



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 12, 2019

LOCATION: 2816 Forest Hill Boulevard, Pacific Grove (APN 007-643-010)

PERMIT APPLICATION NO.: Architectural Permit & Accessory Dwelling Unit Permit No. 19-0034

SUBJECT: A two-story addition of 586 sq. ft. to an existing two-story single-family residence, a new roof deck, and conversion of 799 sq. ft. to an Accessory Dwelling Unit

APPLICANT / OWNER: Terry Latasa (Applicant) on behalf of Jeff & Dany Langham (Owner)

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

CEQA: Categorical Exemption; §15301 (e) – Existing Facilities, §15303(a) – Conversion of Small Structures

RECOMMENDATION

Approve the Architectural Permit and Accessory Dwelling Unit Permit as submitted subject to findings, conditions of approval and Class 1 and Class 3 CEQA exemptions.

PROJECT DESCRIPTION

Architectural Permit 19-0034 would allow a two-story addition of 596 square feet on the southwesterly portion of an existing two-story single family residence. The proposed addition is not visible from the street. The addition would include an exterior staircase leading to a 196 square foot roof deck facing west. The project also includes converting 480 square feet of existing space and 319 square feet of the proposed addition into a 799 square foot Accessory Dwelling Unit. When completed, the home will be 2,986 square feet, which is within the 4,400 square foot Gross Floor Area limit. Normally an Accessory Dwelling Unit (ADU) permit is approved ministerially, however as the proposed alterations to the existing structure require an Architectural Permit, the ADU has been included for the Board's review. The findings required for an ADU have been included in the permit.

BACKGROUND

On January 17th, 2019 Terry Latasa applied for an Architectural Permit to allow the remodel and addition to the existing two story residence located at 2816 Forest Hill Boulevard. The site is bounded by the Shangri-La apartments to the west and single-family residences to the north, east, and south. The site is currently developed with a single-family residence and attached garage built in 1957. The site was found to be ineligible for the City of Pacific Grove's Historic Resources Inventory by an Initial Historic Screening

on November 28th, 2018. The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks and height requirements.

DISCUSSION

Applicable General Plan Policies

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

Policy 1.1: *Encourage rehabilitation and private reinvestment to protect residential neighborhoods from deterioration.*

Policy 2.4: *Continue to encourage the development of second units as a viable affordable housing source.*

Applicable Zoning Code Regulations

The proposed project is in compliance with the applicable zoning regulations set forth in the Pacific Grove Municipal Code (PGMC) Chapter 23.16 ([R-1](#)). This includes the building height limit, setback requirements, site coverage, and floor area. The existing home is in compliance with the required covered and uncovered parking, no additional parking is required in order to convert a portion of the existing residence into an Accessory Dwelling Unit.

Architecture and Design Consideration

The proposed project will comply with the following Architectural Design Guidelines;

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 west, away from the other homes in the area, the lot is bounded by trees and large hedges that further serve to reduce the loss of privacy.

No. 8: *Landscaping can be used to provide privacy screens*

The subject site is surrounded in the rear by large hedges and trees which will serve as a privacy screen for the neighbors.

No. 27: *A building should be in scale with its site.*

The subject site is 13,100 square feet, including the addition the home will be 2,896 square feet. The addition will still leave a majority of the lot as open space.

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 roof pitch of proposed addition will match the pitch of the existing roof.

ENVIRONMENTAL REVIEW

The addition qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301(e) (1) – Existing Facilities, which allows additions up to 50% of existing floor area or 2,500 square feet on single-family residences. The proposed project will only add 596 square feet which is less than 50% of the existing floor area. The conversion of existing space into an Accessory Dwelling Unit qualifies for a Class 3 exemption, pursuant to 15303(a) which allows for the conversion from single-family residence to an accessory dwelling unit as long as the subject site is in a residential zone. The proposed addition and alterations do not present any unusual circumstances that would result in a potentially significant environmental impact, the exceptions listed under §15300.2 do 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/ADU 19-0034 pursuant to PGMC 23.70.060(c)(1) and subject to the attached Findings and Conditions.

ATTACHMENTS

- A. Permit Application
- B. Draft Permit
- C. CEQA Documentation
- 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/ADM 19-0034

Date: 1/17/19

Total Fees: \$5230.15

APPLICANT/OWNER:

Project Address: 2816 FOREST HILL BLVD APN: 007-643-010

Project Description: TWO-STORY ADDITIONS TO AN EXISTING 2-LEVEL RESIDENCE. NEW DECKS. NEW A.D.U. AT LOWER LEVEL

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

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

<u>Applicant</u>	<u>Owner</u>
Name: <u>TERRY LATASA</u>	Name: <u>JEFF & DANY LANGHAM</u>
Phone: <u>649-1012</u>	Phone: <u>(925) 822-4921</u>
Email: <u>TLATASAC@SBCGLOBAL</u>	Email: <u>JEFFREYLANGHAM@HOTMAIL.COM</u>
Mailing Address: <u>930 HARRISON ST. ^{NET} MONTEREY, CA 93940</u>	Mailing Address: <u>2816 FOREST HILL BLVD. PACIFIC GROVE CA. 93950</u>

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 checked="" type="checkbox"/> ADU: Acc. Dwelling Unit	<input type="checkbox"/> TPD: Tree Permit W/ Dev't	<input type="checkbox"/> Other: _____
<input type="checkbox"/> ASP: Admin Sign Permit	<input type="checkbox"/> LLA: Lot Line Adjustment	<input type="checkbox"/> EIR: Environmental Impact	<input type="checkbox"/> Other: _____

CEQA Determination: Exempt

Initial Study & Mitigated Negative Declaration

Environmental Impact Report

Review Authority:

Staff HRC

ZA PC

SPRC CC

ARB _____

Active Permits:

Active Planning Permit

Active Building Permit

Active Code Violation

Permit #: _____

Overlay Zones:

Butterfly Zone

Coastal Zone

Area of Special Biological Significance (ASBS)

Environmentally Sensitive Habitat Area (ESHA)

Property Information

Lot: 22 Block: 4 Tract: Forest Hill

ZC: R-1 GP: MD Lot Size: 13,328 sq ft

Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

Received by: AO **RECEIVED** JAN 17 2019

Assigned to: _____

\$ PAID
5,230.15
1-17-19

**CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT**

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: Tony Tatas

Date: 1.17.19

Owner Signature (Required): [Signature]

Date: JAN 17, 2019



CITY OF PACIFIC GROVE

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

Application # _____

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 checked="" 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"/>	\$ 231.35
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 type="checkbox"/>	
Environmentally Sensitive Habitat Area	15% of Permit Fee	<input type="checkbox"/>	
Noticing – Mailings	\$0.48 * (# of Mailings)	<input checked="" type="checkbox"/>	\$ 4.80
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: \$ 5,230.15



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 & ACCESSORY DWELLING UNIT PERMIT NO. 19-0034 FOR A PROPERTY LOCATED AT 2816 FOREST HILL BLVD TO ALLOW A TWO STORY ADDITION, A NEW ROOF DECK LOCATED ON THE REAR OF AN EXISTING TWO-STORY SINGLE-FAMILY DWELLING, AND AN INTERIOR CONVERSION OF 799 SQ. FT. FROM A SINGLE-FAMILY DWELLING TO AN ACCESSORY DWELLING UNIT.

