



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

AGENDA REPORT

TO: Architectural Review Board

FROM: Alex Othon, Assistant Planner

MEETING DATE: March 12th, 2019

PERMIT APPLICATION NO.: Architectural Permit (AP) 19-0056

ADDRESS: 1128 Shell Avenue, Pacific Grove, CA 93950
(APN 006-023-012)

APPLICANT: Jeff Crockett (Applicant) on behalf of Mr. & Mrs. Fred Sammis (Owner)

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

SUBJECT: Architectural Permit Application No. 19-0056 to allow the demolition of an existing 8'x20' deck and a two-story addition of 330 square feet to an existing 2,569 square foot two-story single-family residence. The addition will reduce the existing deck from 8'x20' to 3'x20'.

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

RECOMMENDATION

Approve the project subject to the recommended findings, conditions, and Section 15301 (e) CEQA exemptions for *Existing Facilities*.

PROJECT DESCRIPTION

Architectural Permit 19-0056 would allow the addition of 330 square feet to the northerly elevation of an existing two-story single-family residence on a through lot with frontages Shell Avenue and Surf Avenue. The addition would add 110 square feet to the garage on the first level of the home and 220 square feet to the second level of the home. The second story addition would include a new 66 square foot deck fronting onto Surf Avenue. The project would result in a two-story single-family residence with a total of 2,569 square feet. No changes are proposed to the Surf Avenue façade.

BACKGROUND

Site Description

The site is approximately 6,482 square feet and currently developed with a 2,569 square foot two-story single-family residence and attached garage. There is one significant tree at the rear of the lot, directly on the property line between 1128 Shell and 1140 Shell, the tree is not proposed for trimming or removal as a part of this project. The site is surrounded by single-family

residential development in a neighborhood with fairly narrow streets and no sidewalks. The construction of a sidewalk is not required for this project.

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 the housing goals as stated in the General Plan. The proposed project is in compliance with the Medium Density Residential land use designation.

Applicable Zoning Code Regulations

The subject site is located in the R-1-H zoning district, which is characterized by a feeling of open space around dwellings, public views of the ocean, sky and trees. While the R-1-H district does have its own special development regulations, it does share many of the regulation requirements with the R-1 district. This project will be in full compliance with all regulations set forth in [23.56.015](#) (R-1-H Zoning District) and [23.16](#) (R-1 Zoning District). This includes and is not limited to the height limit, setback requirements, gross floor area and allowed site coverage. The allowed building coverage in the R-1-H zoning district is a maximum of 35%. The site will have a building coverage of 34.78% once the project has been completed. The project will also meet the parking requirements set out in [23.16.070](#) which requires one covered and one uncovered parking space for single-family residences.

Architecture and Design Considerations

The proposed addition will be visible from Surf Avenue and includes reverse board & batt siding and wood trim finishes to match the existing residence. The project will meet a number of Architectural Design Guidelines including;

No. 2: *Roof lines of new structures should be compatible with the pitch and character of roofs seen traditionally in the neighborhood.*

The R-1-H zoning district requires roof pitches to be no more than 3:12, the project proposes a roof pitch to match existing and is within the required pitch. The addition will have a finished height of 21' 6".

No. 7: *Second floor balconies and decks should be designed and location to minimize the loss of privacy for neighboring properties.*

The project will reduce the size of the second story balcony on the front elevation of the home, increasing the privacy of nearby neighbors.

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

The roofline of the addition will match the roof line of the existing residence.

No. 38: *Exterior materials should be compatible with those that predominate in the area.*

The neighborhood is an eclectic mix of wood- and stucco- sided buildings, the proposed addition will use the same reverse board and batten siding as the main home and will not stand out in the neighborhood.

ENVIRONMENTAL REVIEW

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

ATTACHMENTS

- A. Permit Application
- B. Draft Permit
- C. CEQA Exemption
- D. Project Plans

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 19-0056

Date: 1/28/19

Total Fees: \$3,584.90

APPLICANT/OWNER:	Project Address: <u>1123 SHELL AVE.</u> APN: <u>000-023-012-000</u>									
	Project Description: <u>DEMO & 2ND LEVEL DECK. CONSTRUCT (5'x22') ADDITION TO GARAGE & (7'x22') ADDITION TO RESIDENCE WITH 3'x22' CANTILEVER DECK</u>									
	Will the project create, add, or replace impervious surface? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No									
	Will the project impact any tree(s) on site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No									
	<table border="0"> <tr> <td style="text-align: center;"><u>Applicant</u></td> <td style="text-align: center;"><u>Owner</u></td> </tr> <tr> <td>Name: <u>JEFF CROOKETT</u></td> <td>Name: <u>MR. & MRS. FRED SAMMIS</u></td> </tr> <tr> <td>Phone: <u>(831) 484-2265</u></td> <td>Phone: <u>(408) 219-5151</u></td> </tr> <tr> <td>Email: <u>jeffcrook@comcast.net</u></td> <td>Email: <u>MATTWRANEN@SBCglobal.net</u></td> </tr> <tr> <td>Mailing Address: <u>209 SAN BERNARDINO ROAD SALINAS, CA, 93908</u></td> <td>Mailing Address: <u>1123 SHELL AVE PACIFIC GROVE, 93950</u></td> </tr> </table>	<u>Applicant</u>	<u>Owner</u>	Name: <u>JEFF CROOKETT</u>	Name: <u>MR. & MRS. FRED SAMMIS</u>	Phone: <u>(831) 484-2265</u>	Phone: <u>(408) 219-5151</u>	Email: <u>jeffcrook@comcast.net</u>	Email: <u>MATTWRANEN@SBCglobal.net</u>	Mailing Address: <u>209 SAN BERNARDINO ROAD SALINAS, CA, 93908</u>
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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: _____																				
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Property Information Lot: <u>310</u> Block: <u>272</u> Tract: <u>BEACH ADD</u> ZC: <u>R-1-H</u> GP: <u>MD</u> Lot Size: <u>6467 sq ft</u>																					

