



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

**AGENDA REPORT**

**TO:** Chair Boyle, Members of the Architectural Review Board

**FROM:** Alyson Hunter, Associate Planner

**MEETING DATE:** March 12, 2019

**SUBJECT:** Administrative Architectural Permit (AAP) 19-0005 to extend an existing 198 sq. ft. second story deck four feet easterly in the front and three feet into each side of a triplex, encroaching three feet into the side yard setback for a total deck size of 492 sq. ft.

**ADDRESS:** 112 14<sup>th</sup> Street (APN 006-182-005)

**ZONING/  
LAND USE:** R-3-PGR / High Density to 29.0 DU/AC (PG Retreat)

**APPLICANT:** Carl Alasko, Owner

**CEQA:** Categorical Exemption, Section 15301, Class 1, Existing Facilities

**RECOMMENDATION**

Approve the Administrative Architectural Permit as submitted subject to findings, conditions of approval and a Class 1, CEQA exemption for minor alterations to existing facilities.

**BACKGROUND**

On January 2<sup>nd</sup>, 2019 an Administrative Architectural Permit (AAP) application was submitted to extend the size of an existing second story deck by four feet along the east (front) elevation of the existing two-story triplex and a three foot extension on the north and south elevations. The existing parcel is bounded by 14<sup>th</sup> Street to the east and single-family residences to the north, south, and west. The existing structure was built in 1963; it was deemed ineligible for the Historic Resources Inventory (HRI) through the Initial Historic Screening process in October 2018. As a result of the standard administrative noticing required for the AAP, a request for hearing was received on January 11<sup>th</sup>, 2019, and a Zoning Administrator (ZA) hearing was scheduled for February 13, 2019. At this noticed public hearing, the ZA deferred the project to the Architectural Review Board (ARB) in accordance to [Table 23.70.012-1](#) of the Pacific Grove Municipal Code (PGMC).

**DISCUSSION**

The project proposes to extend the existing deck on the easterly (front) elevation of the structure to a total depth of eight (8) feet for a distance of 52.5 feet, and to construct new decks along the north and south sides of the structure with a depth of three (3) feet for a length of ten (10) feet. The northerly and southerly portions of the deck include a new three (3) foot wide glass door, and a new staircase off the northerly side of the proposed expansion. The proposed deck railing will be three feet high and made of wood slats. Along the south elevation, the railing transitions into a privacy screen of solid redwood with a height of five feet in an effort to provide privacy

screening for the adjacent property. The deck is currently 198 sq. ft. in size. At the completion of the project, the new total size of the deck will be 492 sq. ft. The project is consistent with the requirements set forth in the R-3-PGR Municipal Code requirements, including [23.26.070\(e\)](#) which specifies that decks and open porches over three feet above grade may project or extend four feet over a required yard area, but not closer than three (3) feet to the property line.

## **ZONING & GENERAL PLAN COMPLIANCE**

### **Applicable General Plan Policies**

The Pacific Grove General Plan provides a framework for future growth and development within the City of Pacific Grove (City). The Land Use Element includes goals and polices 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. The project is in conformance with the High Density Residential (HDR) land use designation, which allows for a density of up to 29.0 dwelling units per acre. This project helps the City achieve policies listed in the General Plan including:

#### *Chapter 2, Land Use*

Policy 3: Balance a property owner's ability to develop with the desirability of maintaining neighborhood character.

#### *Chapter 3, Housing*

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

### **Applicable Zoning Code Regulations**

The project will meet the requirements set forth in the Pacific Grove Municipal Code (PGMC) §23.26.070, including subsection (e) which allows for decks above grade to extend up to three (3) into the required side yard setback so long as they leave three (3) feet between the deck and the property line. The existing side yard setbacks are 6'.

### **Coastal Zone Requirements**

The property is located in the Coastal zone. Staff determined, in consultation with Coastal Commission staff, that the proposed deck expansion is exempt from the requirement of a Coastal Development Permit (CDP) per Section 30610(a) of the Coastal Act which allows for improvements to existing single-family residences that will not result in an environmental impact. Given this finding, the proposed project becomes regulated by the City's General Plan and zoning code; there is no conflict with the City's adopted Coastal Land Use Plan.