FACTS

1. The subject site is located at 2816 Forest Hill Boulevard, Pacific Grove, 93950 APN 007-643-010
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 zoning district.
4. The subject site is 13,328 square feet in size.
5. The subject site is developed with a single family dwelling and attached two-car garage.
6. This project has been determined to be CEQA Exempt under CEQA Guidelines 15301(e) – Existing Facilities and 15303(a) – Conversion of Small Structures.

ARCHITECTURAL PERMIT FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks and height requirements and;
2. The architecture and general appearance of the completed project is compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines No.'s 7, 8, 27, and 31, 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.

ACCESSORY DWELLING UNIT PERMIT FINDINGS

1. The proposed development conforms to the applicable provisions of the general plan, any applicable specific plan, and these regulations, and;
2. The proposed development is located on a legally created lot, and;
3. The subject property is in compliance with all laws, regulations, and rules pertaining to uses, subdivision, setbacks, and any other applicable provisions of this municipal code, and all applicable zoning violation enforcement and processing fees have been paid, and;
4. The proposed development is in compliance with all citywide permits, including, but not limited to, the National Pollutant Discharge Elimination System (NPDES) permit, and;
5. The proposed development will meet the development regulations set forth in the R-1 zoning district including P.G.M.C. Section 23.80.060 and;
6. 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, and;
7. 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.

PERMIT

Architectural Permit (AP) & Accessory Dwelling Unit Permit (ADU) #19-0034 to allow:

A two-story addition to include a new roof deck located on the rear of an existing two-story, single-family dwelling, and an interior conversion of 799 sq. ft. from a single-family dwelling to an accessory dwelling unit. No tree removal is proposed.

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 "Jeff & Dany Langham" dated January 17th, 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. **Story Poles and Netting:** Following the 10 day appeal period all story poles and netting are required to be removed.
8. **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.
9. **Occupancy and ownership:**
 - a. **Rental:** Both the principal place of residence and the accessory dwelling unit may be rented.
 - b. **Duration:** The rental shall only be for terms of 30 days or longer.
 - c. **Short Term Rental:** Neither the primary residence nor the accessory dwelling unit shall be available for short-term vacation rental, per P.G.M.C. 7.40.
 - d. **Ownership:** The accessory dwelling unit shall not be sold separately from the primary residence.
10. **Exterior Lighting:** All exterior lighting fixtures shall conform to Architectural Review Guidelines #10-12.

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 & ADU 19-0034 to allow a two story addition, a new roof deck located on the rear of an existing single-family dwelling, and an interior conversion of 799 sq. Ft. From a single-family dwelling to an accessory dwelling unit.
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:

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.

Jeff & Dany Langham, Owners

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: 2816 Forest Hill, Pacific Grove, CA 93950

Project Description: AP / ADU 190034

Description: Rear second story addition including an ADU and new roof deck
APN: 007643010000
ZC: R-1
Lot Size: 13,100

Applicant Name: Terry Latasa Phone #: 831-649-1012
Mailing Address: 930 Harrison Street, Monterey, CA
Email Address: tlatasa@sbcglobal.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 Facilities, 15303(a) - Conversion of Small Structures
- Statutory Exemption
Type and Section Number:
- Other:

Exemption Findings:

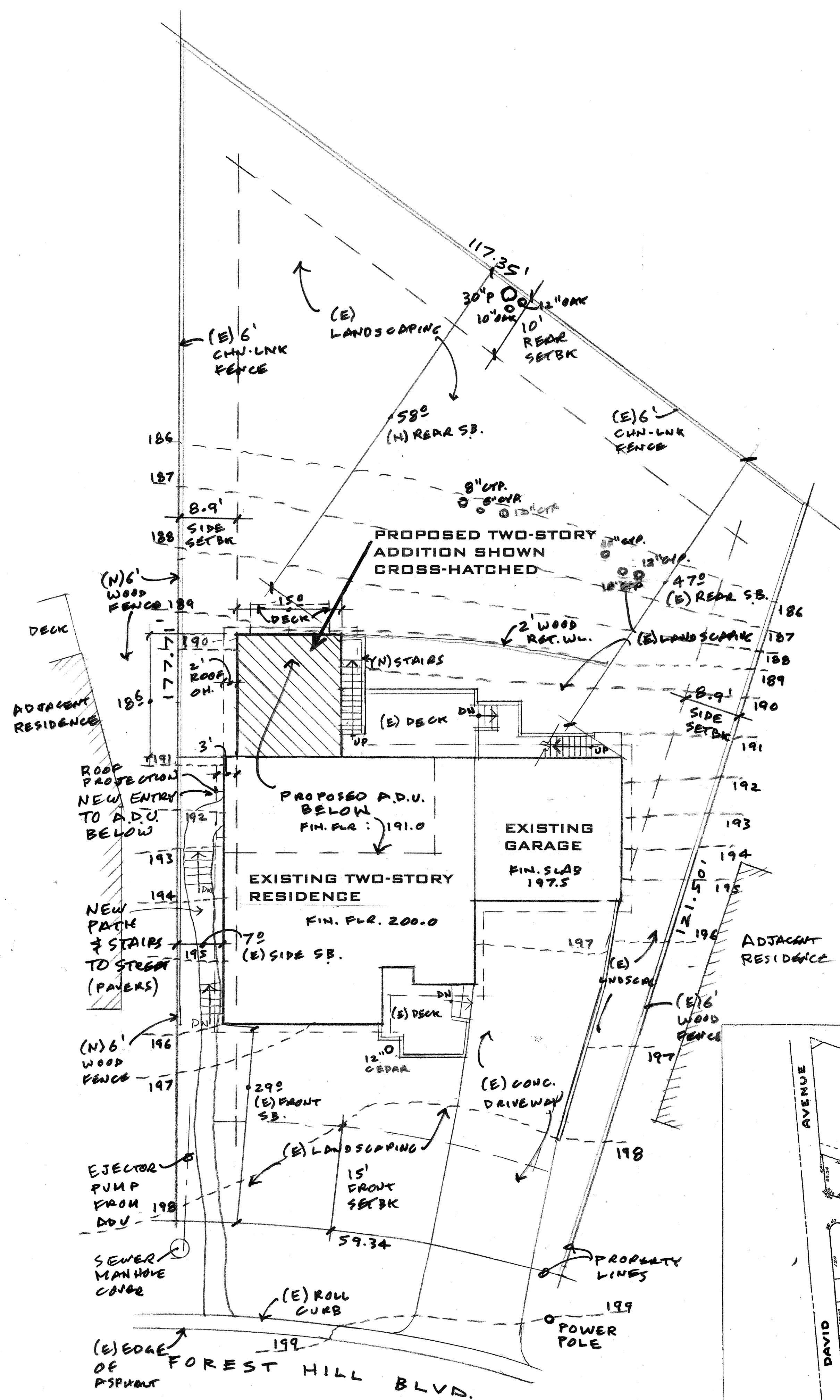
1) A Class 1 Exemption allows for additions up to 50% of the existing floor area or a maximum of 2,500 square feet, the existing home is 2,396 square feet and the proposed addition is 596 square feet which is less than 50% of the existing floor area and under 2,500 square feet, this project qualifies for a Class 1 CEQA exemption. 2) A Class 3 Exemption allows for the conversion of small structures, specifically conversion of a portion of an existing single-family dwelling into an accessory dwelling unit in a residential zone. This project proposes to convert a portion of an existing single-family dwelling into an accessory dwelling unit and is in a residential zone. This conversion is not in an environmentally sensitive area and is therefore exempt from the exceptions listed under Section 15300.2(a)

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

Contact Phone: (831) 648-3183

Signature: _____

Date: _____



SITE PLAN

1" = 10'

PLANNING INFORMATION

PROJECT DESCRIPTION: TWO-LEVEL ADDITION TO AN EXISTING TWO-STORY RESIDENCE. REMODEL EXISTING RESIDENCE. NEW ACCESSORY DWELLING UNIT (ADU) - NEW ROOF DECK AND STAIRS.