PLANNING STAFF USE ONLY:	<input type="checkbox"/> Historic Resources Inventory <input type="checkbox"/> Archaeologically Sensitive Area
	Staff Use Only: Received by: <u>AJ</u> Assigned to: _____
	<div style="border: 2px solid blue; padding: 5px; display: inline-block;"> RECEIVED JAN 28 2019 CITY OF PACIFIC GROVE COMMUNITY DEV DEPT </div> <div style="margin-left: 20px; color: red; font-weight: bold; font-size: 1.2em;"> PAID \$ 3,584.90 1-28-19 </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 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:** 01-10-19

Owner Signature (Required):  **Date:** 12-18-18



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

Application # AP 19-0058

Planning Permit Fee Calculation

Permit	Select	Fee
Architectural Permit – Single Family	<input checked="" type="checkbox"/>	\$2,921
Administrative Architectural Permit	<input type="checkbox"/>	\$1,406
Architectural Design Change	<input type="checkbox"/>	\$1,406
Counter Review & Determination – no new square footage	<input type="checkbox"/>	\$136
Counter Review & Determination – new square footage	<input type="checkbox"/>	\$603
Initial Historic Screening	<input type="checkbox"/>	\$432
Sign Permit	<input type="checkbox"/>	\$1,611
Administrative Sign Permit	<input type="checkbox"/>	\$788
Use Permit and Amendments – Single Family	<input type="checkbox"/>	\$1,753
Major Administrative Use Permit	<input type="checkbox"/>	\$1,133
Minor Administrative Use Permit	<input type="checkbox"/>	\$1,147
Variance and Amendment	<input type="checkbox"/>	\$2,438
Administrative Variance and Amendment	<input type="checkbox"/>	\$1,363
Inquiry Fee	<input type="checkbox"/>	\$320
Historic Preservation Permit	<input type="checkbox"/>	\$1,660
Accessory Dwelling Unit Permit	<input type="checkbox"/>	\$1,706
Tree Permit with Development	<input type="checkbox"/>	\$260
Appeal	<input type="checkbox"/>	25% of base permit fee or \$1,000 whichever is greater plus noticing costs
Other	<input type="checkbox"/>	

Additional Fees

General Plan Update Fee	5% of Permit Fee	<input checked="" type="checkbox"/>	\$ 146.05
CEQA Exemption Fee	\$266	<input checked="" type="checkbox"/>	\$ 266
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"/>	\$ 146.05
Environmentally Sensitive Habitat Area	15% of Permit Fee	<input type="checkbox"/>	
Noticing – Mailings	\$0.48 * (# of Mailings)	<input checked="" type="checkbox"/>	\$ 4.50
Noticing – Herald Ad	\$334	<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"/>	\$ 51
Other	Varies	<input type="checkbox"/>	

Total Fees: \$ 3,584.90



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 NO. 19-0056

FOR A PROPERTY LOCATED AT 1128 SHELL AVENUE TO ALLOW A TWO-STORY ADDITION OF 330 SQUARE FEET, INCLUDING A 66 SQUARE FOOT DECK, TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE.

FACTS

1. The subject site is located at 1128 Shell Ave., Pacific Grove, 93950 APN 006-023-012
2. The subject site has a designation of Medium Density (17.4 du/ac) on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1-H zoning district.
4. The subject site is 6,482 square feet and has frontages on both Shell Avenue and Surf Avenue.
5. The subject site is developed with a single family dwelling and attached two-car garage.
6. The site is located in the Archaeological Zone and the Area of Special Biological Significance.
7. 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-H zoning district including setbacks, floor area, 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 2, 7, 31, and 38, 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) #19-0056 to allow:

1. A two-story addition of 330 square feet, including a 66 square feet deck, to an existing two-story single-family residence.

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

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 19-0056 to allow a two-story addition of 330 square feet, including a 66 square foot deck, to an existing two-story single-family residence.
- 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 12th day of March, 2019, by the following vote:

AYES:
NOES:
ABSTENTION:
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.

Mr. & Mrs. Fred Sammis, Owner

Date



CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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

NOTICE OF EXEMPTION FROM CEQA

Property Address/Location: 1128 Shell Ave, Pacific Grove, CA 93950

Project Description: AP 190056

Description: Construct a two-story addition to an existing two-story single-family residence.

