditions in the attached draft permit.

### **ATTACHMENTS**

- A. Application
- B. Project Data Sheet
- C. Draft Permit
- D. CEQA Exemption Form
- E. Project Plans

RESPECTFULLY SUBMITTED:



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Alyson Hunter  
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 18-1021  
Date: 12/17/18  
Total Fees: \$ 3,377.20

<b>APPLICANT/OWNER:</b>	<b>Project Address:</b> <u>835 Sea Palm</u> <b>APN:</b> <u>06-074-07</u>										
	<b>Project Description:</b> <u>Replace existing front doors and window with picture window. Add second floor deck with glass railing and addition to existing garage.</u>										
	<b>Will the project create, add, or replace impervious surface?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No										
	<b>Will the project impact any tree(s) on site?</b> <input type="checkbox"/> Yes <input type="checkbox"/> No										
	<table border="0"> <tr> <td style="text-align: center;"><b>Applicant</b></td> <td style="text-align: center;"><b>Owner</b></td> </tr> <tr> <td>Name: <u>Paul E. Davis</u></td> <td>Name: <u>Randy &amp; Kim Anh Scianna</u></td> </tr> <tr> <td>Phone: <u>831 373-2784 ext. 206</u></td> <td>Phone: _____</td> </tr> <tr> <td>Email: <u>paule@pauldavispartnership.com</u></td> <td>Email: <u>rscianna@comcast.net</u></td> </tr> <tr> <td>Mailing Address: <u>286 Eldorado Street</u> <u>Monterey, CA 93940</u></td> <td>Mailing Address: <u>835 Sea Palm</u> <u>Pacific Grove, CA 93950</u></td> </tr> </table>	<b>Applicant</b>	<b>Owner</b>	Name: <u>Paul E. Davis</u>	Name: <u>Randy &amp; Kim Anh Scianna</u>	Phone: <u>831 373-2784 ext. 206</u>	Phone: _____	Email: <u>paule@pauldavispartnership.com</u>	Email: <u>rscianna@comcast.net</u>	Mailing Address: <u>286 Eldorado Street</u> <u>Monterey, CA 93940</u>	Mailing Address: <u>835 Sea Palm</u> <u>Pacific Grove, CA 93950</u>
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<b>PLANNING STAFF USE ONLY:</b>	<b>Permit Request:</b>
	<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: _____

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

<b>PLANNING STAFF USE ONLY:</b>	<b>Property Information</b>
	Lot: <u>2</u> Block: <u>247</u> Tract: <u>Beach Tract</u> ZC: <u>R-1</u> GP: <u>MD, (17.4 du/acre)</u> Lot Size: <u>9932 sq ft</u>
	<input type="checkbox"/> Historic Resources Inventory <input type="checkbox"/> Archaeologically Sensitive Area

<b>PLANNING STAFF USE ONLY:</b>	<b>Staff Use Only:</b>
	Received by: <u>AO</u> DEC 17 2018 <b>PAID</b> 3,438.85 Assigned to: <u>A</u> CITY OF PACIFIC GROVE COMMUNITY DEV DEPT    12-17-18

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:** 12/17/18

**Owner Signature (Required):** \_\_\_\_\_  \_\_\_\_\_ **Date:** 12/17/18

PROJECT DATA SHEET

Project Address: 835 27th Plom

Submittal Date: \_\_\_\_\_

Applicant(s): PAUL EDWARDS

Permit Type(s) & No(s): \_\_\_\_\_

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District		R-1		
Building Site Area		9072 SF		
Density (multi-family projects only)				
Building Coverage		1887 SF	2415	5285 GADAG ADD
Site Coverage		3371	1052	
Gross Floor Area		3328	528	
Square Footage not counted towards Gross Floor Area				
Impervious Surface Area Created and/or Replaced				
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	_____	___ft/___%	
Exterior Lateral Wall Length to be built	_____	_____		
Building Height		25'	25'	
Number of stories		2	2	
Front Setback		15'	15'	
<u>WEST</u> Side Setback (specify side)		5'	5'	
<u>EAST</u> Side Setback (specify side)		9'	9'	
Rear Setback		70'	48'	
Garage Door Setback		24'	24'	FROM SID
Covered Parking Spaces		0	2	
Uncovered Parking Spaces				
Parking Space Size (Interior measurement)	9' x 20'			
Number of Driveways	1	1	1	
Driveway Width(s)		9'	9'	
Back-up Distance		24'	24'	
Eave Projection (Into Setback)	3' maximum	2'	2'	
Distances Between Eaves & Property Lines	3' minimum	3'	3'	
Open Porch/Deck Projections		0	133 SF	
Architectural Feature Projections				
Number & Category of Accessory Buildings		1	1	
Accessory Building Setbacks		5'	5'	
Distance between Buildings		15'	15'	
Accessory Building Heights		13'	13'	
Fence Heights		6'	6'	

\*If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable.





## CITY OF PACIFIC GROVE

### Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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

#### ARCHITECTURAL PERMIT 18-1021

### FOR A PROPERTY LOCATED AT 835 SEA PALM TO ALLOW THE ADDITION OF A SECOND-STORY DECK ON AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE, THE REMOVAL OF A 288 SQ. FT. SHED AND THE ADDITION OF A 528 SQ. FT. DETACHED GARAGE TO AN EXISTING 528 SQ. FT. GARAGE.

#### FACTS

1. The subject site is located at 835 Sea Palm Avenue, Pacific Grove, 93950 APN 006-074-007
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 9,932 square feet.
5. The subject site is developed with a two-story single family dwelling and detached 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;
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 4, 7, 10-12, and 16;
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) #18-1021 to allow: The addition of a second story deck to the front elevation of the home, the addition of a two-car garage to an existing detached two-car garage in the rear of the property, and the replacement of one door with a large picture window. Project includes demolition of a 288 sf shed on the south side of the garage and 48 cubic yards of grading.

#### CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.

5. **Conformance to Plans.** Development of the site shall conform to approved plans for “Scianna Residence” dated February 25<sup>th</sup>, 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.
10. **Archeology.** If archaeological resources or human remains are discovered during construction, work shall be halted within 50 meters of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of the City of Pacific Grove staff, and implemented.
11. **Tribal Monitor.** Prior to the issuance of a building permit, the owner shall contract with the Ohlone-Costanoan Esselen Tribe for a Tribal monitor to be onsite and observing the excavation of new perimeter foundations and footings to ensure that any discovered materials are appropriately handled. Prior to issuance of new construction building permit(s), the owner shall provide the Community Development Department with a copy of the contract and contact information for the monitor.

**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 18-1021 to allow the addition of a second-story deck on an existing two-story single-family residence, the removal of a 288 sq. ft. shed and the addition of a 528 sq. ft. detached garage to an existing 528 sq. ft. garage.
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 12<sup>th</sup> day of March, 2019, by the following vote:

AYES:  
NOES:  
ABSENT:  
ABSTENTIONS:

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.

\_\_\_\_\_  
Randy & Kim-Anh Scianna, Owners

\_\_\_\_\_  
Date





# CITY OF PACIFIC GROVE

Community and Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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## NOTICE OF EXEMPTION FROM CEQA

**Property Address/Location: 835 Sea Palm, Pacific Grove, CA 93950**

**File No. AP 18-1021**

**Project Description:** Architectural Permit Application No. 18-1021 to allow the addition of a second story deck to the front elevation of the home, the addition of a two-car garage to an existing detached two-car garage in the rear of the property, and the replacement of one door with a large picture window.

APN: 006-074-007

ZC: R-1

GP: Residential Medium Density

Lot Size: ±9,932 sq. ft.

Applicant Name: Randy & Kim Anh Scianna      Phone #: 831-373-2784x206 (Paul E. Davis, agent)  
Mailing Address: 835 Sea Palm, Pacific Grove, CA 93950  
Email Address: [rscianna@comcast.net](mailto:rscianna@comcast.net)

**Public Agency Approving Project:** City of Pacific Grove, Monterey County, California

**Exempt Status (Check One):**

- Ministerial (Sec. 21080(b)(1):15268))
- Declared Emergency (Sec. 21080(b)(3): 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c))
- Categorical Exemption

Type and Section Number: Enter section number: Class 1, Section 15301(e)

- Statutory Exemptions

Type and Section Number: \_\_\_\_\_

- Other: \_\_\_\_\_

**Exemption Findings:**

The proposed garage expansion, deck and grading is less than fifty percent of the floor area of the structure before the addition.

The exceptions described in §15300.2 of the CEQA Guidelines do not pertain to the Class 1 categorical exemption.

**Contact:** Alyson Hunter, Associate Planner

**Contact Phone:** (831) 648-3127

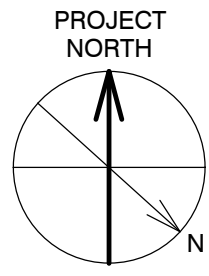
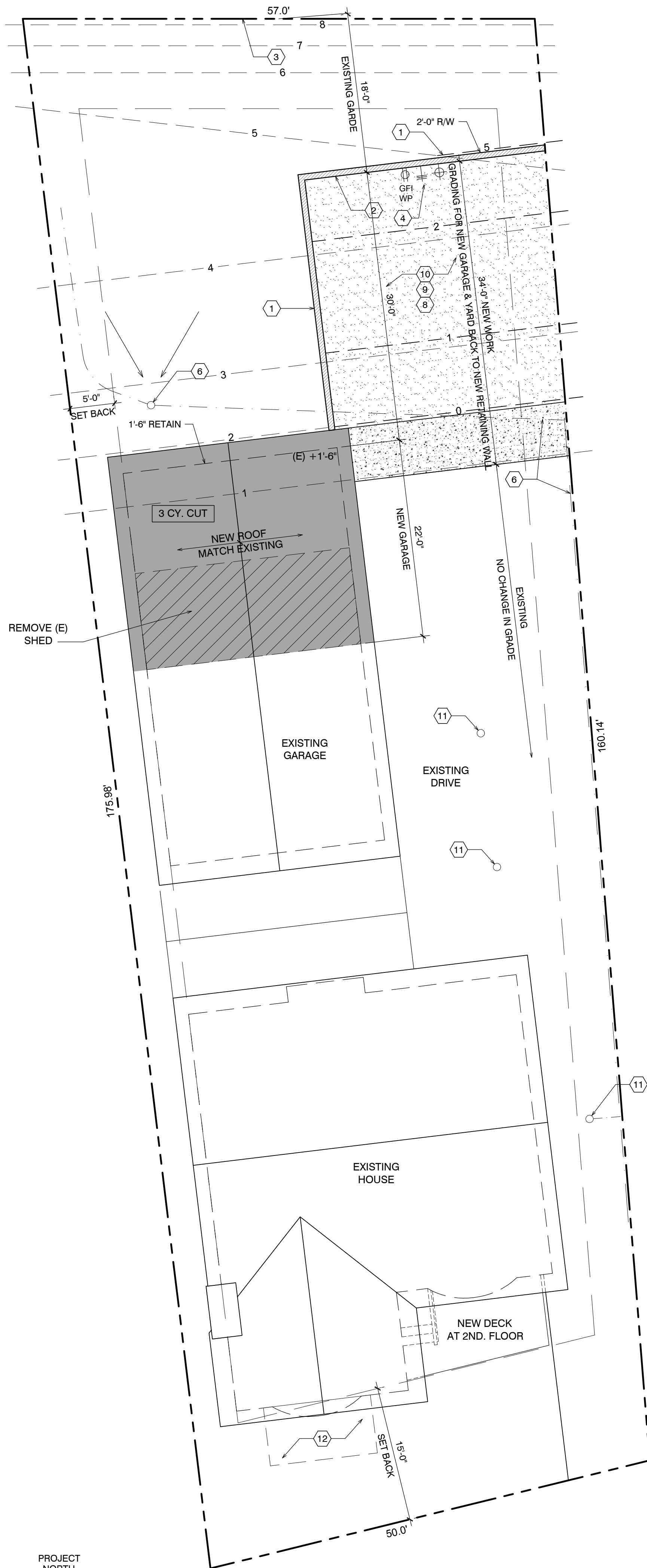
**Signature:** *Alyson Hunter*