### **Architecture and Design Considerations**

As described in the [Architectural Review Guidelines](#), the guidelines are intended to serve as a common reference point for everyone involved in the process: property owners, architects and designers, builders, the ARB, Planning Commission, staff, neighbors and other interested citizens. *These guidelines are intended to allow for individuality, creativity, and variety in architectural design, while providing guidance to the ARB as it carries out its responsibilities under the PGMC.* With this in mind, the review authority shall take into consideration the existing structure and its setting on the lot and in the neighborhood and the proposed improvement while acknowledging that potential impacts to private views are not under the purview of the ARB. Guideline No. 16 (below) refers to the preservation of significant *public* view corridors which generally refers to road rights-of-way, public open space, golf courses and

other expanses of land that are accessible by the public. The proposed deck expansion and staircase, to be constructed out of wood to match the material of the existing deck, will not obstruct public views. In an effort to ensure strength and aesthetic compatibility with other support features on the building, the project is conditioned to include new vertical support posts of 4" x 6" minimum dimension on the front façade.

The project meets the following Design Guideline Criteria:

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

The orientation of the buildings is such that sunlight will not be obstructed by the expansion of this deck.

***No. 9 Attempt to preserve some portion of neighbors' views by carefully positioning or limiting the width, depth, or height of proposed building elements.***

The proposed deck is of sufficient height that it would not significantly block the views of adjacent neighbors.

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

The proposed deck is setback 16.5 feet from the front property line, which will place it out of the sight line when looking down 14<sup>th</sup> St. out towards the ocean. The required front yard setback is eight (8) feet in the R-3-PGR zoning district.

**Privacy Guidelines**

The applicant proposes to install a 5' tall solid deck railing/wall along the south side deck in order to better adhere to the privacy recommendations found in the City's [Informational Bulletin No. 35](#).

**ENVIRONMENTAL DETERMINATION**

The proposed project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Guidelines 15301(e) – Additions to Existing Facilities that will result in an increase in total floor area of less than 50%. The proposed deck expansion 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.

**ATTACHMENTS**

- A. Application
- B. Project Data Sheet (See Plans)
- C. Draft Permit
- D. CEQA Exemption
- E. Image of 14<sup>th</sup> Street "Public View Corridor"
- F. Letter from Neighbor 2-12-19
- G. Letter from Applicant 3-04-19
- H. Proposed Project Plans
- I. 2-13-19 Zoning Administrator Minutes

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 # AAP 19-0025

Date: 12/31/18

Total Fees: \$1511.20

**APPLICANT/OWNER:**

Project Address: 112 - 14th St. APN: 006-182-005

Project Description: EXTEND EXISTING 4' DECK ACROSS FRONT OF BUILDING ANOTHE 4' - OVER DRIVEWAY AND PART OF FRONT - PLUS 10' OF 3' WIDE ON EACH SIDEYARD

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

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

<b>Applicant</b>	<b>Owner</b>
Name: <u>CARL ALASKO</u>	Name: <u>CARL ALASKO</u>
Phone: <u>831-277-6867</u>	Phone: _____
Email: <u>carlalasko@gmail.com</u>	Email: _____
Mailing Address: <u>P.O. Box 5142</u> <u>P.G. 93950</u>	Mailing Address: _____

**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 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: _____

**PLANNING STAFF USE ONLY:**

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

**Property Information**

Lot: 9310 Block: 20 Tract: PG Retreat

ZC: R3-PGR GP: HD 29.0 du Lot Size: ±3496

Historic Resources Inventory  Archaeologically Sensitive Area

**Staff Use Only:**

Received by: AO

Assigned to: AO

**PAID**  
1,511.20



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:** \_\_\_\_\_

**Owner Signature (Required):** \_\_\_\_\_

**Date:** Jan 3, 2019



## 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.cityofpacificgrove.org/cedd](http://www.cityofpacificgrove.org/cedd)

### ADMINISTRATIVE ARCHITECTURAL PERMIT 19-0005 FOR A PROPERTY LOCATED AT 112 14<sup>th</sup> STREET TO EXTEND AN EXISTING DECK

#### FACTS

1. The subject site is located at 112 14<sup>th</sup> Street, Pacific Grove, CA 93950 APN 006-182-005
2. The subject site has a designation of High Density Residential (29.0du/acre) on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-3-PGR zoning district.
4. The subject site is  $\pm$  3,496 square feet.
5. The subject site is developed with a triplex that was built in 1963. The applicant obtained a finding of “ineligible for the Historic Resources Inventory” from the Historic Resources Committee in October, 2018.
6. The subject site is located in the Archaeological Zone, the Coastal Zone, and the Area of Special Biological Significance Watershed. The proposed deck expansion is exempt from the requirement of a Coastal Development Permit per Section 30610(a) of the Coastal Act.
7. This project has been determined to be CEQA Exempt under CEQA Guidelines Section 15301, Class 1(e), Minor Additions to Existing Facilities
8. Within the standard 10-day noticing period for the AAP, a public hearing was requested by a concerned citizen. A Zoning Administrator hearing was scheduled and noticed. At the February 13th noticed public hearing of the Zoning Administrator, the ZA deferred the project to the Architectural Review Board as allowed by PGMC Section 23.70.