APN: 006023012000

ZC: R-1-H

Lot Size: 6,467

Applicant Name:	Jeff Crockett	Phone #:	831-484-2265
Mailing Address:	209 San Benacio Road, Salinas, CA 93908		
Email Address:	jeffcrock@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: 15301(e) - Existing Facilites
- Statutory Exemption
Type and Section Number:
- Other:

Exemption Findings:

Section 15301 (e) allows for additions up to 2,500 square feet on existing structures. The project proposes an addition of 330 square feet to an existing 2,569 square foot two-story single-family residence which falls within the Class 1 exemption criteria. The project will have no significant, cumulative impact to the environment and will not meet the exception criteria listed under Section 15300.2.

Contact: Alex Othon, Planning Department, City of Pacific Grove

Contact Phone: (831) 648-3183

Signature: _____

Date: _____

BEST MANAGEMENT PRACTICES NOTES

- ALL HOSES USED IN CONJUNCTION 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.
- CONTRACTOR, SITE SUPERVISOR OR OWNER IS RESPONSIBLE FOR ANY ENVIRONMENTAL DAMAGE CAUSED BY THEIR SUBCONTRACTORS MISHANDLING OF MATERIALS.
- GENERAL BUSINESS PRACTICES:** PLACE TRASH CANS AND RECYCLING RECEPTACLES AROUND THE SITE. COVER AND MAINTAIN DUMPSTERS. CHECK FREQUENTLY FOR LEAKS AND KEEP COVERED WITH TARP OR PLASTIC SHEETING. NEVER CLEAN A DUMPSTER BY HOUSING IT DOWN ON-SITE. COVER EXPOSED PILES OF SOIL OR CONSTRUCTION MATERIALS WITH PLASTIC SHEETING. CLEAN UP LEAKS, DRIPS AND OTHER SPILLS IMMEDIATELY TO PREVENT CONTAMINATED SOIL OR RESIDUE ON PAVED SURFACES. NEVER HOSE DOWN DIRTY PAVEMENT OR SURFACES WHERE MATERIALS HAVE SPILLED AND USE DRY CLEANUP METHODS WHENEVER POSSIBLE.
- DO NOT REMOVE TREES OR SHRUBS UNNECESSARILY TO PREVENT EROSION.
- CONCRETE & MASONRY:** DO NOT MIX UP MORE FRESH CONCRETE OR CEMENT THAN WILL BE USED AND STORE BAGS OF CEMENT AND PLASTER UNDER COVER PROTECTED FROM RAINFALL, RUNOFF AND WIND AWAY FROM GUTTERS AND STORM DRAINS. PROVIDE A WASHOUT AREA FOR CEMENT AND PLASTER WASHOUT (SEE PLAN) NEVER DISPOSE CEMENT OR CONCRETE DUST ONTO DRIVEWAYS, STREETS, GUTTERS OR STORM DRAINS.
- PAINT CLEANUP:** NEVER CLEAN BRUSHES OR RINSE PAINT CONTAINERS INTO A STREET, GUTTER OR STORM DRAIN. WHEN THOROUGHLY DRY, USED BRUSHES, EMPTY PAINT CANS (LIDS OFF), RAGS AND DROP CLOTHES MAY BE DISPOSED OF AS TRASH. CHEMICAL PAINT STRIPPING RESIDUE, INCLUDING SATURATED RAGS, IS A HAZARDOUS WASTE AND SHOULD BE TAKEN TO A HOUSEHOLD HAZARDOUS WASTE COLLECTION EVENT.