**Date:** March 4, 2019



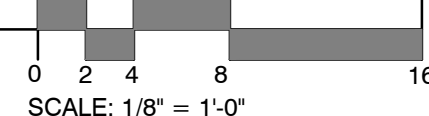
**GENERAL NOTES**

- All work shall comply with the applicable sections of the 2016 edition of the California Building Code, Plumbing Code, Mechanical Code, Fire Code, Electrical Code & Energy Code and the requirements of the Pacific Grove.
- Drawings and Specifications. Any part of the work not mentioned in the specifications but shown on the drawings or any part not shown on the drawings but described in the specifications shall be done as if fully described in the specifications and shown on the drawings. Where work is not dimensioned, calculated dimensions shall govern. Scaled dimensions shall not be used.
- Dimensions shall take precedence over scale at all times and large scale details shall take precedence over smaller scale details. The contractor shall verify all details and dimensions and shall be held responsible for the correctness of same. The segregation of various items of work under specified headings in the specifications is only done for the convenience of bidders. The contractor assumes all responsibility in connection with proper and completed bids whether any and all items of work are shown under the proper headings or not.
- Errors and Omissions. The contractor shall not take advantage of any manifestly unintentional error or omission in the drawings and/or specifications. He will be expected to furnish all necessary items of materials, labor, etc. which sound construction demands and which are necessary to make a complete and perfect job to the true intended meaning of these specifications, shown on the drawings or not. Should there be any discrepancies in the drawings or these specifications, the contractor shall call it to the attention of the Architect in writing and shall receive instructions before proceeding with that part of the work.
- Temporary Facilities - The general contractor shall provide all water, electricity, power and light necessary to carry out all work. Furnish and erect all necessary sheds for storage and for protection of materials from the elements. Each subcontractor shall be responsible for his shed requirements. The general contractor shall provide ample toilet facilities for all workers on the site and maintain toilet facilities in a sanitary and healthful condition at all times. Remove at completion of building construction.
- All staging, scaffolding, shoring, etc. shall be designed, furnished, erected, maintained, and dismantled in conformance with all applicable Code Requirements and regulations by the General Contractor. The Contractor shall be solely responsible for all bracing and shoring required during construction. The Contractor shall not store construction materials or operate equipment in a manner such that the design live loads are exceeded. No construction equipment shall be stored on overhanging framing. The work includes all labor, tools, materials, and equipment required to construct the work and related site work as shown. Contractor will also coordinate the sub-contractors and provide complete and operable systems, etc.
- Contractor to provide all blocking or support framing required for mechanical, electrical equipment, accessories trim, equipment, etc.
- Glazing in areas subject to human impact shall be of safety glazing materials, such as laminated glass, tempered glass, wired glass and safety plastic per CBC 2406. Listed below are typical conditions.
  - Fixed or operable glazing adjacent to a door when the nearest exposed edge is within a 24" arc of the vertical edge of the door in a closed position. OR
  - Individual fixed or operable panels which are a minimum of 9 SF AND less than 18" above the floor AND greater than 36" horizontally from one or more walking surfaces. OR
  - Glazing in railings regardless of height above a walking surface must comply. Also, glazing within 30" of tub or shower and less than 60" above tub drain must be safety glazing. Also, within 5' of stairways and landings up to 60" shall be of safety glazing materials.
- All glass skylights dual-glazed units with laminated glass at internal panel per CBC 2405. At plastic skylights, provide units complying with CBC 2610. Mount on curb minimum 4" above roof.
- The openings around gas vents, ducts and pipes at the ceiling and floor levels shall be fire-caulked with non-combustible materials per CBC 712 & 713.
- In combustible construction, fire blocking shall be installed to cut off concealed draft openings (both vertical and horizontal) and shall form an effective barrier between floors, between a top story and a roof or attic space. Fire blocking shall be installed in the locations specified in Sections 717.2.2 through 717.2.7.
- At remodeled conditions, meet/match/patch/repair existing surfaces or new work at/or connecting to existing surfaces.
- All nailing per CBC Table 2304.10.1; unless otherwise noted. (U.O.N.)
- LUMBER - All Lumber shall conform to the rules of a recognized grading agency and Tables 4D through 4F of the N.D.S.
  - Joists shall be D.F. Larch No. 2 or better.
  - Beams shall be D.F. Larch No. 1 or better.
  - GLB's shall have a combination symbol of 24F-V4 DF/DF.
  - Parallam beams shall be 2.0E Parallam PSL.
  - Microllam beams shall be 1.9E Microllam LVL.
  - Rim joists shall be minimum 1-1/4" 1.55xE TimberStrand LSL.
  - Headers and posts shall be D.F. Larch No. 2 or better.
  - All lumber in contact with concrete, within 6" of earth of exposed to the weather (Deck Framing) shall be pressure-treated (P.T.)
- At all exterior openings, provide a minimum 3 foot square concrete landing. Threshold height to be 1/2" maximum from exterior surface to interior finish floor.
- Provide a minimum of one layer of No. 15 asphalt felt, complying with ASTM D 226 for Type 1 felt or other approved materials, shall be attached to the studs or sheathing, with flashing as described in Section 1405.3, in such a manner as to provide a continuous water-resistive barrier behind the exterior wall veneer/covering. (CBC 1404.2)
- Contractor to provide construction waste management plan reducing waste at least 65%



**SITE PLAN**

SCALE: 1/8" = 1'-0"



**SITE PLAN NOTES**

- NEW 3'-0" MAX. CMU RETAINING WALL
- (E) GRADE +4'-0", GRADE TO 2'-8" AT GRADE
- (E) GRADE +8'-0"
- NEW ELECTRIC OUTLET WP, LIGHT & HOSE BIB
- RETAINING AT PROPERTY LINE AS REQUIRED
- NEW STORM DRAIN CATCH BASIN - REPLACE EXISTING AND TIE TO EXISTING SYSTEM
- NEW 6' MASONRY WALL 5' RETAINING
- NEW GRAVEL PARKING AREA
- NEW GRADING AREA
- 45 CU YDS. EXPORT TO LANDFILL
- EXISTING DRAIN
- REMOVE EXISTING CONC. WALK & STEPS
- REVISE EXISTING FENCE AS REQUIRED MATCH EXISTING

**APPLICABLE CODES:**

- 2016 California Administrative Code (CAC) Part 1, Title 24, California Code of regulation (CCR)
- 2016 California Building Code (CBC) Part 2, Title 24, CCR. Based on the 2015 International Building Code (IBC)
- 2016 California Electrical Code (CEC) Part 3, Title 24, CCR. Base on the 2014 National Code (NEC)
- 2016 California Mechanical Code (CMC) Part 4, Title 24, CCR. Based on the 2015 Uniform Mechanical Code (UMC)
- 2016 California Plumbing Code (CPC) Part 5, Title 24, CCR. Based on the 2015 Uniform Plumbing Code (UPC)
- 2016 California Fire Code (CFC) Part 9, Title 24, CCR. Based on 2015 International Fire Code (IFC) Title 19 C.C.R., Public Safety, SFM Regulations

**CITY OF PACIFIC GROVE REGULATIONS**

SHOULD ANY CONDITION DEVELOP THAT IS NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS SUCH THAT THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED PRIOR TO PROCEEDING WITH THE WORK

THE INTENT OF THE PLANS AND SPECIFICATIONS IS TO RECONSTRUCT THE BUILDING IN ACCORDANCE WITH THE CALIFORNIA BUILDING STANDARDS CODE, TITLES 19 AND 24, CALIFORNIA CODE OF REGULATIONS. SHOULD ANY CONDITIONS DEVELOP NOT COVERED BY THE APPROVED PLANS AND SPECIFICATIONS WHEREIN THE FINISHED WORK WILL NOT COMPLY WITH TITLE 24, CALIFORNIA CODE OF REGULATIONS, A CHANGE ORDER DETAILING AND SPECIFYING THE REQUIRED WORK SHALL BE SUBMITTED TO AND APPROVED BY THE OWNER BEFORE PROCEEDING WITH THE WORK.