ZONING: R1

PROJECT ADDRESS: 2816 FOREST HILL BLVD. PACIFIC GROVE, CA 93950

LEGAL DESCRIPTION: FOREST HILL TRACT NO. 257, VOL. 3-C&T-PG. 79, BLOCK 4, LOT 22

APN: 007-643-010

OWNERS: JEFF & DANY LANGHAM
2816 FOREST HILL ROAD
PACIFIC GROVE, CA, 93950
(925)822-4921

LOT SIZE: 13,100. SQ. FT.

FLOOR AREA:
 EXISTING MAIN LEVEL: 1,441. SQ. FT.
 EXISTING LOWER LEVEL: 487.
 TOTAL EXISTING HABITABLE: 1,928.

EXISTING TWO-CAR GARAGE: 462
 TOTAL EXISTING FLOOR AREA: 2,390.

PROPOSED MAIN LEVEL ADDITION: 287.
PROPOSED LOWER LEVEL ADDITION: 309.
 TOTAL ADDITIONS: 596.

NEW TOTAL FLOOR AREA: 2,986. (MAX ALLOWED: 4,400)

PROPOSED A.D.U. 799.
 (INCLUDED IN LOWER LEVEL CALCULATION ABOVE)

LOT COVERAGE:
 EXISTING RESIDENCE 2,190.
 PROPOSED ADDITIONS 287.
 NEW TOTAL LOT COVERAGE: 2,477. (18.9%)

SITE COVERAGE:
 EXISTING RESIDENCE & ADDITIONS: 2,477.
 EXISTING DRIVEWAY: 880.
 DRIVEWAY EXCLUSION: (-400).
 NEW FRONT PATH: 195.
 FRONT PATH EXCLUSION: (-60).
 NEW TOTAL SITE COVERAGE: 3,092. (23.6%)

TREE REMOVAL: NONE

GRADING: 5 CUBIC YARDS

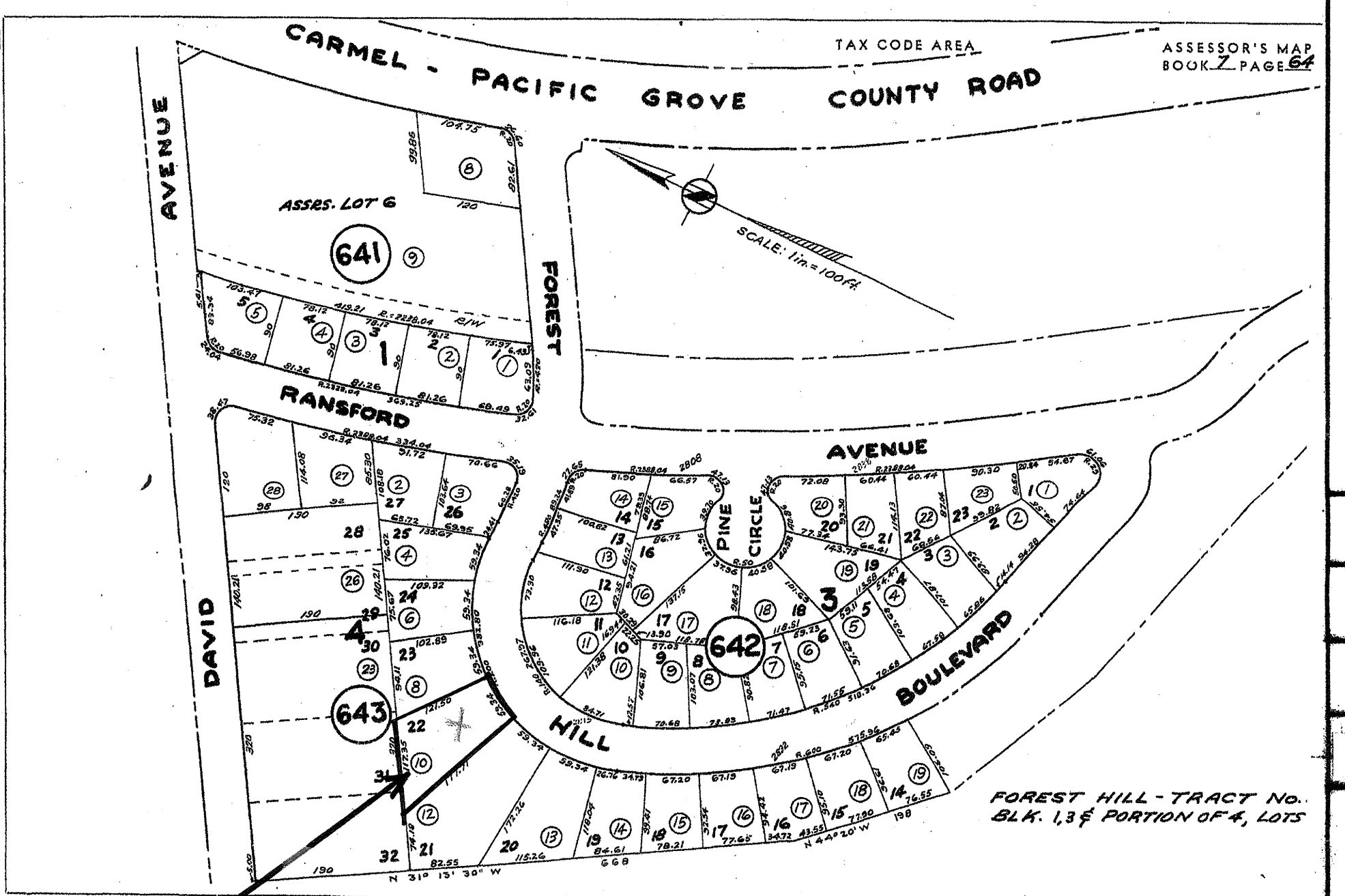
EXISTING LINEAR FEET OF WALLS: 525. LF
 (EXTERIOR & INTERIOR)