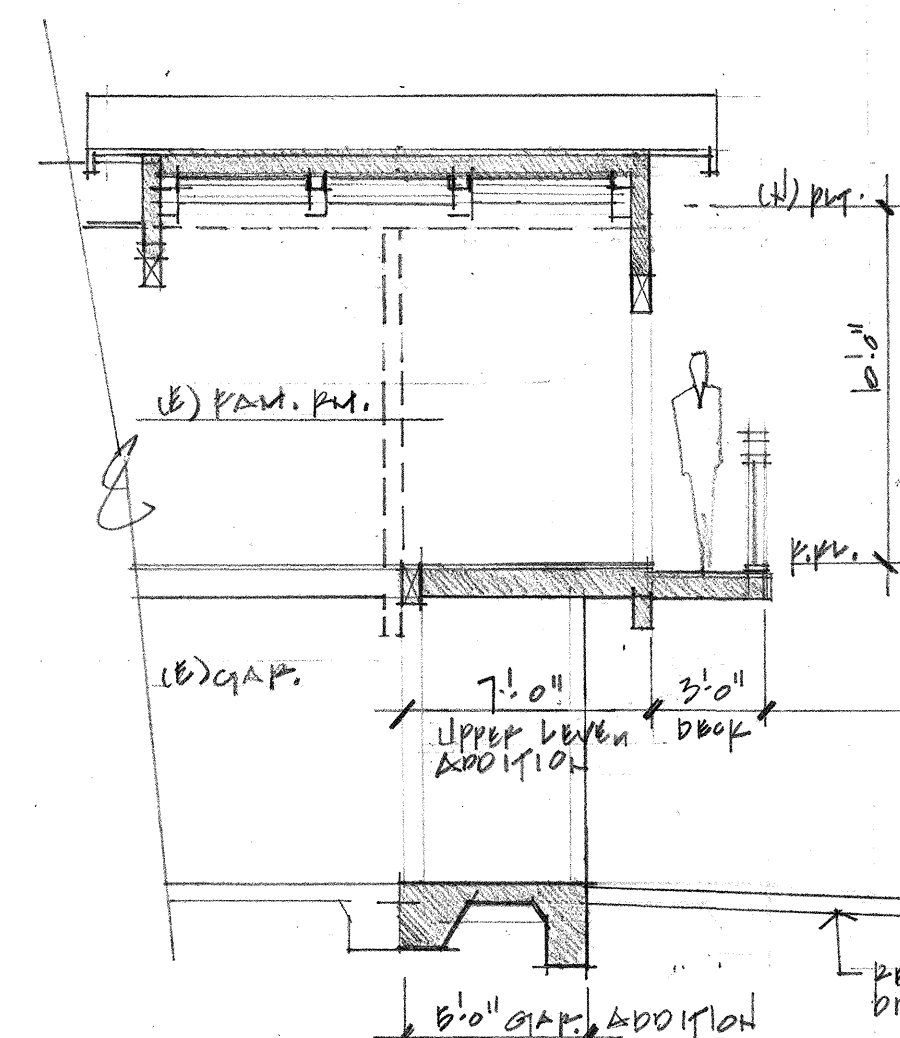
PROJECT NOTES

- RESPONSIBILITY FOR THOROUGHLY REVIEWING ALL PROJECT DOCUMENTATION PRIOR TO SUBMITTING BID PROPOSAL(S) SHALL REST WITH EACH SUB-CONTRACTOR, AS WELL AS THE GENERAL CONTRACTOR.
- THESE PLANS AND RELATED DOCUMENTS MUST BE AVAILABLE AT THE JOB SITE DURING ANY INSPECTION ACTIVITY.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE PROJECT ENGINEER IN A TIMELY MANNER OF ANY DISCREPANCIES, CONFLICTS, OR APPARENT OMISSIONS ENCOUNTERED IN THESE DOCUMENTS.
- ALL LANDSCAPED AREAS AND/OR FENCES SHALL BE CONTINUOUSLY MAINTAINED BY THE PROPERTY OWNER, AND ALL PLANT MATERIALS & AREAS SHALL BE CONTINUOUSLY MAINTAINED IN A LITTER-FREE, WEED-FREE, HEALTHY, GROWING CONDITION.
- MANUFACTURERS' INSTALLATION / OPERATION INSTRUCTIONS FOR ALL FIRE ASSEMBLIES, MECHANICAL EQUIPMENT, & RELATED PRODUCTS (E.G. DOORS, WINDOWS, DAMPERS, ETC.) SHALL BE, UPON COMPLETION OF THE PROJECT, FURNISHED TO THE BUILDING OWNER / OCCUPANT.
- SEPARATE PERMIT SUBMITTALS AND APPROVALS ARE REQUIRED FOR THE FOLLOWING: FIRE SPRINKLER SYSTEMS/FIRE ALARMS.
- THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING ACCURATE OF ALL SUBSTITUTIVE REVISIONS, SUBSTITUTIONS, & DELETIONS DURING THE ENTIRE CONSTRUCTION PROCESS, & SHALL FURNISH THE PROJECT ENGINEER DESIGNER SAID INFO, CLEARLY MARKED ON A SINGLE SET OF AS-BUILT PRINTS.
- AT TIME OF PERMIT ISSUANCE, THE GENERAL CONTRACTOR SHALL HAVE EVIDENCE OF CURRENT WORKMANS COMPENSATION INSURANCE, CURRENT COUNTY OR CITY BUSINESS LICENSE, CONTRACTOR'S STATE LICENSE OR POCKET ID, AND IF AGENT OF THE CONTRACTOR, A NOTORIZED LETTER OF AUTHORIZATION.
- IF, DURING THE COURSE OF CONSTRUCTION, CULTURAL, ARCHEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED, WORK SHALL BE HALTED IMMEDIATELY WITHIN 50 METERS OF THE FIND UNTIL A QUALIFIED PROFESSIONAL ARCHEOLOGIST CAN EVALUATE IT.
- MINIMUM CODE COMPLIANCE REQUIREMENTS AS OF 2016: THE APPROVAL OF THESE PLANS AND SPECIFICATIONS DOES NOT PERMIT THE VIOLATION OF ANY SECTION OF THE BUILDING CODE, MUNICIPAL ORDINANCES, OR STATE LAW.
- APPLICABLE CODES: 2016 CMC, CPC, CEC, CRC, TITLE 24 (CEN/C), & LOCAL ORDINANCES.

2016 CAL GREEN REQUIREMENTS:

- Protect annular spaces around pipes, electric cables, conduits at exterior walls against the passage of rodents. (4.406.1)
- Cover duct openings and other related air distribution component openings during construction.
- Adhesives, sealants, and caulks shall be compliant with VOC and other toxic compound limits.
- Paints, stains and other coatings shall be compliant with VOC limits. (4.504.2.2)
- Aerosol paints and coatings shall be compliant with product weighted MIR limits for ROC and Other toxic compounds. (4.504.2.3) Verification of compliance shall be provided.
- Carpet and carpet systems shall be compliant with VOC limits. (4.504.3)
- Min. of 50% of floor area receiving resilient flooring shall comply with Sec. 4.504.4.
- Particleboard, medium density fiberboard (MDF) and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards. (4.504.5)
- Install capillary break and vapor retarder at slab on grade foundations. (4.505.2)