**SCOPE OF WORK**

- GRADING FOR NEW GARAGE & PARKING AREA
- CONSTRUCTION OF NEW 2 CAR GARAGE ADDITION
- RETAINING WALL MAX. 6' TALL
- REPLACE EXISTING WINDOWS/DOORS IN LIVING ROOM WITH NEW WINDOWS
- MISC. INTERIOR RENOVATING
- MISC. ELECTRICAL WORK
- RENOVATING TO MASTER BATH
- NEW DECK AT 2ND. LEVEL
- REPLACE EXISTING FAN

**DEVELOPMENT ANALYSIS**

A.P.N.	006-074-007
ZONING:	R-1
LOT SIZE:	9,932 SF.
(E) HOUSE 1st. FLOOR:	1,359 SF.
(E) HOUSE 2nd. FLOOR:	1,449 SF.
(E) GARAGE:	528 SF.
(N) GARAGE ADDITION:	528 SF.
TOTAL FLOOR AREA:	3,735 SF. < 3,875 SF. ALLOWED
(N) 2ND. FLOOR DECK:	133 SF.
TOTAL COVERAGE:	4,427 SF. < 5,959 SF. ALLOWED
TREE REMOVAL:	NONE
GRADING:	48 CU YDS EXPORT

**PROJECT DIRECTORY**

<b>PROJECT OWNER</b> RANDY & KIM ANH SCIANNA 835 SEA PALM AVE. PACIFIC GROVE, CA 93950 PHONE: (831) 884-5034	<b>PROJECT ARCHITECT</b> THE PAUL DAVIS PARTNERSHIP, LLP 286 ELDORADO STREET MONTEREY, CA. 93940 PHONE: (831) 373-2784 EXT. 206 FAX: (831) 373-7459 info@pauldavispartnership.com CONTACT: PAUL E. DAVIS, A.I.A.
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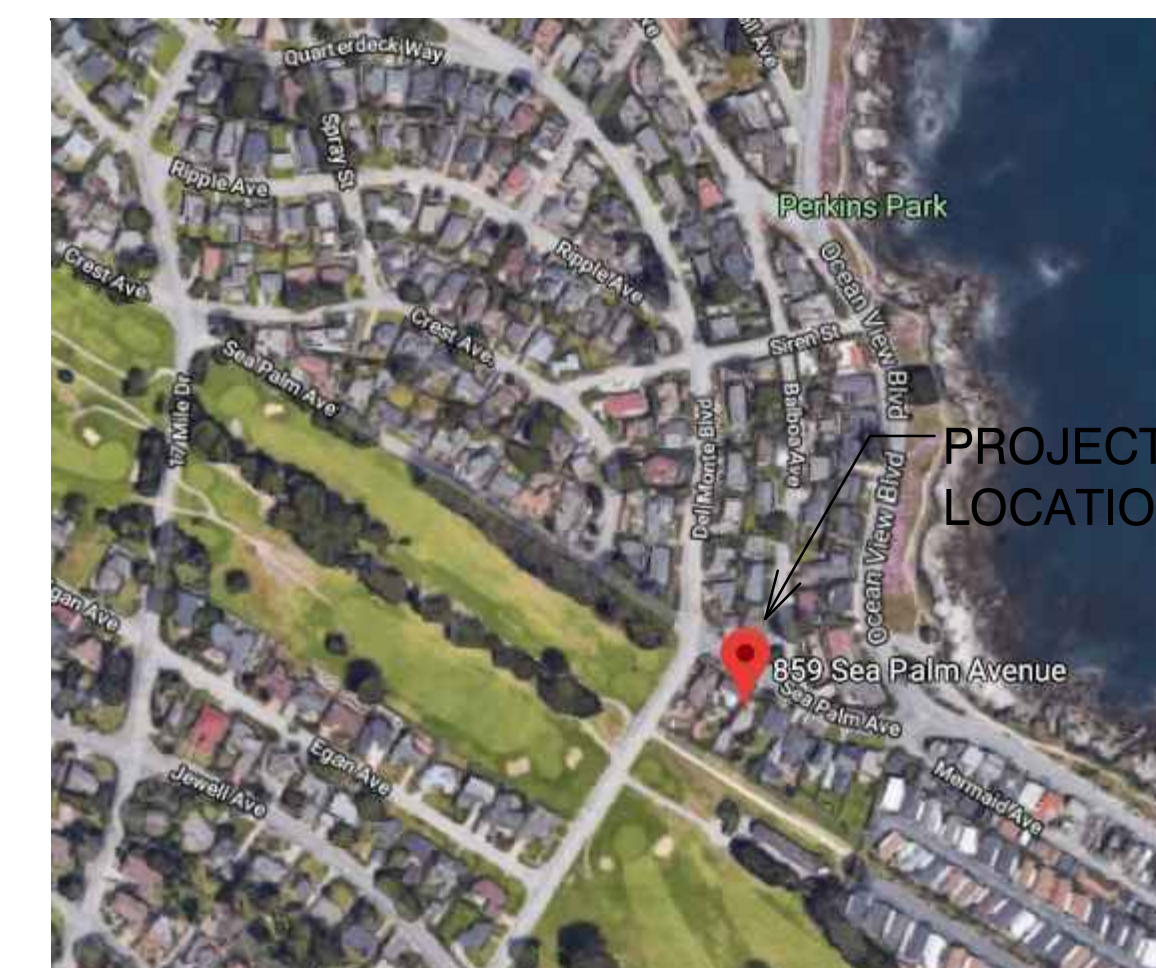
**SHEET INDEX**

ARCHITECTURAL	
A1.1	PROJECT INFORMATION & SITE PLAN
A2.1	HOUSE FLOOR PLANS & FRAMING PLAN
A2.3	GARAGE FLOOR PLANS, ROOF PLAN, & ELEVATIONS
A3.1	EXTERIOR ELEVATIONS
A8.1	EXTERIOR DETAILS

**DEFERRED SUBMITTALS**

MANUFACTURED ROOF TRUSS'S

**VICINITY MAP**



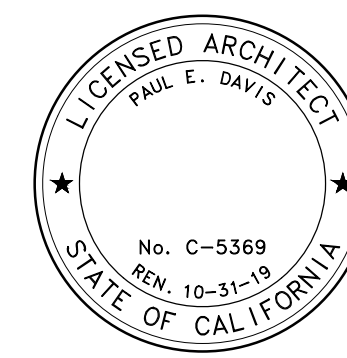
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**SCIANNA RESIDENCE**

835 SEA PALM AVE.  
PACIFIC GROVE, CA.

**THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS**

The Paul Davis Partnership, LLP  
286 Eldorado Street  
Monterey, CA 93940  
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EMAIL: info@pauldavispartnership.com



Drawn By: MLAC

Drawing Date: 2/07/2019

Project Number: 1853

Revisions:

Sheet Title:  
**PROJECT INFORMATION & SITE PLAN**

Sheet Number:

**A1.1**

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## SHEET NOTES

1. EXISTING SIDING
2. EXISTING CEMENT PLASTER, REPLACE ON FRONT WALL
3. NEW 12x5' PICTURE WINDOW W/ WHITE ALUMINUM FRAME MATCH EXISTING TRIM
4. NEW DOOR W/ GLASS, MATCH EXISTING TRIM
5. NEW DECK & S.S. CABLE RAILING SYSTEM w/ TURNBUCKLE @ BLDG WALL - PAINT WHITE
6. EXISTING COMPOSITION SHINGLES
7. SHIFT EXISTING DOWNSPOUT IN WAY OF NEW RAILING
8. NEW GUTTER AND DOWNSPOUT
9. NEW 48x30" HORIZONTAL SLIDER
10. NEW GARDEN WINDOW TO MATCH EXISTING ADJACENT



**STREET / NORTH ELEVATION** (NEW) ADDED LIVING ROOM WINDOW @ 1ST. FLOOR AND ADDED DECK @ 2ND. FLOOR  
SCALE: 1/4" = 1'-0"

**STREET / NORTH ELEVATION** (EXISTING)  
SCALE: 1/4" = 1'-0"

**EXTERIOR MATERIALS**  
 EXTERIOR: PAINT PLASTER & SIDING - SW 9132 ACACIA HAZE  
 TRIM: SW 7006 - EXTRA WHITE  
 EXISTING ROOF: COMPOSITION SHINGLES - CHARCOAL GRAY (EXISTING NO CHANGE)  
 RETAINING WALL: NATURAL GRAY CONCRETE MASONRY UNIT MAX. 3'-0" HIGH IN REAR OF LOT



**SIDE / EAST ELEVATION** ADDED DECK @ 2ND. FLOOR  
SCALE: 1/4" = 1'-0"

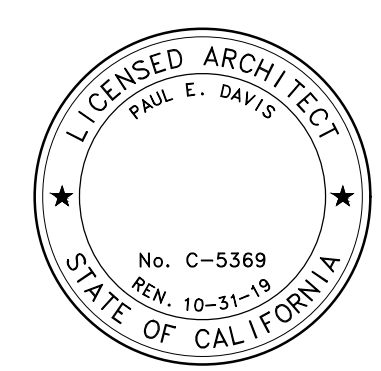
**REAR / SOUTH ELEVATION** NO CHANGE  
SCALE: 1/8" = 1'-0"

**SIDE / WEST ELEVATION** NO CHANGE  
SCALE: 1/8" = 1'-0"

## ELEVATIONS

**THE PAUL DAVIS PARTNERSHIP**  
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Sheet Title:  
**EXTERIOR ELEVATIONS**

Sheet Number:

Project / Owner:

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PACIFIC GROVE, CA.

## SHEET NOTES

1. REPLACE EXISTING TUB W/ TILE SHOWER
2. NEW CLOSET & DOOR
3. REPLACE EXISTING F.A.U. W/ NEW HIGH 95% EFFICIENCY F.A.U.
4. REMOVE EXISTING SHOWER & INSTALL NEW SHOWER
5. NEW VANITY CABINET W/ NEW SINK
6. NEW CLOSET 2x4 STUDS @ 16" O.C. W/ 1/2" GWB BOTH SIDES
7. REMOVE (E) WALL & INSTALL NEW 5'x6' DOORS W/ 4x4x6 HEAD
8. INSTALL NEW 2'-6"x6'-8" EXTERIOR DOOR W/ WEATHER TRIM
9. EXISTING SHEAR WALL W/ #8 @ 6" O.C.
10. REPLACE EXISTING LIGHT
11. REMOVE EXISTING WINDOW & DOOR INCREASE OPENING & INSTALL NEW 12'x5' PICTURE WINDOW
12. NEW 4x12 HEADER, SEE FRAMING DETAIL ABOVE

## THE PAUL DAVIS PARTNERSHIP ARCHITECTS & PLANNERS

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- EXISTING HEATING REGISTER
- NEW ELECTRICAL LIGHT & SWITCHES VERIFY LOCATION W/ OWNER

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Drawing Date: 11/05/2018  
Project Number: 1853