#### FINDINGS

1. The proposed development conforms to the applicable provisions of the general plan, the local coastal program, any applicable specific plan, and these regulations;
2. The proposed development is located on a legally created lot;
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;
4. The proposed development is in compliance with all citywide permits, including, but not limited to, the National Pollutant Discharge Elimination System (NPDES) permit;
5. The proposed development will meet the development regulations set forth in the R-3-PGR zoning district including P.G.M.C. Section 23.26.070;
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;
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; and
8. The Staff (i.e., Review Authority) have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences, including Guidelines No. 5, 9, and 16 and the Privacy Guidelines in the Informational Bulletin No. 35.

## PERMIT

Administrative Architectural Permit (AAP) 19-0005 for the 4' extension in depth of the existing front second-story deck and the addition of two (2) 3' wide decks for a length of 10' on the south and north sides of the building. The property is not historic; changing windows and doors do not require Planning Permits and minor residential modifications such as these are exempt from Coastal Development Permits per §30610(a) of the Coastal Act.

Per Pacific Grove Municipal Code 23.70.030(2) (C) with the following conditions:

## 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 "112 14<sup>th</sup> ST" dated 2-21-19 on file with the Community and Economic Development Department and to the Building Code, with the exception of any subsequently approved changes.
6. **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.
7. **Front Structural Support Posts.** The four (4) new posts supporting the extended front balcony shall be 4" x 6" minimum dimension.
8. **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.
9. **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 Administrative Architectural Permit (AAP) 19-0005 through the adoption of CEQA Guidelines Categorical Exemption, Section 15301(e), Class 1, for Minor Additions to Existing Structures.
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.

\_\_\_\_\_  
Carl Alasko, owner

\_\_\_\_\_  
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: 112 14<sup>th</sup> Street, Pacific Grove, CA 93950**

**File No. AAP 19-0005**

**Project Description:** An Administrative Architectural Permit (AAP) 19-0005 to extend an existing 198 sq. ft. second story deck four feet easterly in the front and three feet into each side of a triplex, encroaching three feet into the side yard setback for a total deck size of 492 sq. ft.

APN: 006-182-005

ZC: R-3-PGR      GP: Residential High Density      Lot Size: 3,496 sq. ft.

Applicant Name: Carl Alasko      Phone #: 831-277-6867

Mailing Address: PO Box 51442, Pacific Grove, CA 93950

Email Address: [carlalasko@gmail.com](mailto:carlalasko@gmail.com)

**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 deck expansion 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:** February 28, 2019





Google Street View image of the “public view” looking north on 14<sup>th</sup> Street. The project site is on the left.

I know you have a full agenda but there is a project that staff choose not to present.

112 14<sup>th</sup> St. The Retreat Zone R-3-PGR within the coastal zone. Was given an administrative approval to make substantial exterior changes. We live next door to the South.

Muni code 23.70.030 (C) R2, R3 & R4 zoning districts allows for staff approvals only outside of the coastal zone.

The LUP section 3.2.3 under existing policies & regulations to protect the Retreat includes **“the requirement that all exterior modifications be reviewed by the Architectural Review Board”**

The General Plan section 1.9 in the 2<sup>nd</sup> paragraph states that between the General Plan and LUP, in the event of conflict, the LUP takes precedence over the General Plan within the coastal zone.

The administrative decision was made approving a 2<sup>nd</sup> story front deck extension and a new staircase on the North elevation.

During a meeting between the owners and me, they conveyed significantly more exterior changes than was on the application. Replacing a 2<sup>nd</sup> story window with a sliding glass door to exit directly onto a new deck on the South looking into our home. Expanding the 2<sup>nd</sup> story 4 foot walkway into an 8 foot deck across the entire front expanse of the building are planned.

These changes will negatively impact our quality of life by the significant loss of our privacy.