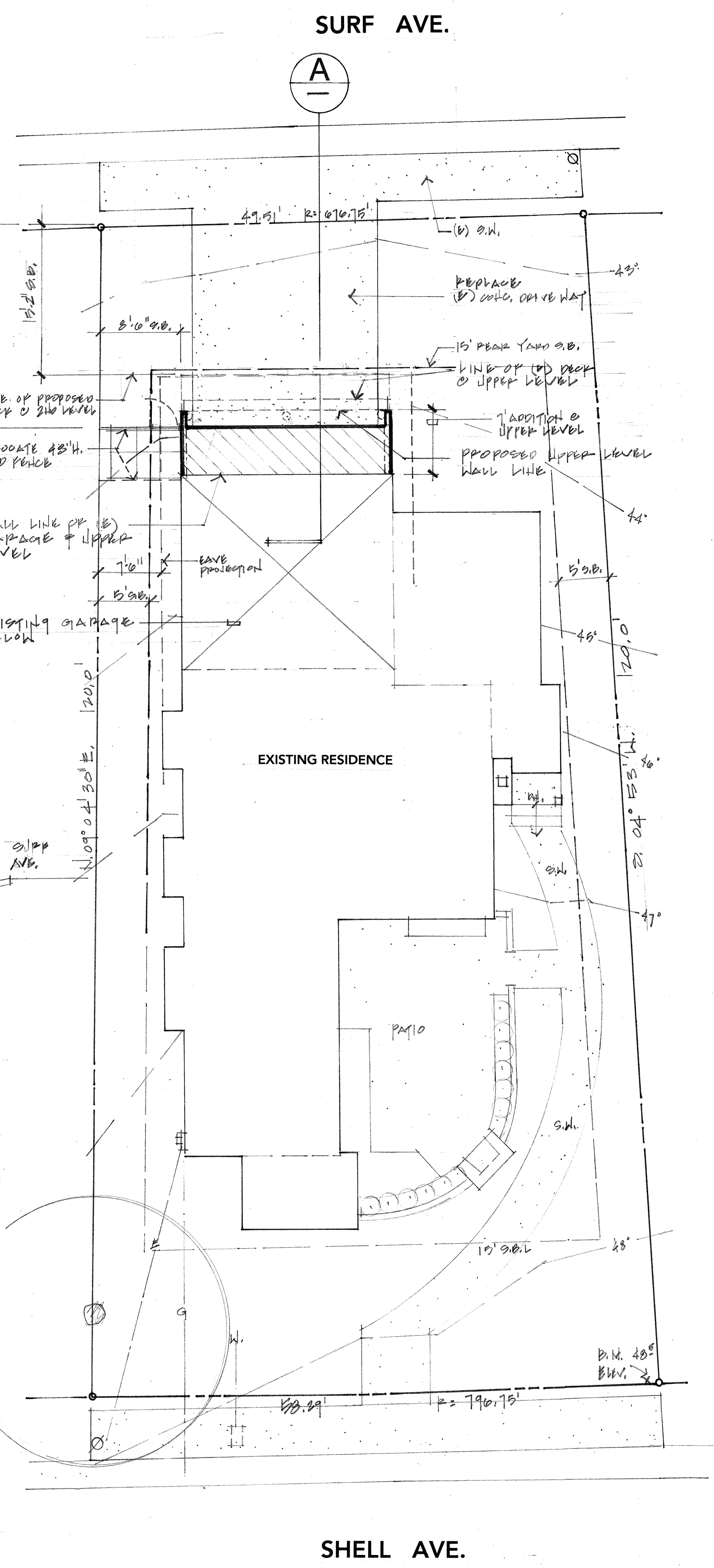
NOTE: Contractor shall provide documentations showing compliance with Construction Waste Management Plan per CalGreen Section 4.408.2 by diverting a min. of 65% of the nonhazardous construction demolition waste generated at the site to recycle or salvage in accordance with the California Green Building Standards, section 4.408.1.



A CROSS SECTION

PROJECT DATA SHEET				
Project Address:	1123 Shell Ave.		Submit Date:	
Applicant(s):	MR. FRED SAMMIS		Permit Type(s) & No(s):	
Zone District				
Building Site Area	0.405 SF			
Density (multi-family projects only)				
Building Coverage	2,200 SF	2,200 SF	2,200 SF	MAX. BLDG. COV. = 88%
Site Coverage	3,100 SF	3,100 SF	3,100 SF	MAX. SITE COV. = 100%
Gross Floor Area	3,000 SF	2,800 SF	2,800 SF	2,000 SF ADD'D
Square Footage not counted towards Gross Floor Area				
Impervious Surface Area Created and/or Replaced			110 SF	REPLACES (B) CONCR. DRIVEWAY
Exterior Lateral Wall Length to be demolished in feet & % of total*		24.5 FT	22.0 FT	9%
Exterior Lateral Wall Length to be built			42.0 FT	
Building Height	20'	19'	21'-0"	
Number of stories	1	1	1	
Front Setback	5'	11'-4"	11'-4"	
Side Setback (specify side)	5'	21'-0"	21'-0"	10% S.P.
Side Setback (specify side)	5'	5'-3"	5'-3"	
Rear Setback	13'	20'-2"	13'-2"	
Garage Door Setback	20'	20'-2"	20'-2"	
Covered Parking Spaces	(1)	(0)	(2)	
Uncovered Parking Spaces	(1)	(0)	(0)	
Parking Space Size (Interior measurement)	9' x 20'	10' x 19'	10' x 24'	
Number of Driveways	1	1	1	
Driveway Width(s)		19'	19'	
Back-up Distance	20'	20'-2"	10'-2"	21' TO BACK OF DRIVE
Eave Projection (Into Setback)	3' maximum			
Distances Between Eaves & Property Lines	3' minimum	5'-6"	13'-3"	
Open Porch/Deck Projections		3'	3'	210 OBTAIN DECK
Architectural Feature Projections				
Number & Category of Accessory Buildings	0	0	0	
Accessory Building Setbacks				
Distance between Buildings				
Accessory Building Heights				
Fence Heights		4'-0"	4'-0"	NO OBSTACLE