DEMOLISH EXISTING WALLS: 31. LF
NEW LINEAR FEET OF WALLS: 216. LF
 TOTAL: 247.0/525 = 47.0%

CONSTRUCTION TYPE: V-N

OCCUPANCY: R-3

APPLICABLE CODES: 2016 CBC,CMC,CPC, CEC
2016 CA ENERGY CODE



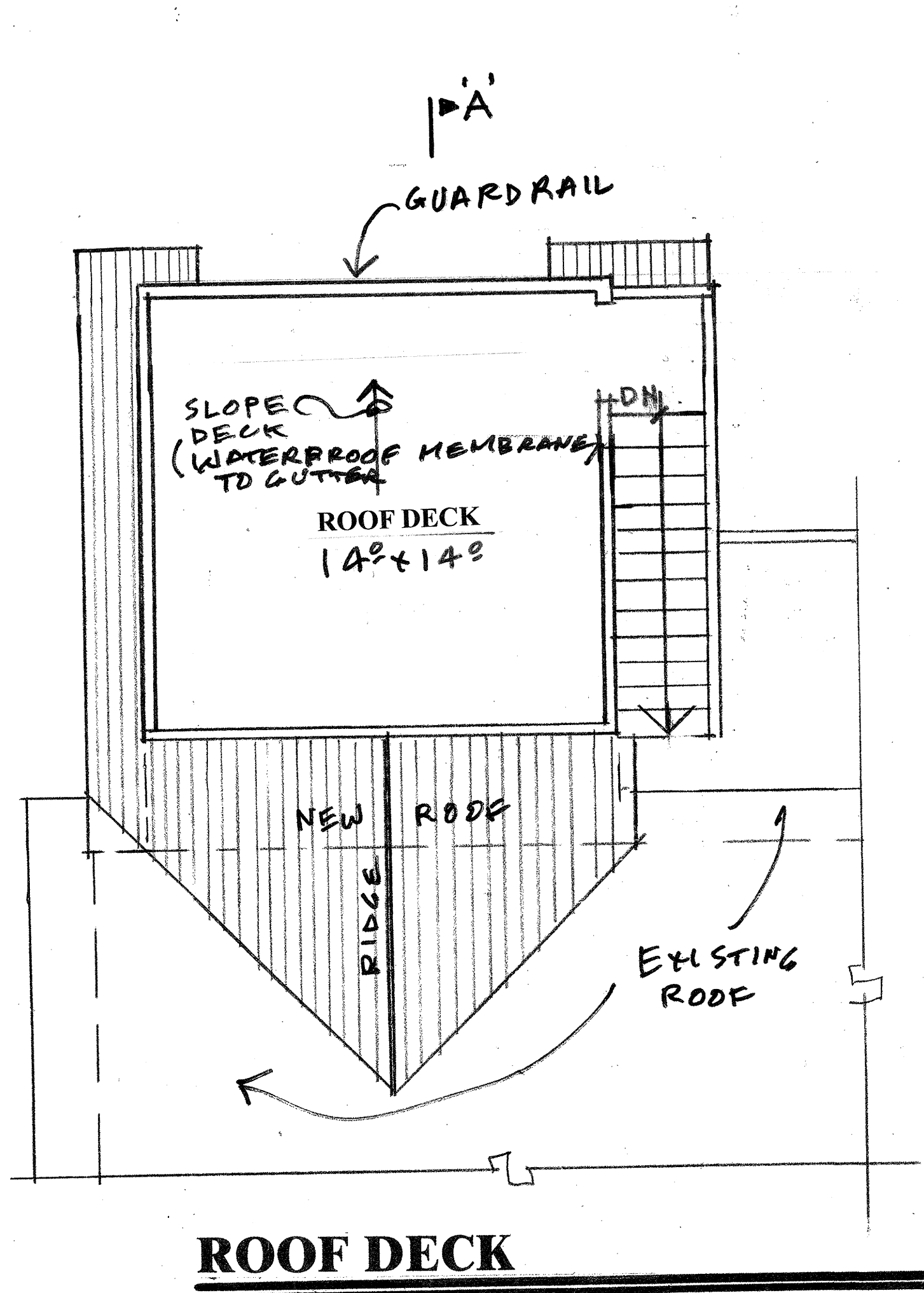
LOCATION PLAN

PROJECT LOCATION

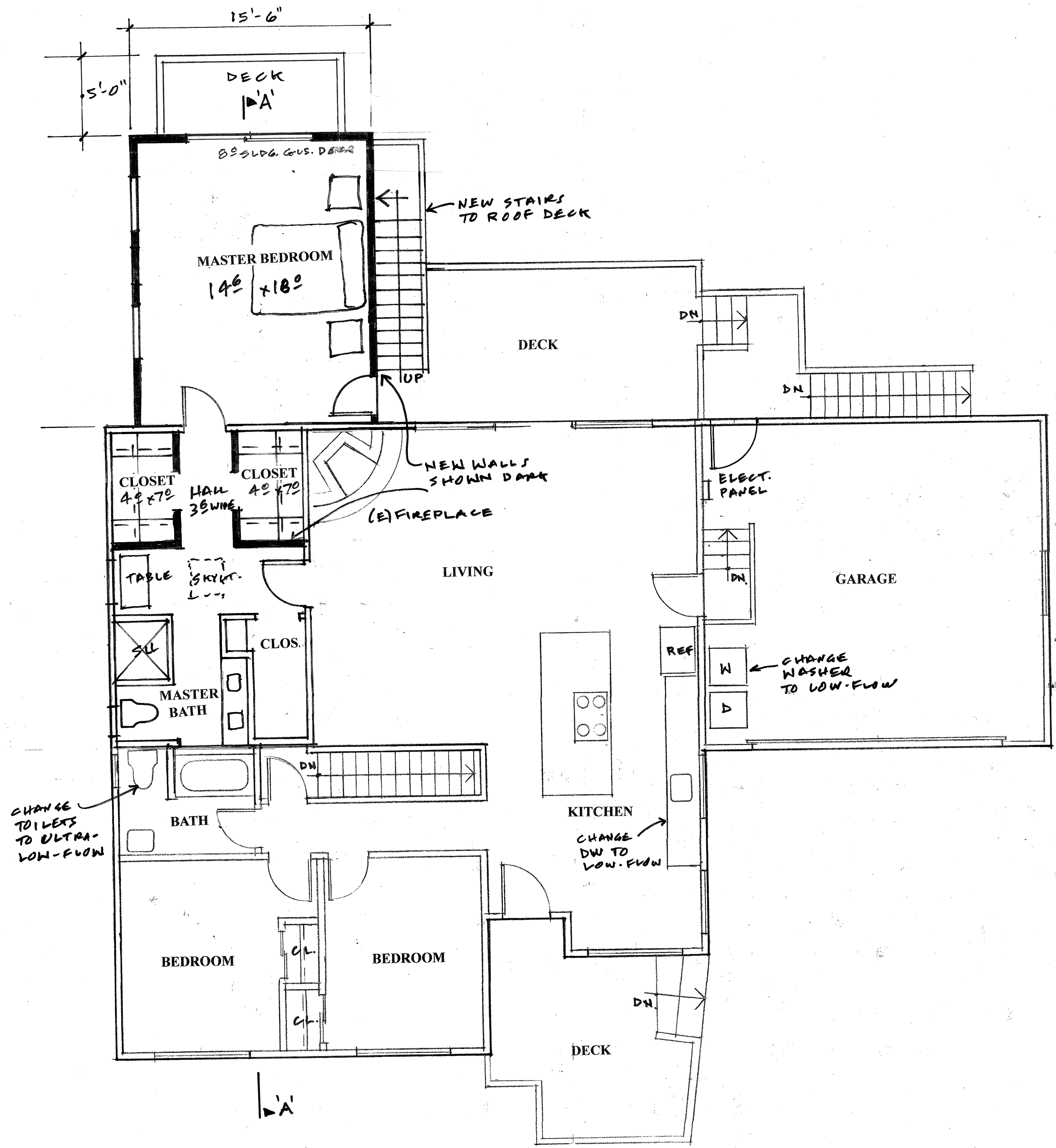
ADDITION TO AN EXISTING RESIDENCE
JEFF & DANY LANGHAM
 2816 FOREST HILL BLVD, PACIFIC GROVE, CALIFORNIA