I submitted a written request for a hearing in accordance with Pacific Grove policy. I don't believe that I have been afforded due process.

An administrative hearing with Mark Brodeur is scheduled for tomorrow the 13<sup>th</sup> at 2pm here in chambers. But it was Mark Brodeur who has already approved the administrative permit. I hope you can attend.

The ARB guidelines were not given any consideration in this inappropriate approval.

Guideline 6- Try to place new windows where they will respect privacy between properties.

Guideline 7- Second floor balconies and decks should be designed and located to minimize the loss of privacy for neighboring properties.

Guideline 9- Attempt to preserve some portion of neighbors' views by carefully positioning or limiting the width, depth, or height of proposed building elements.

Guideline10- Position outdoor lighting so that no direct light extends onto neighboring properties.

As the rules, regulations & guidelines that I have quoted reveal, You have the power to stop this inappropriate approval of going forward. I ask that you take my concerns seriously and request that this project come before you as a public hearing.





March 3, 2019  
from Carl and Elizabeth Alasko



LETTER TO A. R. B. of Pacific Grove re: DECK EXTENSION at 112 14th St.

My wife and I bought the 3-unit apartment building (photo A) at 112 14th St. last October intending to make repairs and try to create a more attractive exterior. For the first floor apartment we installed a sliding glass door and built a patio. But the two upstairs units have **no exterior space** for a table and chairs since the deck is too narrow and must be used for access.

We asked the planning department if we could extend the deck in front by 4 feet, totaling 8 ft. On the north and south sides there's an existing 6 ft. setback so the deck will be only 3 ft. wide. A 30" exterior door provides the tenants with two exits from their apartment, always a good idea. A staircase will be added on the north side to provide two exits to the ground.

The planning department determined that these deck extensions and stairway were entirely within the setbacks currently in place.

As PHOTO A shows, the building has a deep setback of 25 ft. from the sidewalk. The proposed deck extensions will add a modest interest to the façade and do not encumber anyone's space.

The tenant to the south (PHOTO B) has objected on the basis of view and privacy. Her dining room window is the only one potentially affected. (marked with a black arrow).

PHOTO C is the view from her dining room window toward the ocean. It looks through the existing stairway and myriad other obstacles. Within that view, only two posts will be built. These posts do nothing to obstruct a view that's already patchy.

Her other complaint is about privacy for her dining room window. PHOTOS D & E are taken from the existing upstairs deck and window in the apartment. As shown, one can look directly into her dining room window. This lack of privacy has existed for 40 years.

In photos D & E, the deck mock-up made with 2x4s extends 3ft. from the wall. PHOTO F shows a piece of plywood attached to simulate the solid composite railing 42 in high. When the deck floor is covered with Trex decking, and solid composite paneling is installed, the **view into her dining room window is almost entirely blocked**. When a 30" high painted redwood screen is mounted on top of the railing, the total vertical rise of 72" will block anyone from looking into her window.