*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.



SITE PLAN

SITE DATA

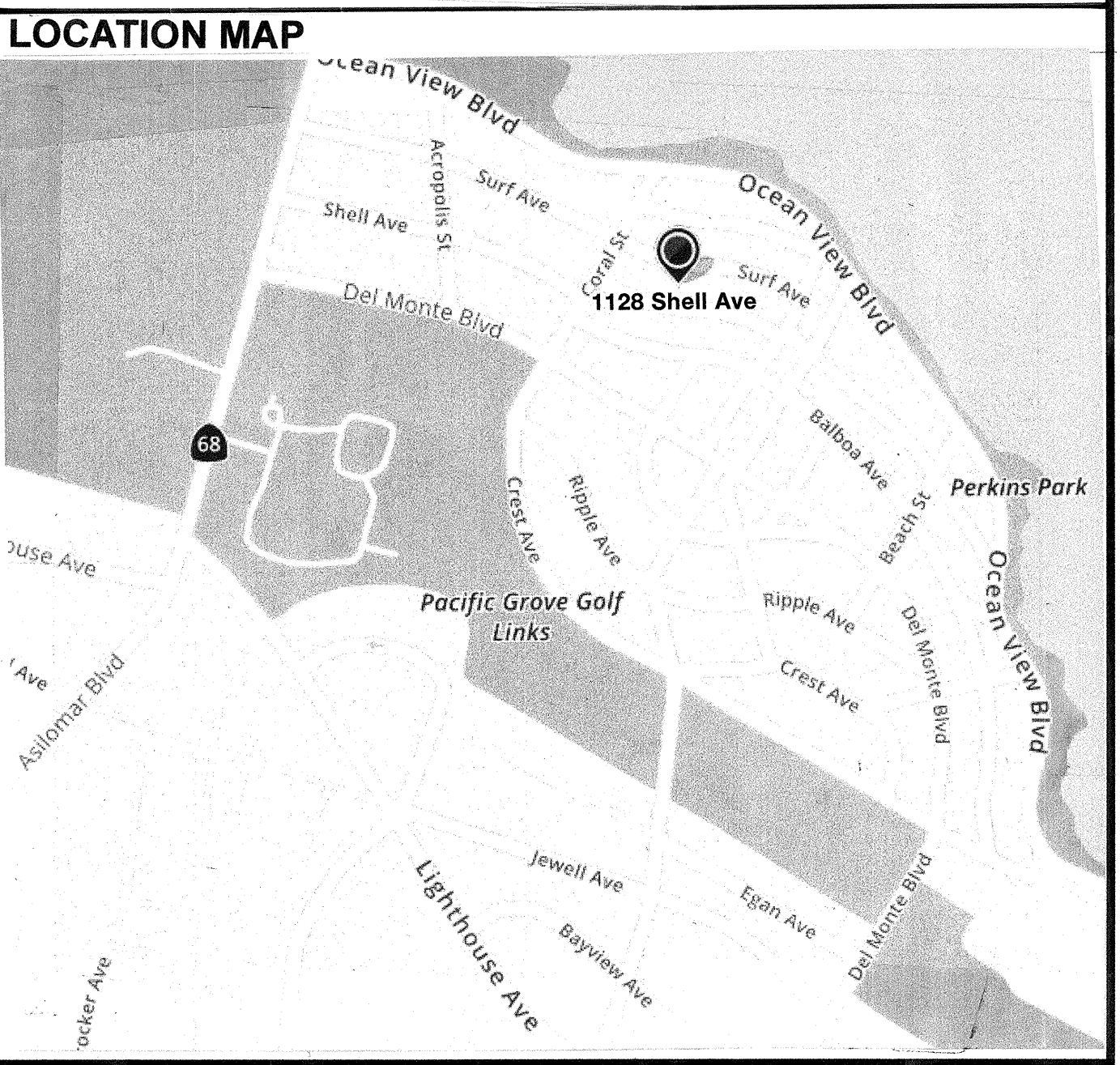
APN	006-023-012-000
SITE ADDRESS	1128 Shell Ave. Pacific Grove, Ca. 93950
OWNER	Mr. and Mrs. Fred Sammis 1128 Shell Ave. Pacific Grove, Ca. 93950
ZONING	R-1-H
LOT AREA	6,462 S.F.
USE	R3 / U
TYPE OF CONSTRUCTION	V-B Not Sprinklered
PARKING	Existing = 2 covered
CODES	2016 CBC; CEC; CPC & CMC. TITLE 24 CA. Energy Compliance
AREAS	Existing Residence: 2,093 S.F. Existing Garage: 476 S.F. Proposed Residence Addition: 154 S.F. Proposed Garage Addition: 110 S.F. Total (e) Floor Area: 2,833 S.F. New Total Floor Area: 2,833 S.F.
Existing Deck to be removed	180 S.F.
Proposed Deck	66 S.F.
PROJECT DESCRIPTION:	Demo existing upper level deck. Construct 5'x22' addition to garage and 7'x22' addition to the upper level residence with a 3'x22' deck.
DEMO:	Remove existing 8'x20' deck and support columns. Remove (e) endwall of family room.
STRUCTURAL:	Construct two story addition. New footings, floor framing and roofing.
ELECTRICAL:	Installation of new receptacles and lighting
PLUMBING:	Install hot and cold water with DWV system for 1/2 bath.
MECHANICAL:	No change proposed