TERRY LATASA - ARCHITECT
 930 HARRISON STREET, MONTEREY, CALIFORNIA
 (831) 649-1012

1-10-19

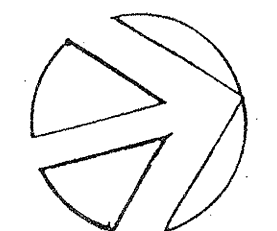


ROOF DECK



PROPOSED MAIN LEVEL

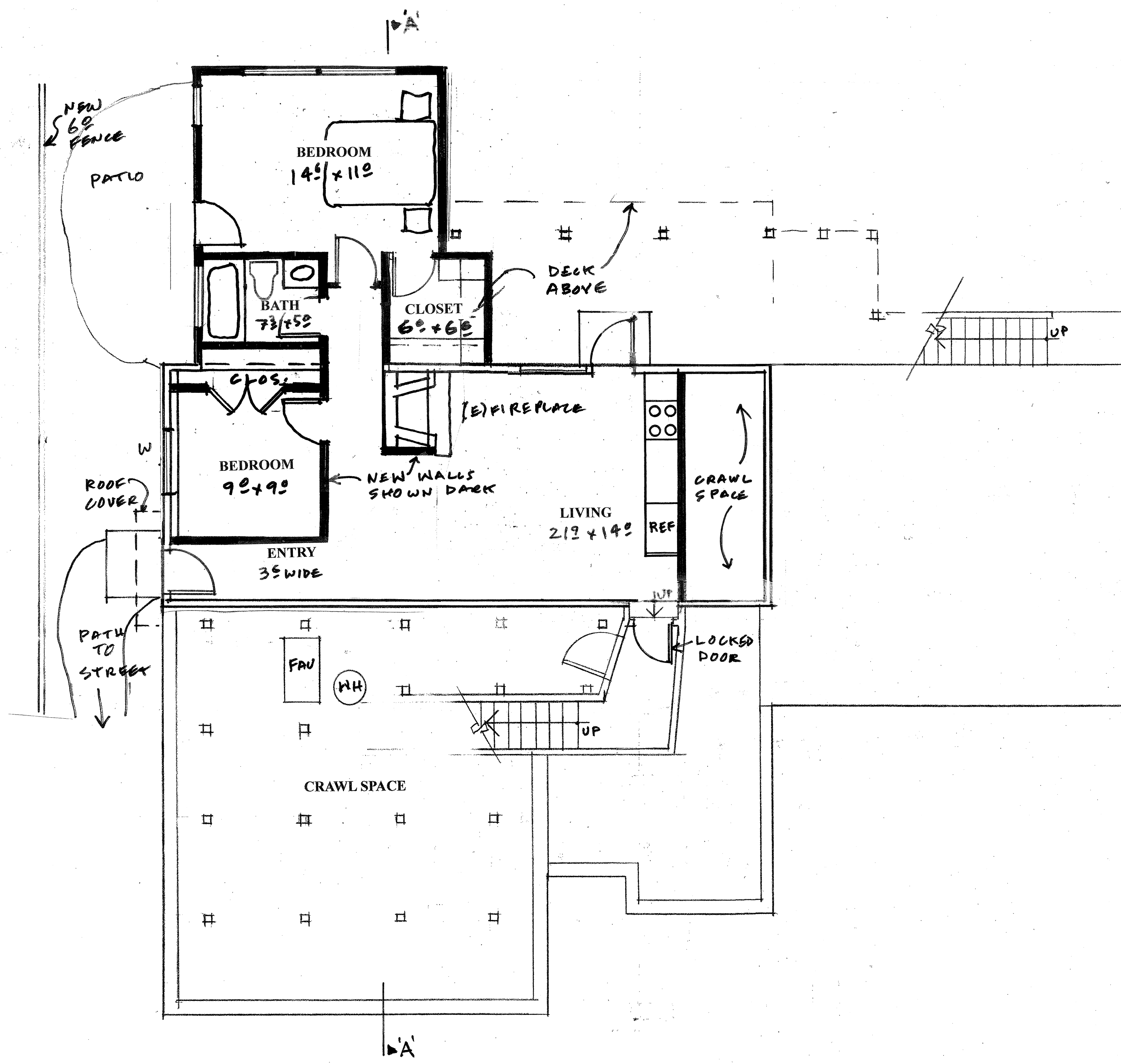
1/4" = 1'-0"



ADDITION TO AN EXISTING RESIDENCE
JEFF & DANY LANGHAM
2816 FOREST HILL BLVD, PACIFIC GROVE, CALIFORNIA

TERRY LATASA - ARCHITECT
930 HARRISON STREET, MONTEREY, CALIFORNIA
(831) 649-1012

1-10-19



PROPOSED LOWER LEVEL

1/4" = 1'-0"

ADDITION TO AN EXISTING RESIDENCE
JEFF & DANY LANGHAM
 2816 FOREST HILL BLVD, PACIFIC GROVE, CALIFORNIA

TERRY LATASA - ARCHITECT
 930 HARRISON STREET, MONTEREY, CALIFORNIA
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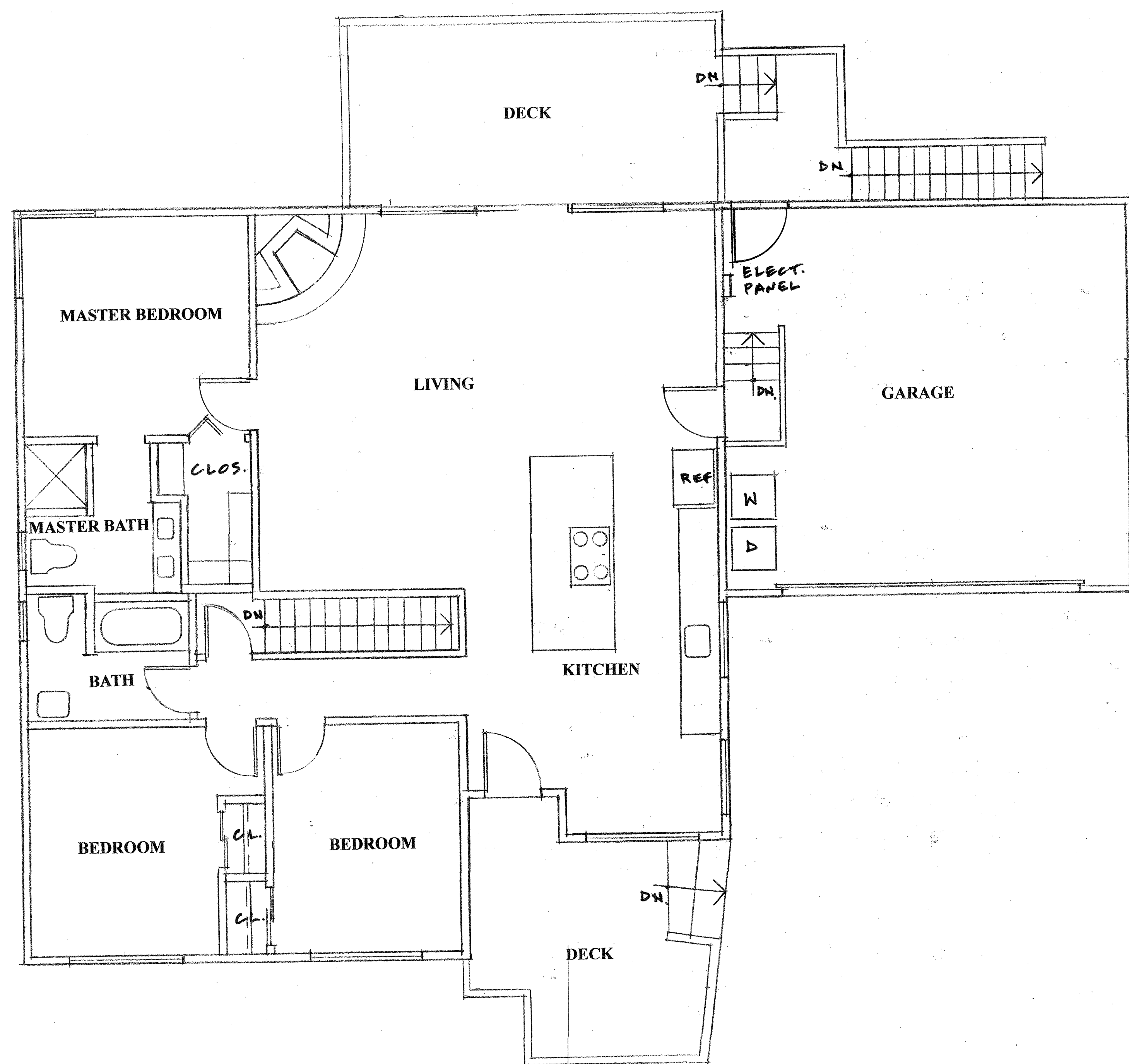
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ADDITION TO AN EXISTING RESIDENCE
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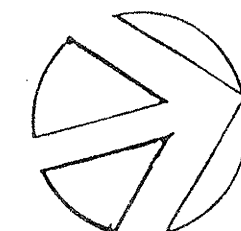
1-10-18