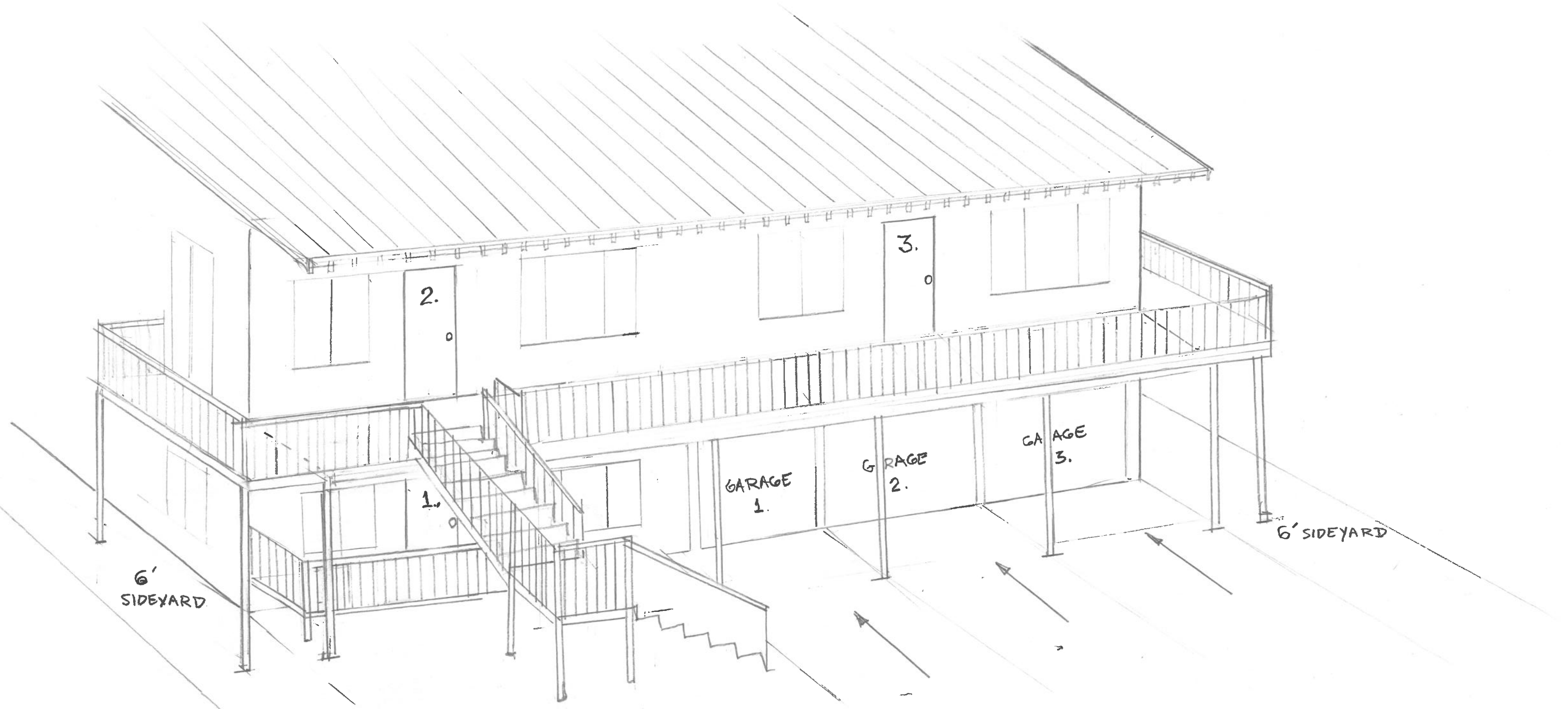
We have thus addressed her concern.

In conclusion, the construction of the deck, railing and screen will INCREASE her privacy, not invade it.

Carl and Elizabeth Alasko



THREE UNIT APARTMENT - TWO STORY -  
ADDRESS: 112 14<sup>TH</sup> ST. PROPOSED EXTENSION OF EXISTING 4' DECK TO 8'  
PACIFIC GROVE. WITH NEW 3' DECK BUILT INTO 6' SIDEYARD.



OWNER: CARL & ELIZABETH ALASKO - tel 831.2776867

112 14<sup>TH</sup>

A.



RECEIVED  
MAR 04 2019  
CITY OF PACIFIC GROVE  
COMMUNITY DEV DEPT



↙ DINING RM. WINDOW

B.



RECEIVED  
Mar 04 2019  
CITY OF PACIFIC GROVE  
COMMUNITY DEV DEPT

112 14<sup>TH</sup>



C.

# VIEW FROM DINING RM. WINDOW



RECEIVED  
MAY 04 2019  
CITY OF PACIFIC GROVE  
COMMUNITY DEV DEPT

112 14<sup>TH</sup>



D.



← DINING RM. WINDOW

112 14<sup>TH</sup>

RECEIVED  
April 04 2019  
CITY OF PACIFIC GROVE  
COMMUNITY DEV DEPT

RECEIVED  
April 04 2019  
CITY OF PACIFIC GROVE  
COMMUNITY DEV DEPT



E



← DINING RM.  
WINDOW

RECEIVED  
MAR 04 2019  
CITY OF PACIFIC GROVE  
COMMUNITY DEV DEPT

112 14<sup>TH</sup>



F.