SHEET INDEX:

- A-1 SITE PLAN, LOCATION MAP, PROJECT DATA & NOTES
- A-2 MAIN LEVEL FLOOR PLAN
- A-3 LOWER LEVEL GARAGE FLOOR PLAN
- A-4 EXISTING AND PROPOSED ELEVATIONS

PLANS PREPARED BY:
JEFF CROCKETT BUILDING DESIGNS
209 SAN BENANCIO ROAD
SALINAS, CA. 93908
831-484-2265

CONSULTANTS:
STRUCTURAL: Structural - E, Inc.
515-A Hartnell Street
Monterey, Ca. 93940 PHN: 831-424-9000
ENERGY COMPLIANCE: Monterey Energy Group
26465 Carmel Rancho Blvd., Suite #8
Carmel, Ca. 93923 PHN: 831-372-8328

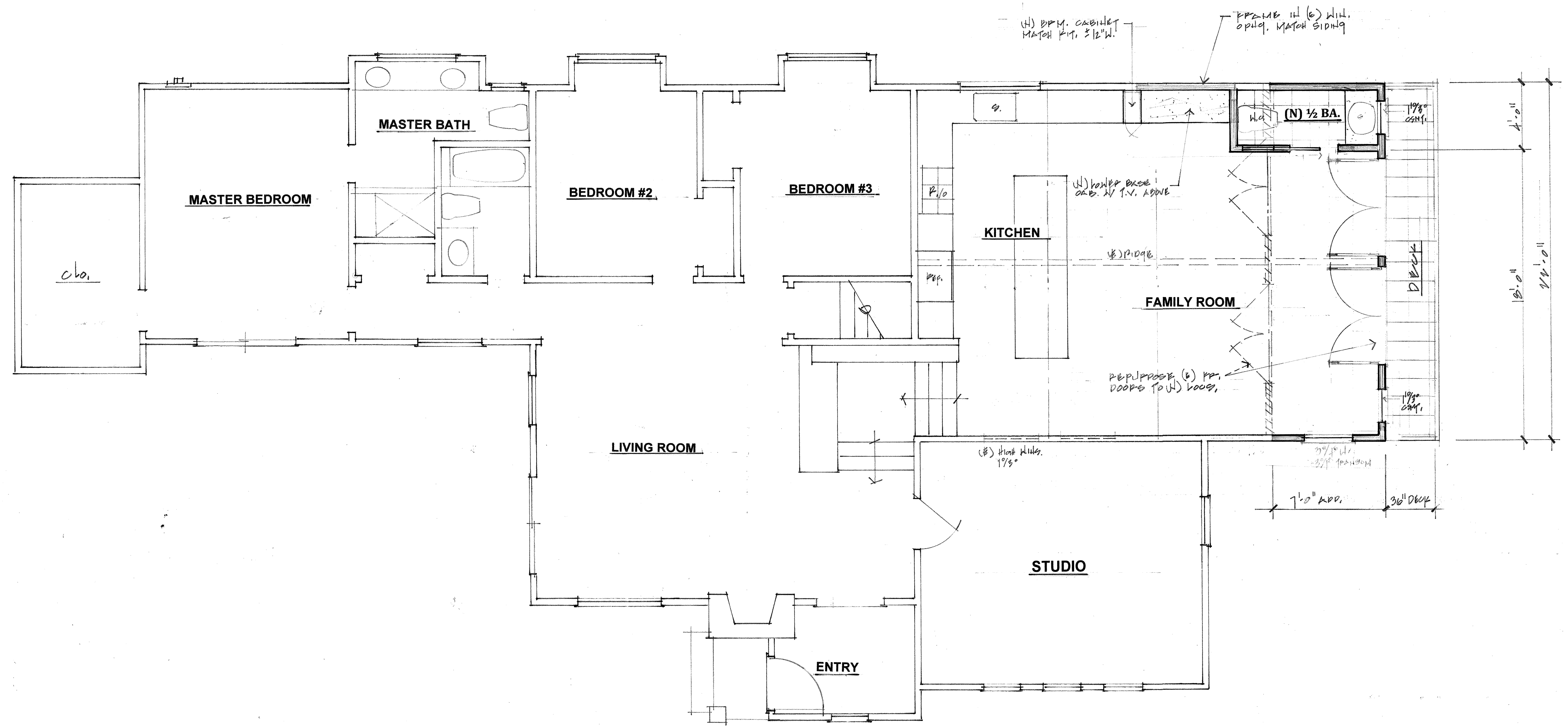


REVISIONS	BY

SAMMIS RESIDENCE
FAMILY ROOM / GARAGE ADDITION
1128 SHELL AVE.
PACIFIC GROVE, CA.