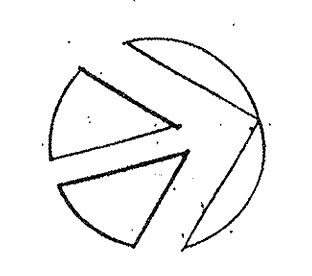
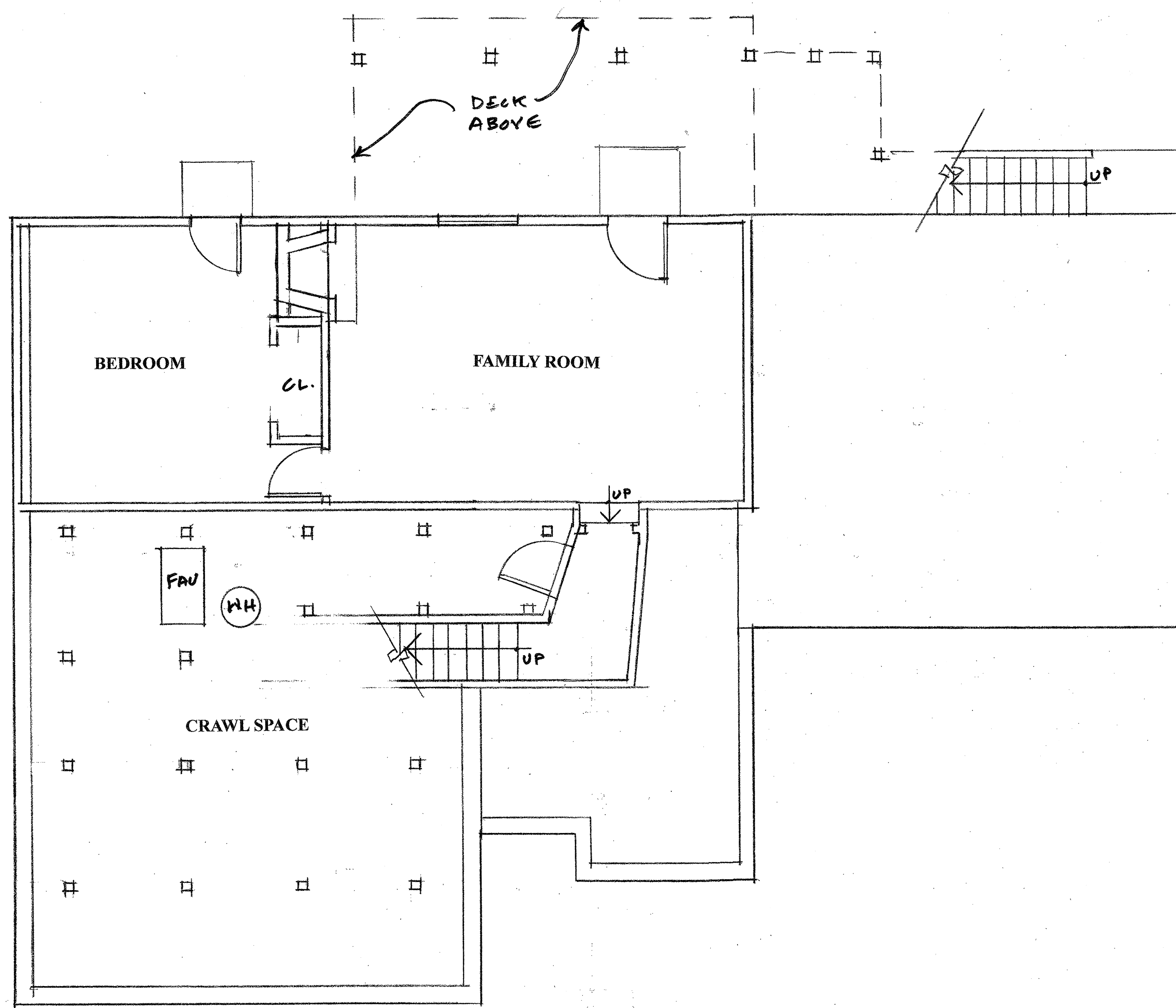
4.



EXISTING MAIN LEVEL

1/4" = 1'-0"





EXISTING LOWER LEVEL

1/4" = 1'-0"

ADDITION TO AN EXISTING RESIDENCE
JEFF & DANY LANGHAM
 2816 FOREST HILL BLVD, PACIFIC GROVE, CALIFORNIA

TERRY LATASA - ARCHITECT
 930 HARRISON STREET, MONTEREY, CALIFORNIA
 (831) 649-1012

1-10-19



WEST (REAR) ELEVATION

1/4" = 1'-0"