DINING RM. WINDOW

112 14<sup>TH</sup>

RECEIVED  
MAY 04 2019  
CITY OF PACIFIC GROVE  
COMMUNITY DEV DEPT



# ALASKO DECK ADDITION

CARL ALASKO  
 112 14TH ST  
 PACIFIC GROVE, CA 93950  
 P: 831.277.6867

## GENERAL NOTES

- CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY LICENSED DURING THE EXECUTION OF THE PROJECT AND SHALL NOT PERFORM WORK OUTSIDE THE LEGAL SCOPE OF ANY LICENSE.
- SCOPE: THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL LABOR, MATERIALS, TOOLS, EQUIPMENT AND MACHINERY, TRANSPORTATION, WATER, HEAT, ELECTRICAL, TELEPHONE, AND ANY OTHER RELATED ITEMS NECESSARY FOR THE PROPER EXECUTION AND TIMELY COMPLETION OF THE WORK.
- QUALITY CONTROL: IT IS THE EXPRESS INTENTION OF THESE PLANS AND SPECIFICATIONS TO REQUIRE A HIGH STANDARD OF WORK. IF, IN THE OPINION OF THE CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE OWNER AND THE DESIGNER SHALL BE NOTIFIED PRIOR TO EXECUTING THE WORK AND ALLOWED REVISION TIME IF FELT NECESSARY.
- WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS OTHERWISE SPECIFIED, AND THAT ALL WORK WILL BE OF GOOD QUALITY, FREE FROM FAULTS AND DEFECTS, AND IN CONFORMANCE WITH THE CONTRACT DRAWINGS AND SPECIFICATIONS.
- PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING PERMIT AND ANY OTHER PERMITS PRIOR TO STARTING THE WORK AND COMPLY WITH ALL INSPECTION REQUIREMENTS THROUGH FINAL SIGN-OFF.
- LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, BUILDING CODES, RULES, REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY THE DESIGNER IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2012 U.B.C.)
- CONSTRUCTION RESPONSIBILITY: THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES SELECTED TO EXECUTE THE WORK. THE CONTRACTOR SHALL COORDINATE ALL PORTIONS OF WORK WITHIN THE SCOPE OF THE CONTRACT.
- JOB SITE SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK.  
-A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD.
- INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S OPERATIONS UNDER THE CONTRACT. THE INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRE CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.
- INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND DESIGNER FROM AND AGAINST ALL CLAIMS/ DAMAGES/ LOSSES/ AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF RESULTING FROM THE PERFORMANCE OF THE WORK.
- CLEANING UP: THE CONTRACTOR SHALL KEEP THE PREMISES AND SITE FREE FROM ACCUMULATION OF WASTE MATERIALS DURING CONSTRUCTION BY PERIODIC CLEAN UP AND OFF-SITE DEBRIS REMOVAL. FINAL CLEANUP AND DEBRIS DISPOSITION SHALL BE TO THE SATISFACTION OF THE OWNER.
- EXISTING CONDITIONS: CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES.
- CONSTRUCTION NOTES: ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED.
- BUILDING CODES: PROJECT SHALL COMPLY WITH THE 2012 CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, FIRE AND ENERGY CODES.

## CAL GREEN NOTES

- Water conserving plumbing fixtures and fittings PER CGBC 4.303. Flush volume of all water closets shall not exceed 1.28 gallons per flush. Showerheads shall have a maximum flow rate of not more than 2.0 gallons per minute at 80 psi. Multiple showerheads serving one shower shall not exceed 2.0 gallons per minute at 80 psi. Residential lavatory faucets shall not exceed 1.5 gallons per minute at 60 psi.
- Heating and Air-Conditioning System Design- HVAC systems shall be sized, designed and their equipment sized per CGBC 4.507.2. HVAC system installer must be trained and certified and special inspectors employed by the enforcing agency must be qualified.
- Bathroom Exhaust Fans- Each bathroom shall be mechanically ventilated with an Energy Star exhaust fan and the fan must be controlled by a humidistat capable of adjustment between a relative humidity range of <50% to a maximum of 80%. CGBC 4.506.1
- Rodent Proofing- Protect annular spaces around pipes, electrical cables, conduits or other openings at exterior walls against passage of rodents. CGBC 4.406.1
- Covering of Mechanical Equipment & Ducts- Cover duct openings and other air related air distribution component openings during storage, construction and until final start up with tape, plastic, or other acceptable method. CGBC 4.504.1
- Adhesives, sealants and caulks- Adhesives, sealants and caulks used on the project shall be compliant with VOC and other toxic compound limits. CGBC 4.504.2.
- Aerosol paints and coatings- Aerosol paints and coatings used on the project shall be compliant with product weighted MIR limits for ROC and other toxic compounds. Documentation shall be provided to verify compliant VOC limit finish materials have been used. CGBC 4.504.2.3. Verification of compliance shall be provided.
- Carpet Systems- All carpet and carpet systems installed shall be compliant with VOC limits. CGBC 4.504.3
- Resilient Floor Systems- 80% of the floor area receiving resilient floorings shall comply with the VOC emission limits defined in the Collaborative for High Performance Schools (CHPS) low-emitting materials list or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. CGBC 4.504.4
- Plywood- particle board, medium density fiber board (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde emission standards. CGBC 4.504.5
- Foundation: Capillary Break- A 4" thick of 1/2" or larger clean aggregate shall be installed with a vapor retarder in direct contact with concrete. CGBC 4.505.2.1
- Moisture Content of Building Materials- Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be enclosed when the framing members exceed 19% moisture content. CGBC 4.505.3