DATE: 01.10.19
SCALE:
DRAWN:
JOB:
SHEET: **A1**
OF SHEETS

REVISIONS	BY



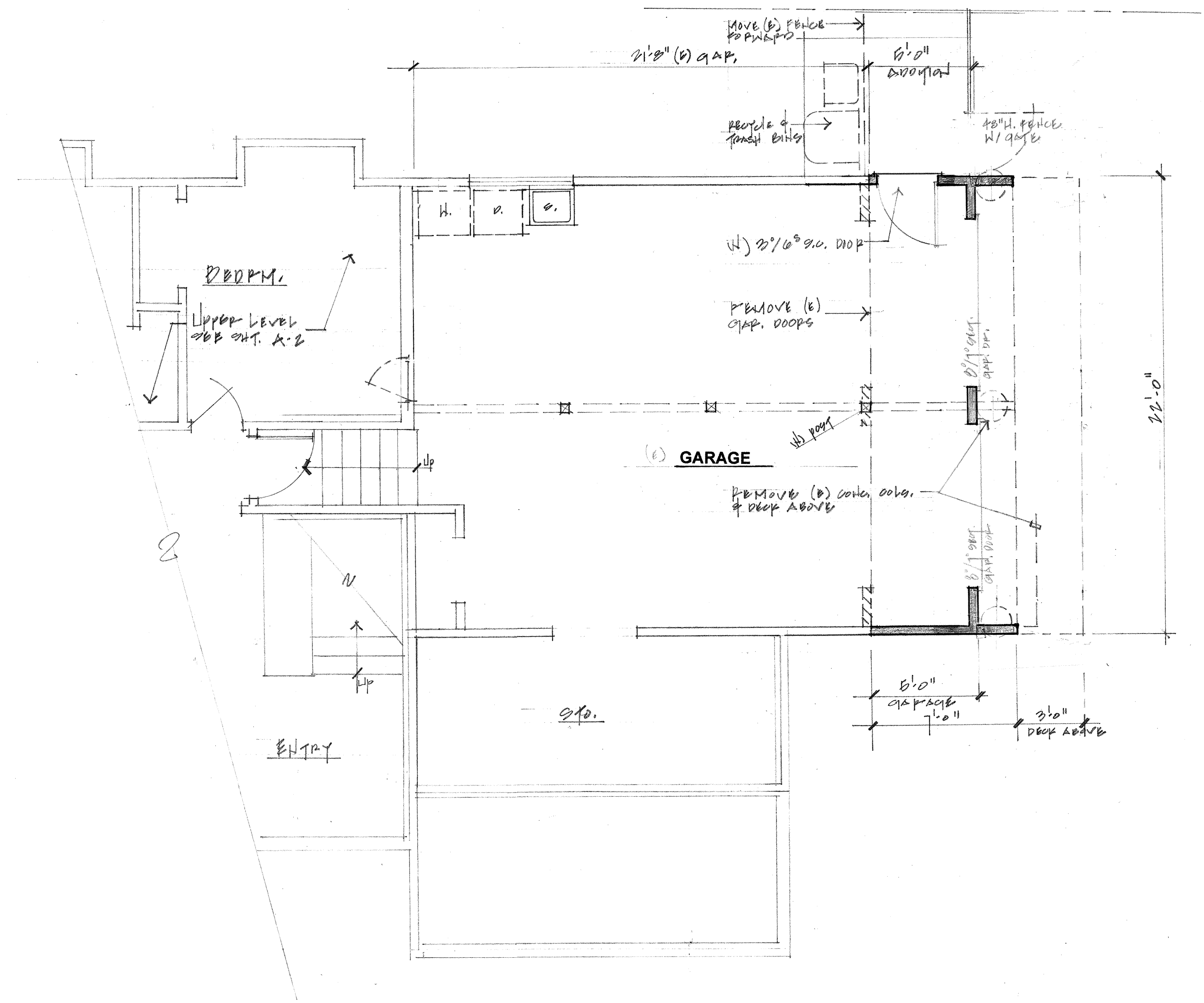
UPPER LEVEL FLOOR PLAN

LEGEND:
 [Solid line] EXISTING WALLS TO REMAIN
 [Dashed line] PROPOSED WALLS
 [Hatched line] EXISTING WALLS TO BE REMOVED

SAMMIS RESIDENCE
 FAMILY ROOM / GARAGE ADDITION
 1128 SHELL AVE.
 PACIFIC GROVE, CA.

DATE	01-10-17
SCALE	
DRAWN	
JOB	
SHEET	A2
OF SHEETS	

REVISIONS	BY



LOWER LEVEL FLOOR PLAN

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

SAMMIS RESIDENCE
 FAMILY ROOM / GARAGE ADDITION
 1128 SHELL AVE.
 PACIFIC GROVE, CA.

DATE	2-10-19
SCALE	
DRAWN	
JOB	
SHEET	A3
OF SHEETS	