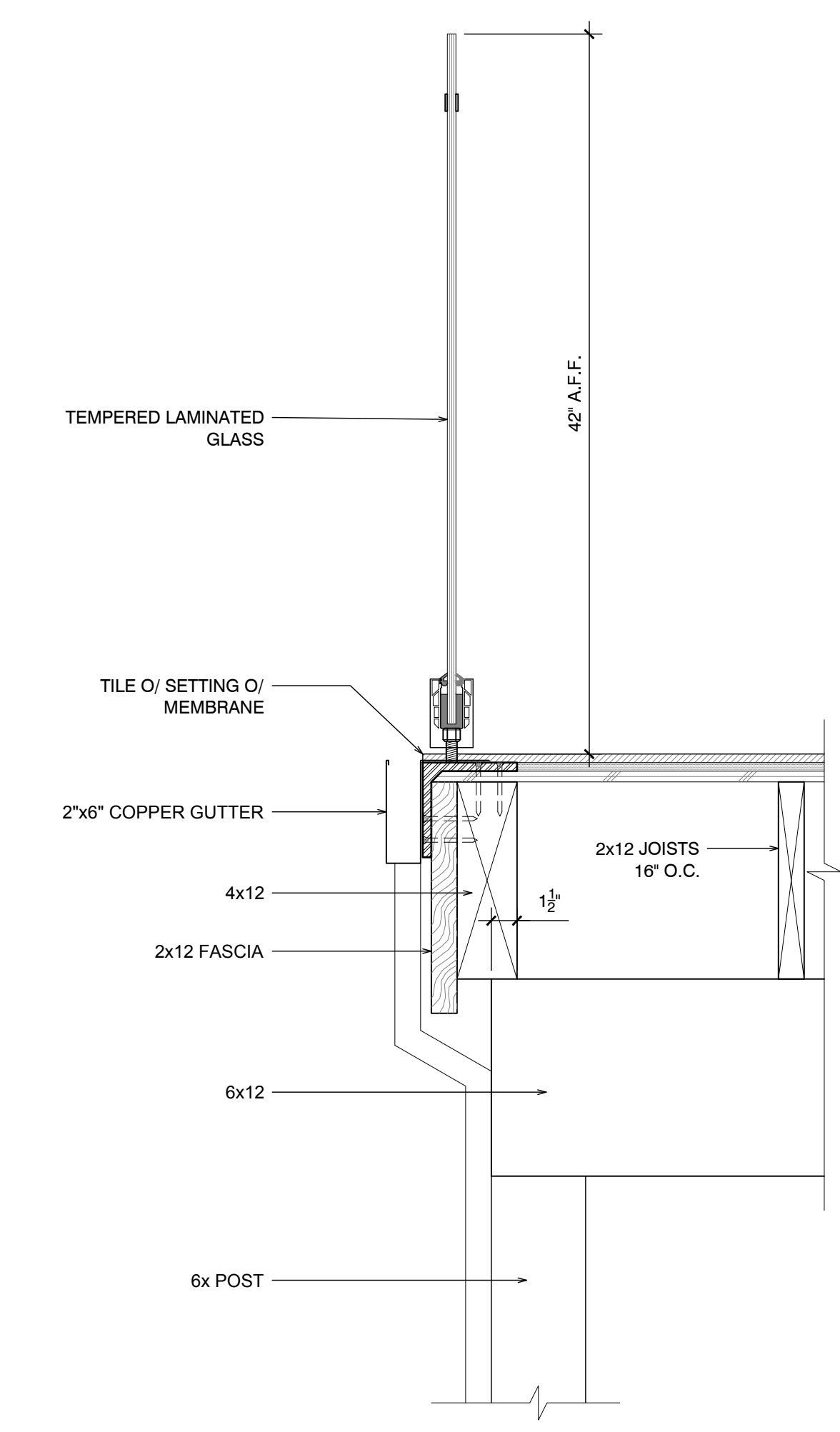
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Sheet Title:  
**FLOOR PLAN**

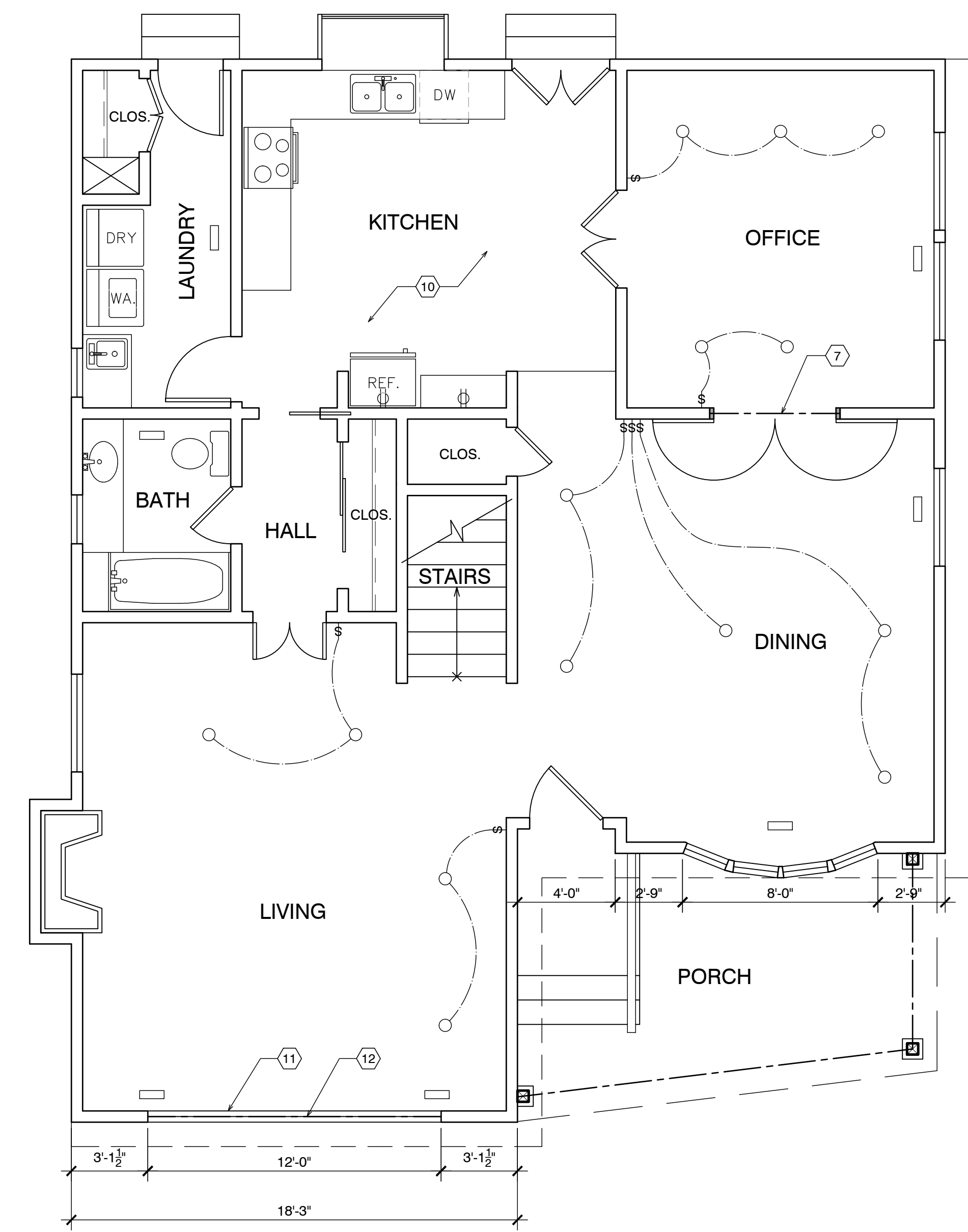
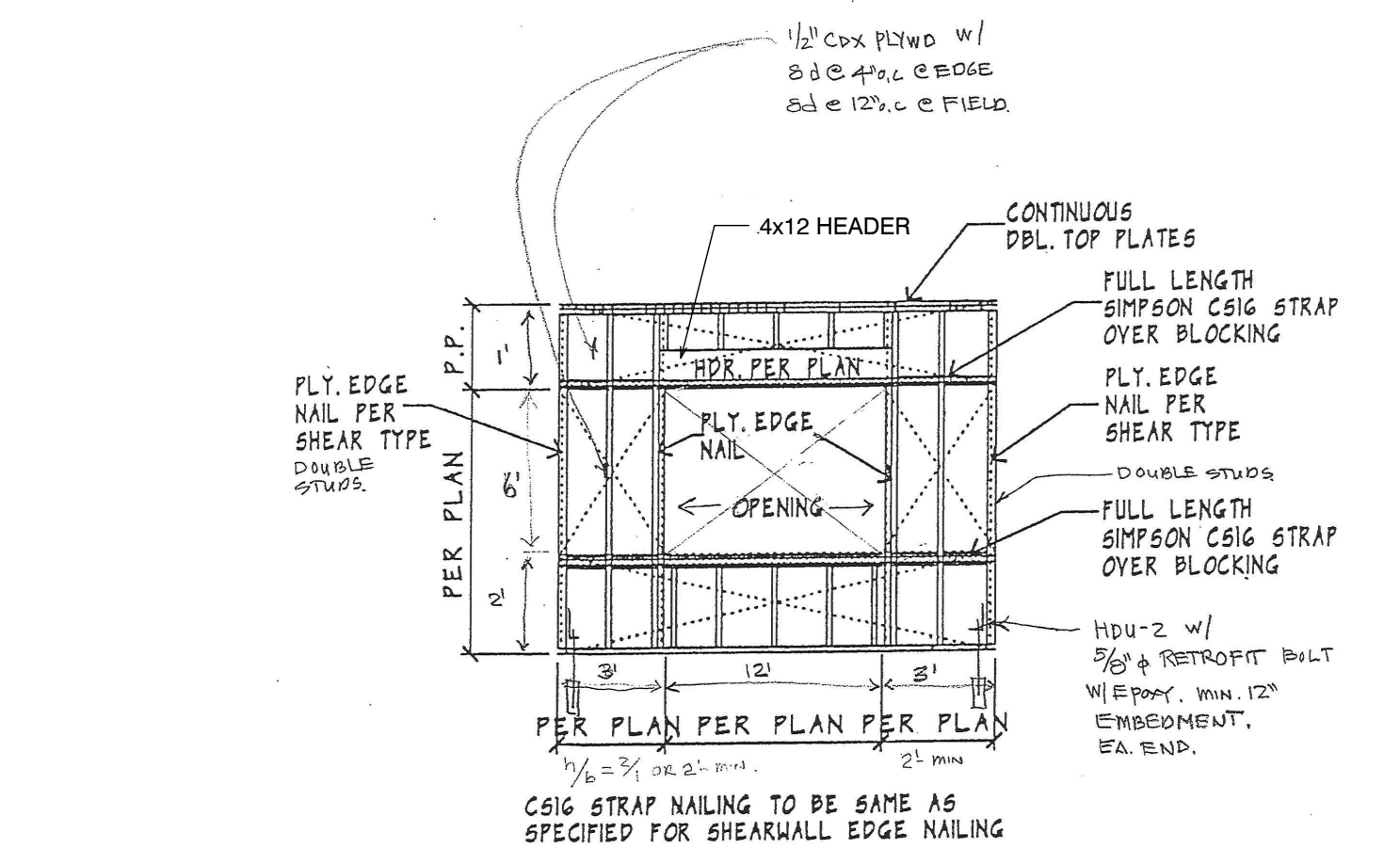
Sheet Number:

## 4 GUARDRAIL BASE SCALE: 1-1/2" = 1'-0"

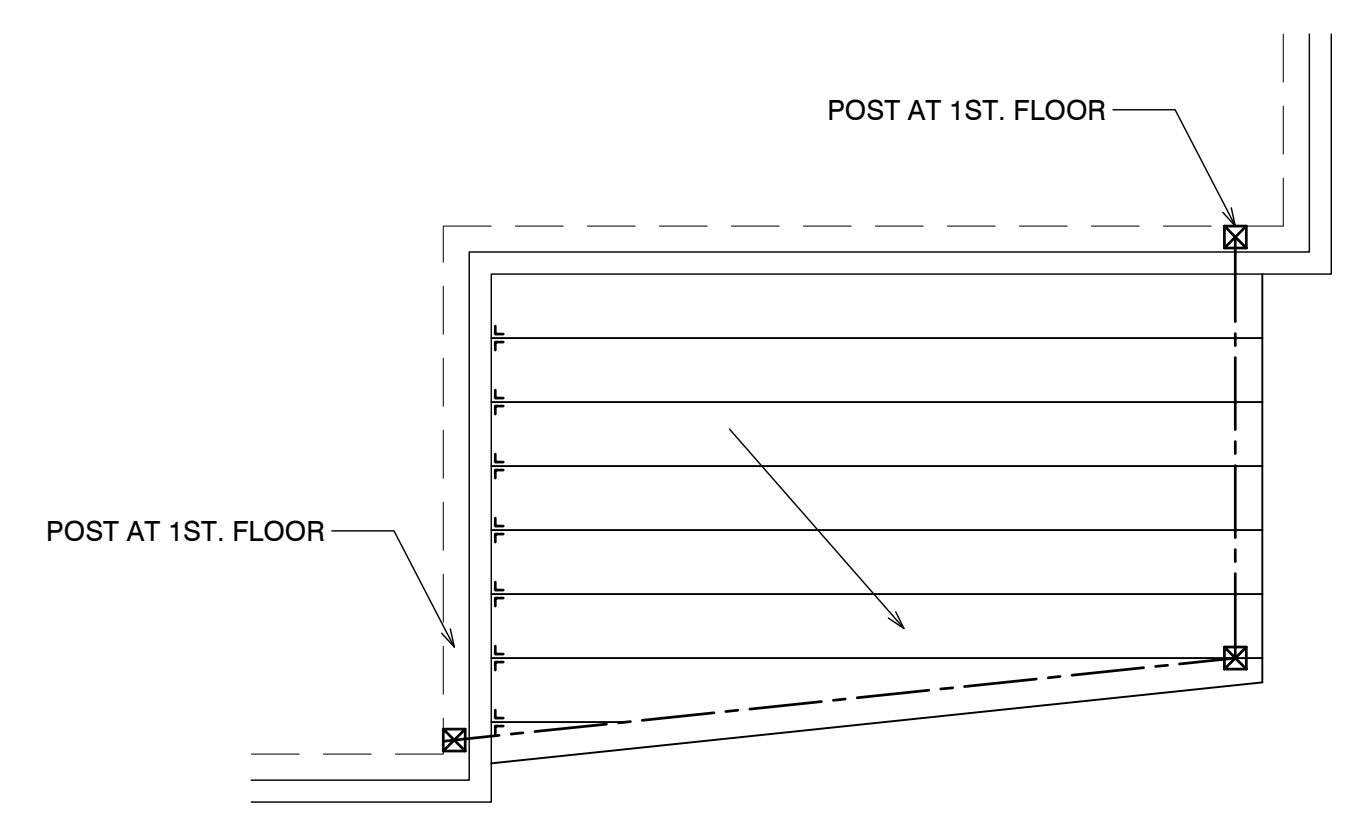
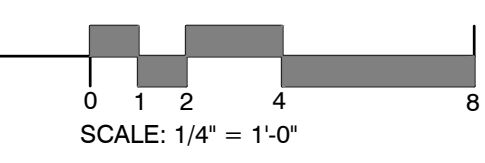


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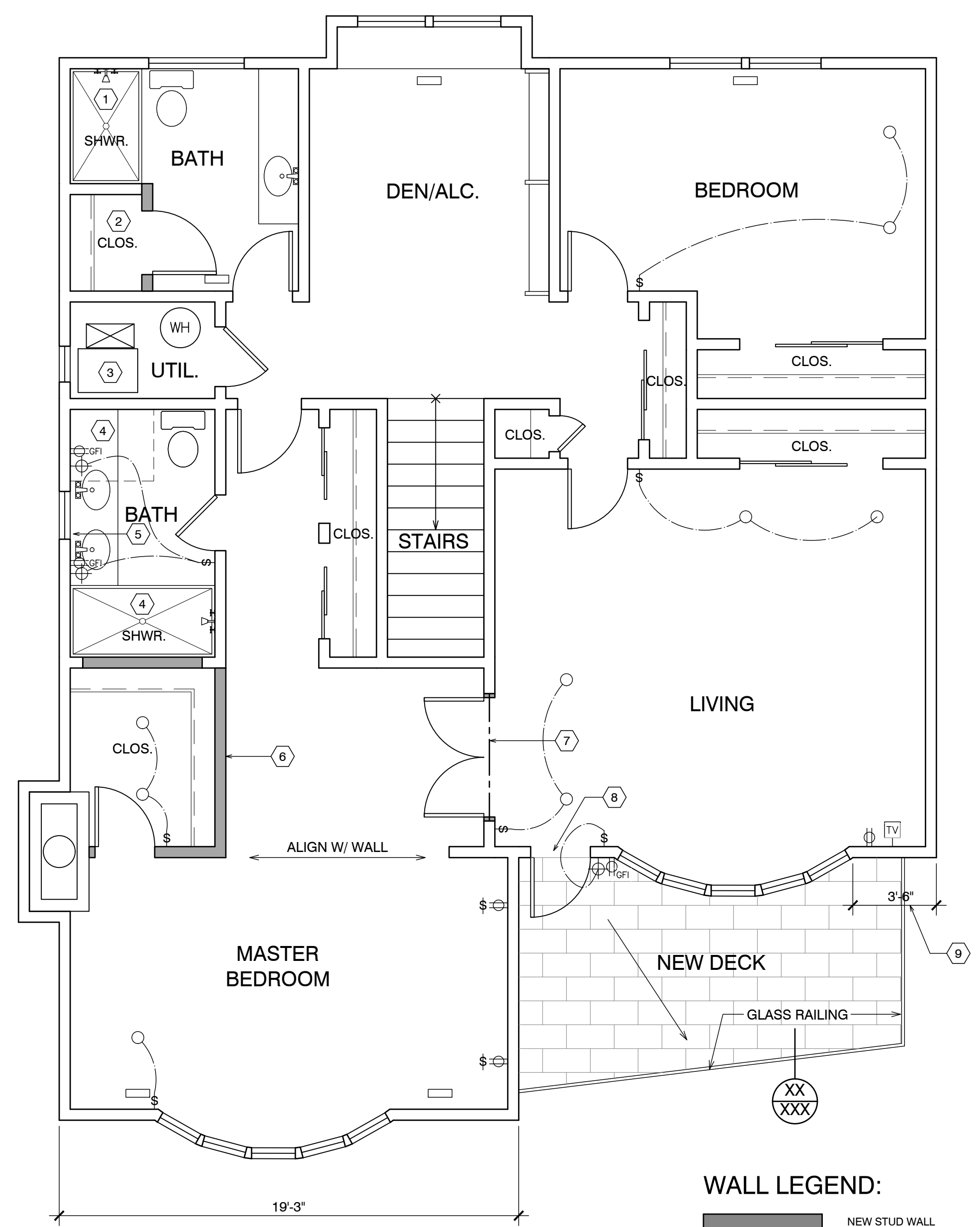
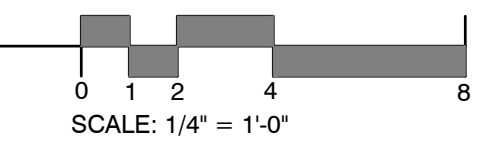
## 9 SUB DIAPHRAGM DETAIL (PERFORATED SHEAR WALL) SCALE: N.T.S.



## 1ST. FLOOR PLAN SCALE: 1/4" = 1'-0"

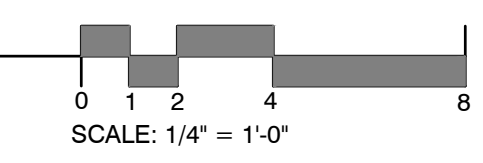


## FLOOR FRAMING PLAN SCALE: 1/4" = 1'-0"



WALL LEGEND:  
NEW STUD WALL  
(E) STUD WALL

## 2ND. FLOOR PLAN SCALE: 1/4" = 1'-0"



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## SHEET NOTES

- XXX

### THE PAUL DAVIS PARTNERSHIP

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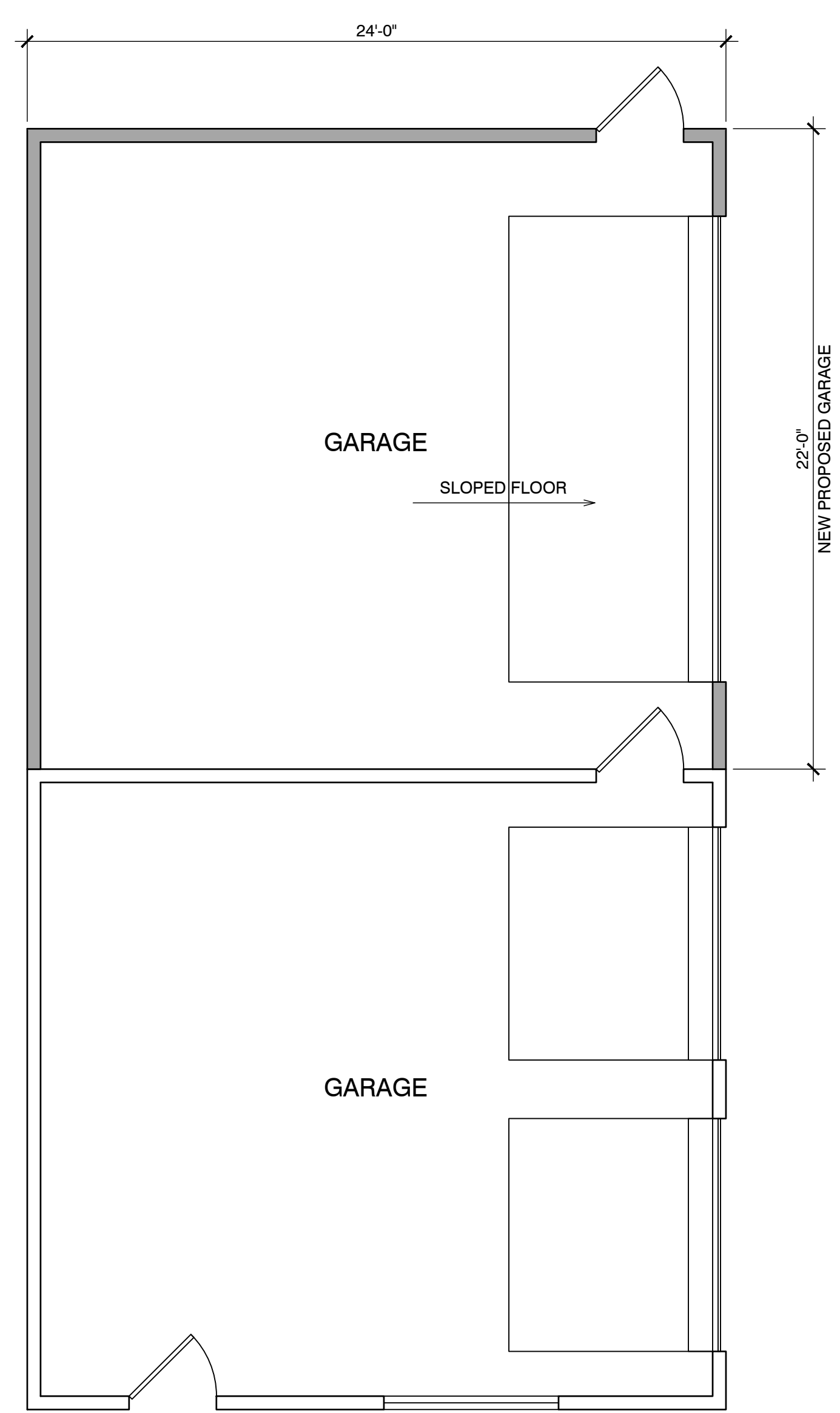
Drawn By: ML  
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Revisions:

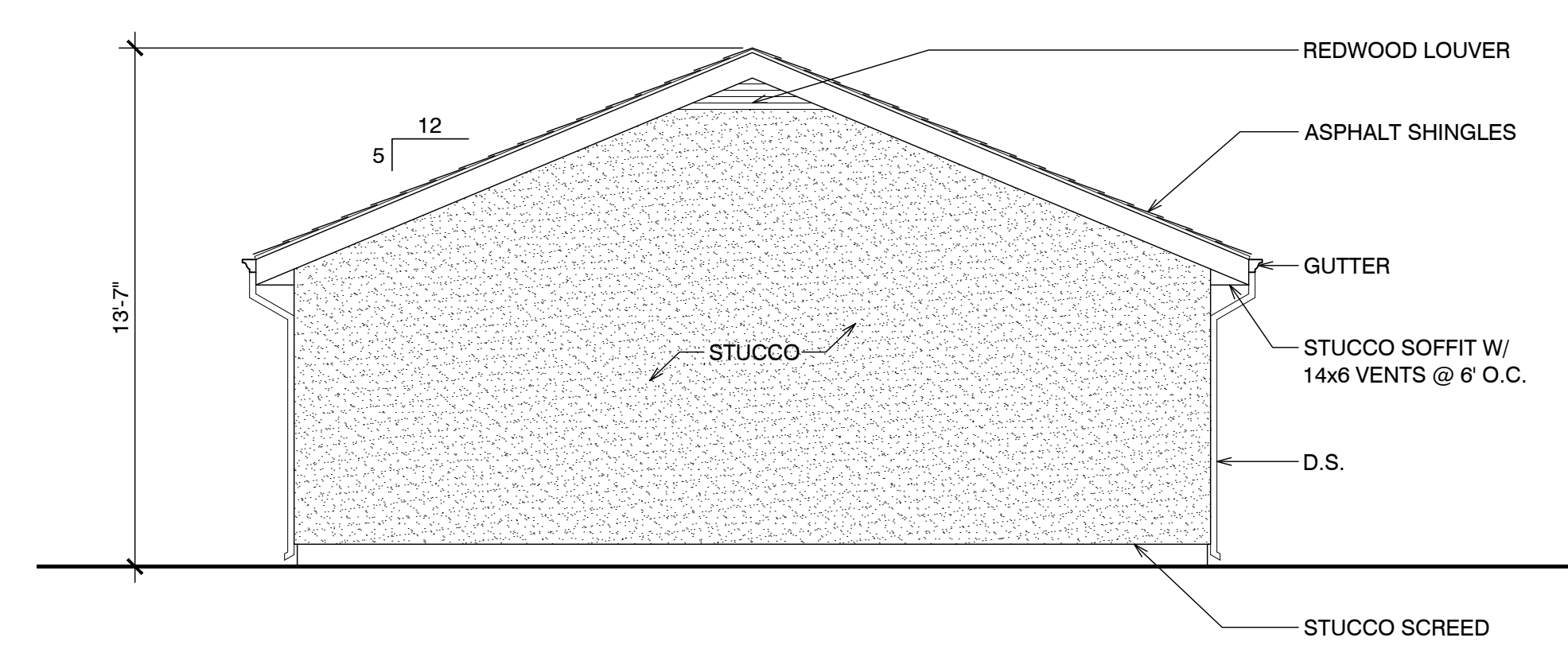
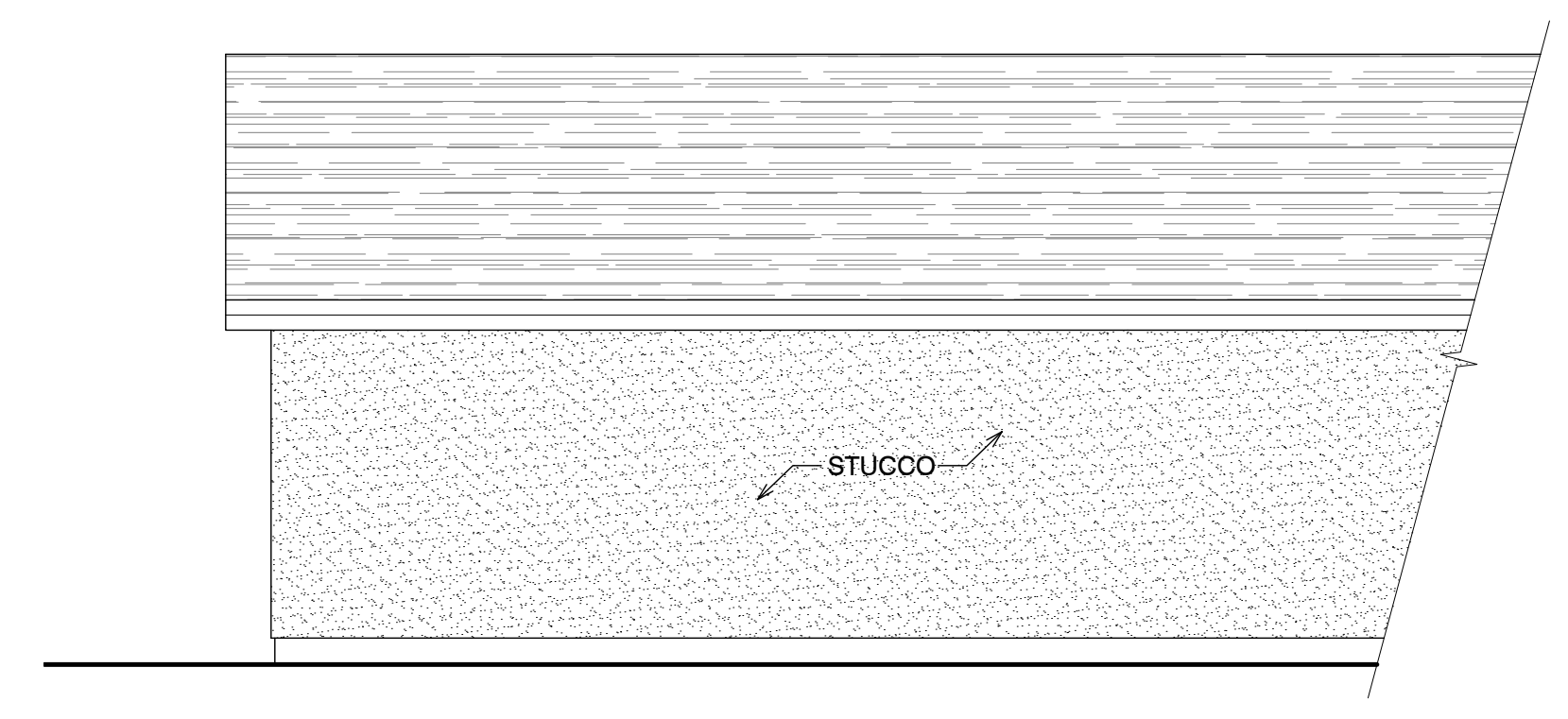
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### Sheet Title: ROOF PLAN & GARAGE PLANS