PROPOSED ADDITION

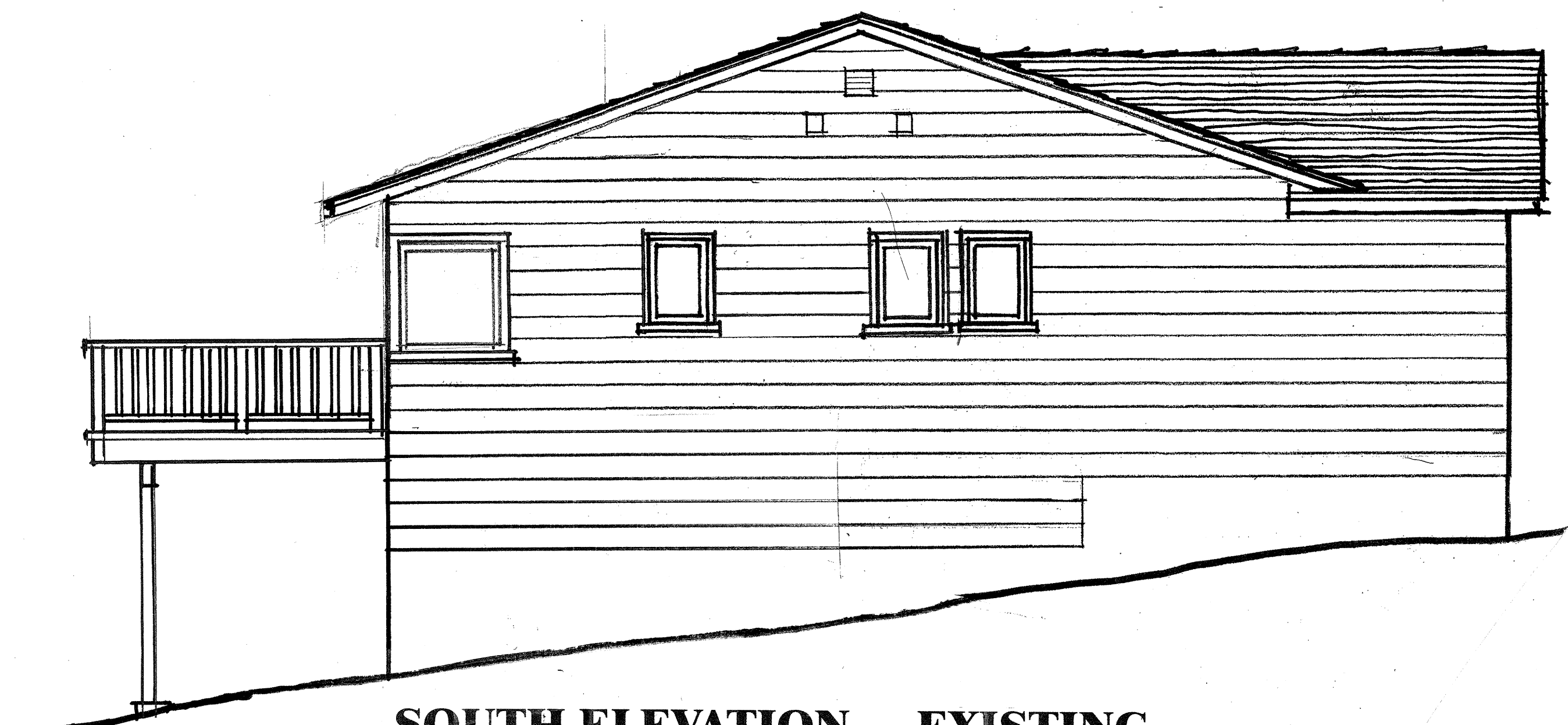


WEST ELEVATION - EXISTING

1/4" = 1'-0"

EXTERIOR MATERIALS (MATCH EXISTING)

- ROOF: ASPHALT SHINGLES
- WALLS: WOOD SIDING
- WINDOWS: VINYL SASH WINDOWS



SOUTH ELEVATION - EXISTING



SOUTH (SIDE) ELEVATION

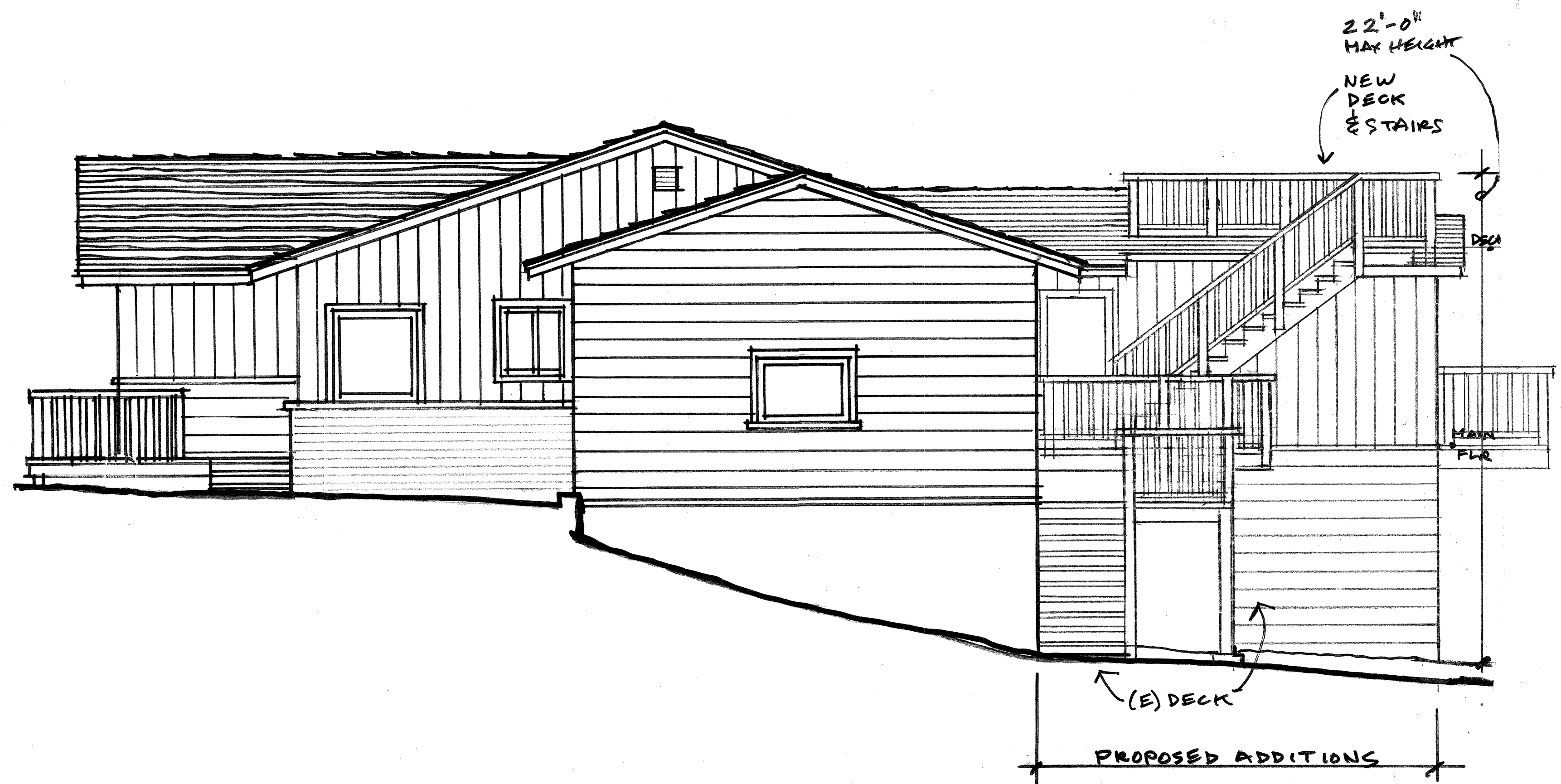
PROPOSED ADDITION

NEW ENTRY TO A.D.U.