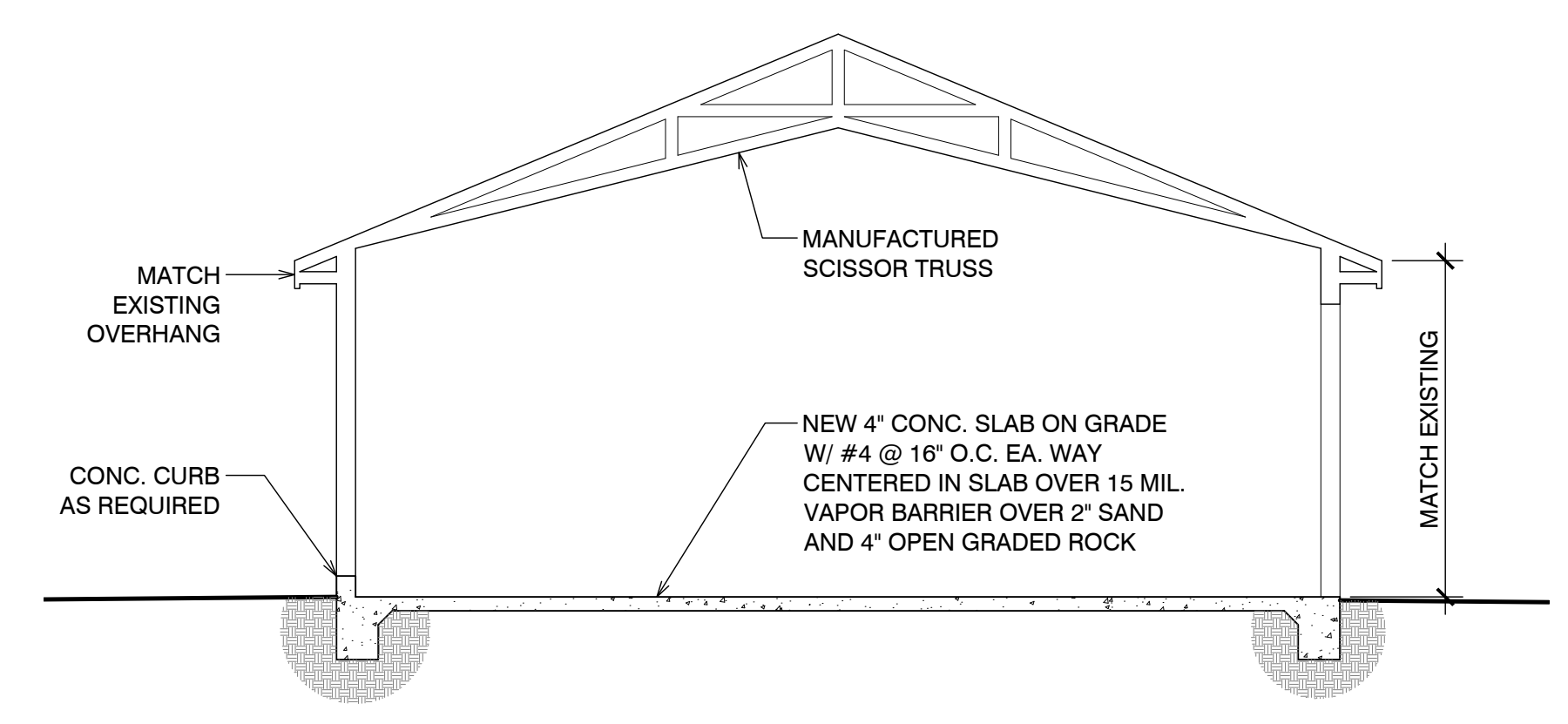
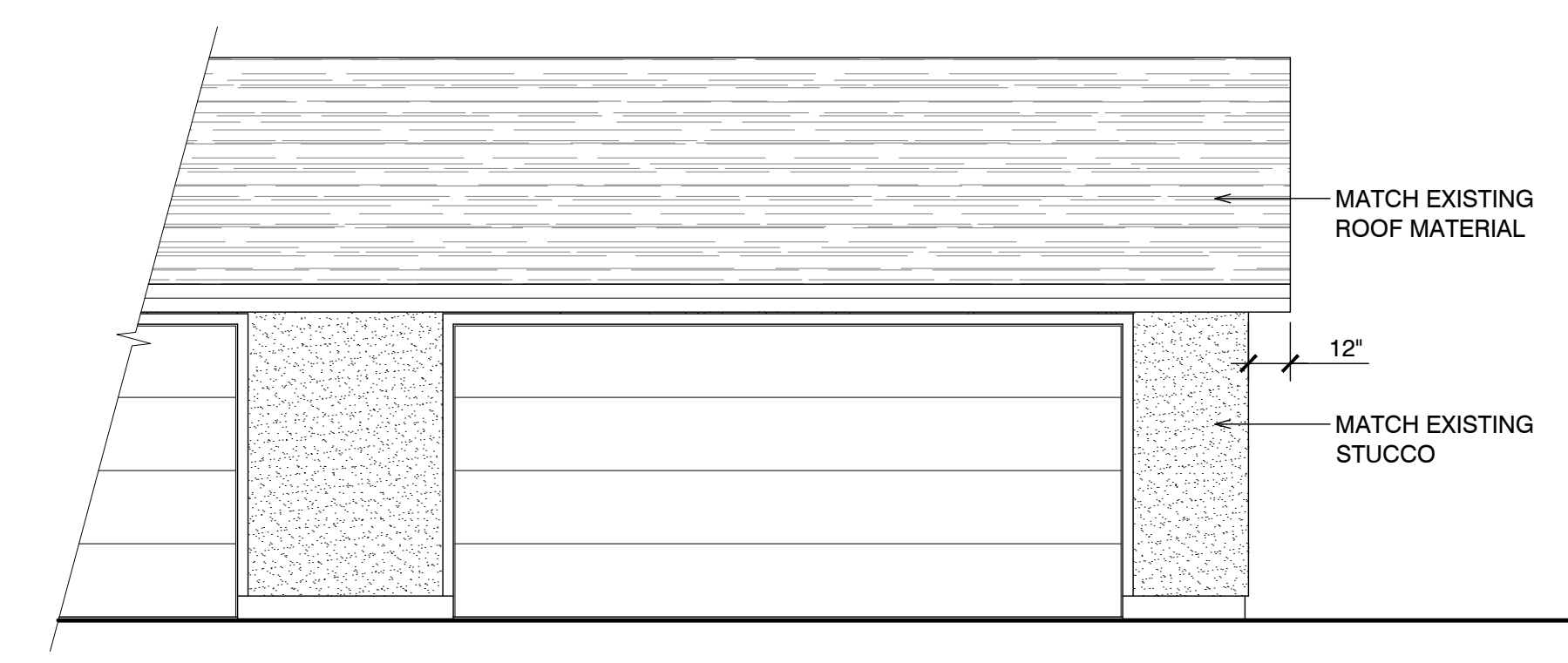
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### GARAGE FLOOR PLAN



### GARAGE ELEVATIONS



### GARAGE SECTION



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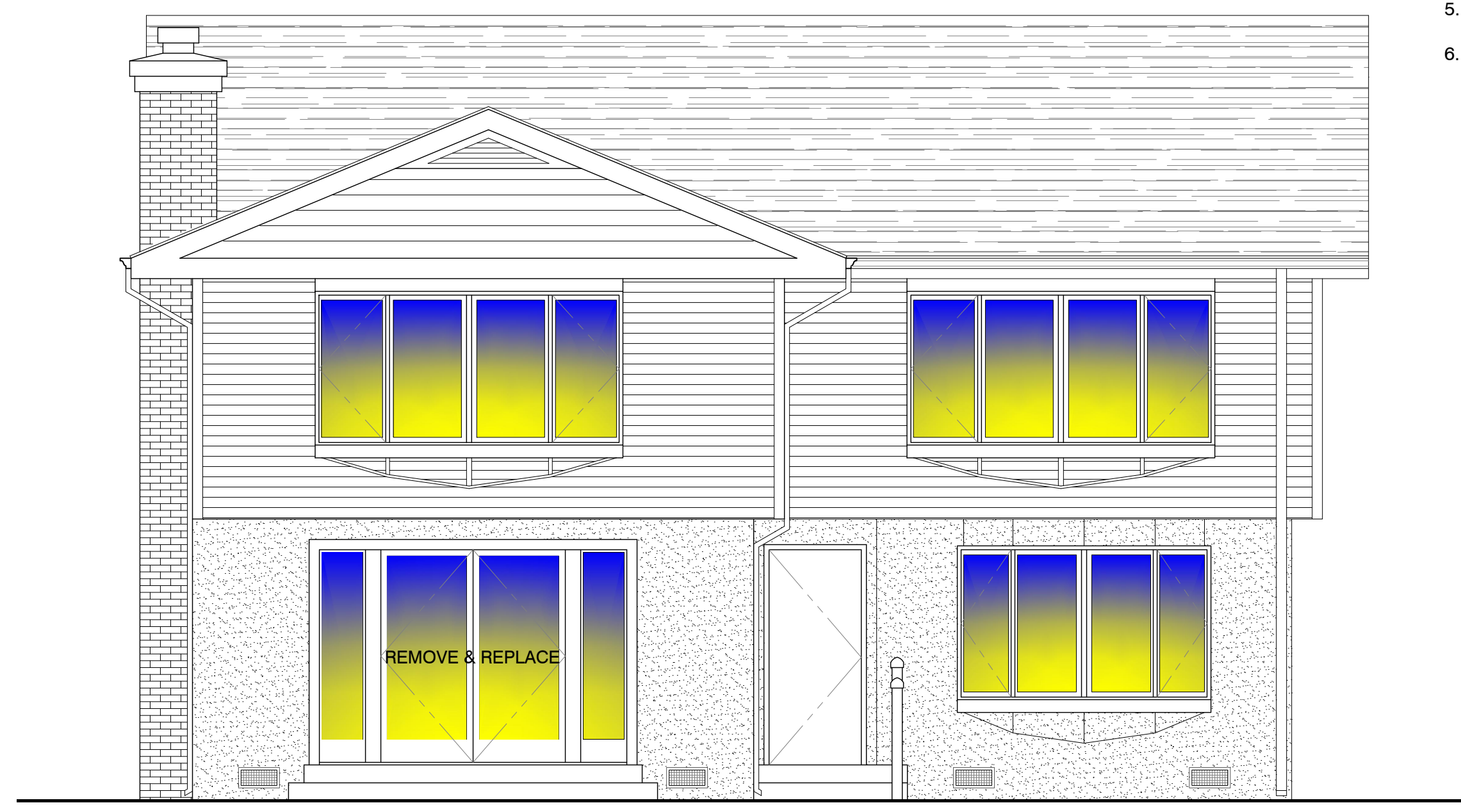
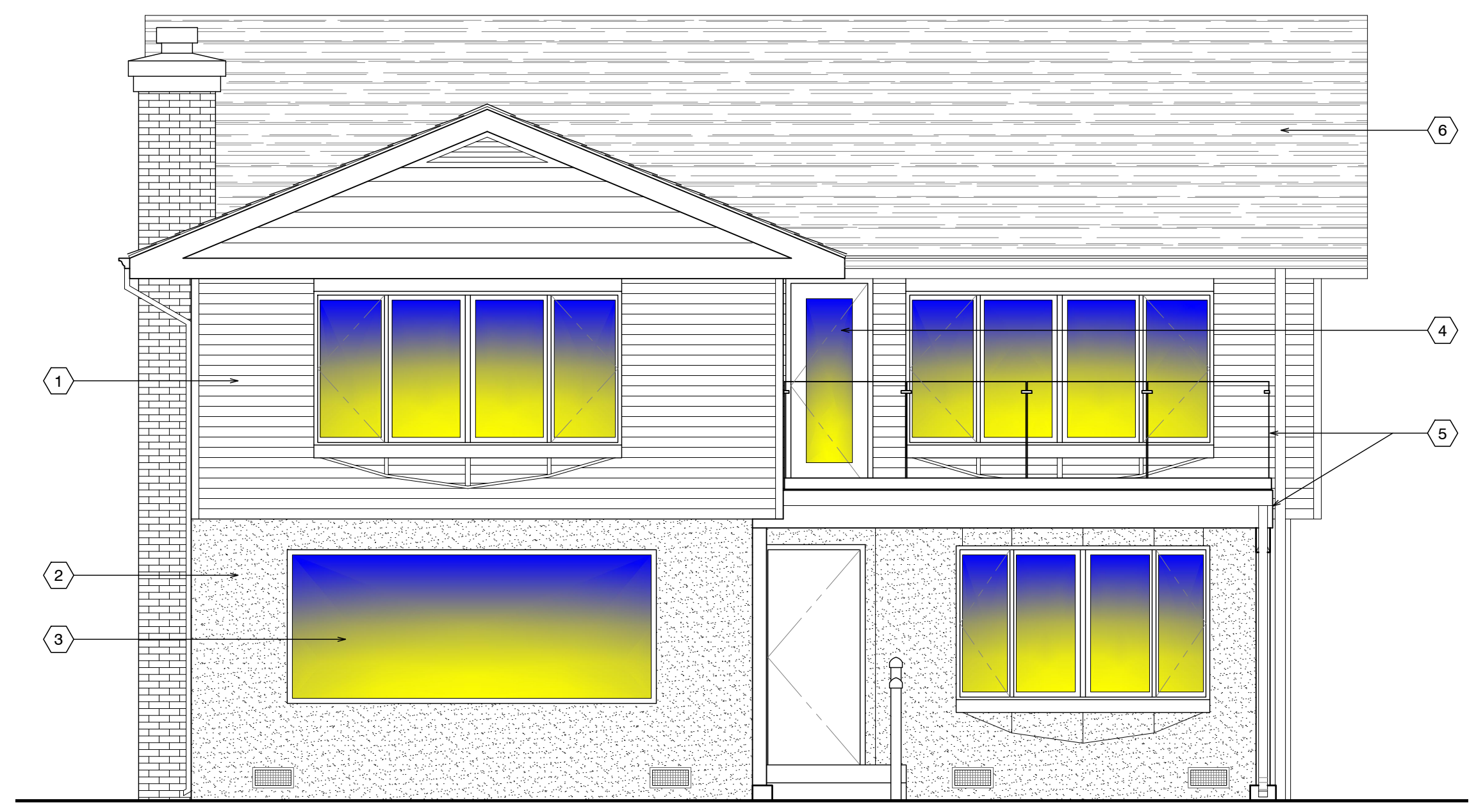
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## SHEET NOTES