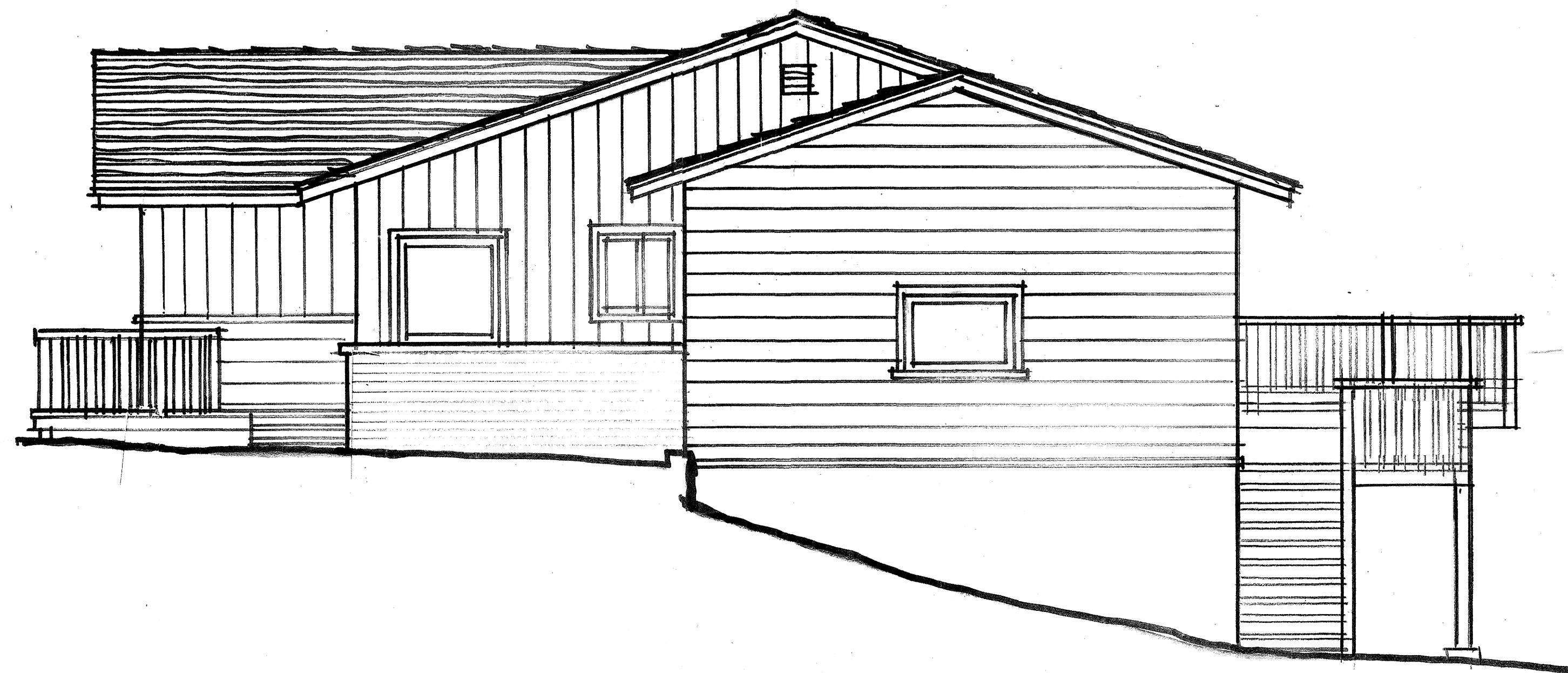
ADDITION TO AN EXISTING RESIDENCE
JEFF & DANY LANGHAM
2816 FOREST HILL BLVD, PACIFIC GROVE, CALIFORNIA

TERRY LATASA - ARCHITECT
930 HARRISON STREET, MONTEREY, CALIFORNIA
(831) 649-1012

1-10-19



NORTH ELEVATION - PROPOSED

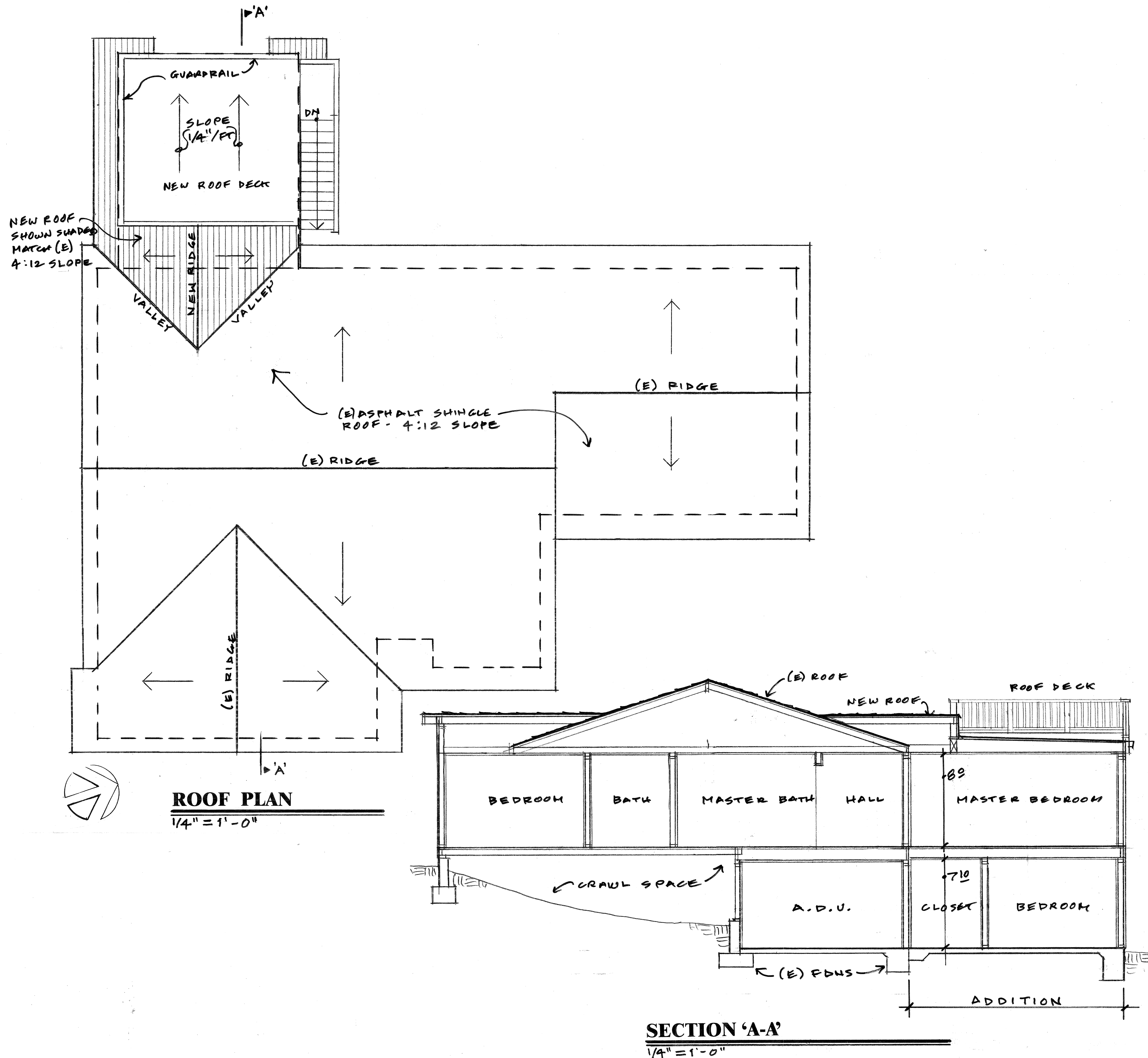


NORTH ELEVATION - EXISTING

ADDITION TO AN EXISTING RESIDENCE
JEFF & DANY LANGHAM
2816 FOREST HILL BLVD, PACIFIC GROVE, CALIFORNIA

TERRY LATASA - ARCHITECT
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