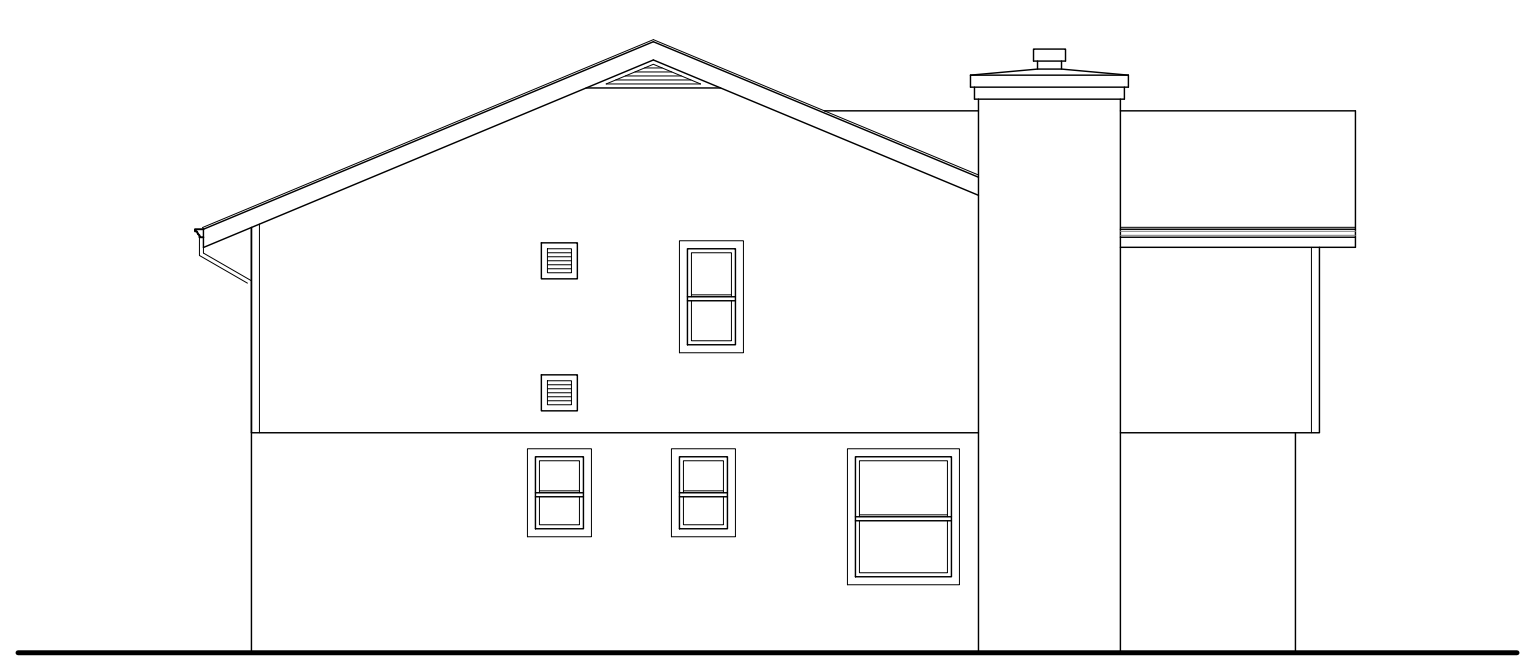
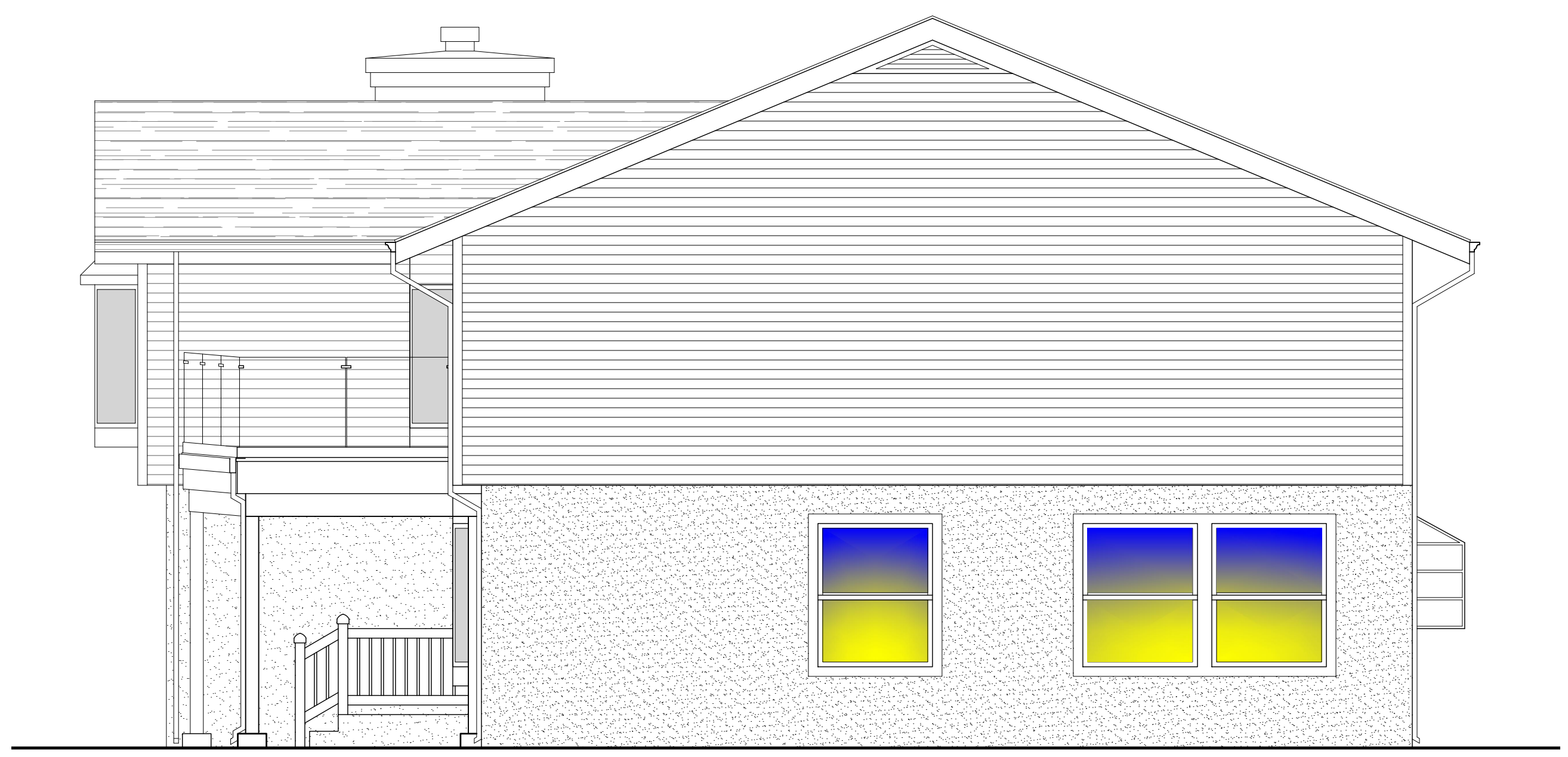
1. EXISTING SIDING
2. EXISTING CEMENT PLASTER, REPLACE ON FRONT WALL
3. NEW 12x5" PICTURE WINDOW W/ WHITE ALUMINUM FRAME MATCH EXISTING TRIM
4. NEW DOOR W/ GLASS, MATCH EXISTING TRIM
5. NEW DECK & GLASS RAILING
6. EXISTING COMPOSITION SHINGLES



**STREET / NORTH ELEVATION** (NEW) ADDED LIVING ROOM WINDOW @ 1ST. FLOOR AND ADDED DECK @ 2ND. FLOOR  
SCALE: 1/4" = 1'-0"

**STREET / NORTH ELEVATION** (EXISTING)  
SCALE: 1/4" = 1'-0"

**EXTERIOR MATERIALS**  
 EXTERIOR: PAINT PLASTER & SIDING - BEHR ACASIA HAZE  
 TRIM: BEHR - POLAR BEAR  
 EXISTING ROOF: COMPOSITION SHINGLES - CHARCOAL GRAY



**SIDE / EAST ELEVATION** ADDED DECK @ 2ND. FLOOR  
SCALE: 1/4" = 1'-0"

**REAR / SOUTH ELEVATION** NO CHANGE  
SCALE: 1/8" = 1'-0"

**SIDE / WEST ELEVATION** NO CHANGE  
SCALE: 1/8" = 1'-0"

## ELEVATIONS

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Sheet Number:

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