## CAL GREEN WASTE MANAGEMENT

- A minimum of 50% of non-hazardous construction and demolition waste materials will be diverted from disposal by recycling, reuse on the project or salvage for future use or sale.
- Construction and demolition waste materials will be bulk mixed (single stream).
- Construction and demolition waste material will be taken to the Marina Regional Waste Management facility.
- Where possible construction and demolition waste generated will be recycle or reused.
- Construction and demolition waste materials diverted shall be calculated by weight.

## PROJECT DATA

<b>PROJECT ADDRESS</b>	112 14TH ST. PACIFIC GROVE, CA 93950
<b>A.P.N.</b>	006-182-005
<b>LEGAL DESCRIPTION</b>	
ZONING:	R-3-PGR
BLDG. USE:	APARTMENT
OCC. GROUP:	SINGLE FAMILY
FIRE SPRINKLERS	N/A
TRUSS CALCULATIONS	N/A
<b>PROJECT VALUATION</b>	\$50,000
<b>SITE COVERAGE</b>	
LOT AREA:	3,496 SF.
IMPERVIOUS SURFACES	625 SF.
EXISTING STRUCTURES	1,440 SF.
TOTAL SITE COVERAGE	2,065 SF. - X%
<b>BUILDING COVERAGE</b>	
EXISTING DECK AREA	192 SF.
PROPOSED DECK AREA	288 SF.
<b>BUILDING HEIGHT</b>	
[E] HEIGHT	22'-0"
<b>OFF STREET PARKING</b>	3 CAR GARAGE

## PROJECT DIRECTORY

**PROPERTY OWNER**  
 CARL ALASKO  
 112 14TH ST.  
 PACIFIC GROVE, CA 93950  
 831.277.6867

**ENGINEER OF RECORD**

## ABBREVIATIONS

ATL.	Alternate	GALV.	Galvanized
BLKG	Blocking	HDR	Header
BM	Beam	GHR	Header
CONT.	Continuous	JSTS	Joists
CONC.	Concrete	[N]	New
DF	Douglas Fir	o.c.	On Center
DCKG	Decking	OPNG	Opening
DIA.	Diameter	PLYWD	Plywood
[E]	Existing	P.T.	Pressure Treated
EA.	Each	RWD	Redwood
E.N.	Edge Nailing	RFR	Rafter
ETC.	Etcetera	REQ'D	Required
EXT.	Exterior	RET.	Retaining
FLR.	Floor	SHTHNG	Sheathing
FNDN	Foundation	SIM.	Similar
F.N.	Face Nail	T&B	Top and Bottom
FRMG	Framing	T&G	Tongue and Groove
FTG	Footing	TYP.	Typical
GA.	Gauge	T.N.	Toe Nail
		U.O.N.	Unless Otherwise Noted

## VICINITY MAP



## SCOPE OF WORK

- 4 FT DECK EXTENSION TO THE FRONT OF [E] DECK
- 3 FT BY 18 FT DECK ADDITION TO THE LEFT AND RIGHT SIDE OF [E] DECK
- REPLACE (2) [E] 3'-0" WINDOWS WITH 3'-0" GLASS DOORS

## APPLICABLE CODES

ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE OF CALIFORNIA AND LOCAL JURISDICTION.

PROJECT SHALL COMPLY WITH THE:

- 2016 CALIFORNIA BUILDING CODE
- 2016 CALIFORNIA PLUMBING CODE
- 2016 CALIFORNIA MECHANICAL CODE
- 2016 CALIFORNIA FIRE CODE
- 2016 CALIFORNIA ELECTRICAL CODE
- 2016 CALIFORNIA ENERGY CODE
- 2016 ACCESS COMPLIANCE

UTILITIES:

- GAS PG&E
- ELEC. PG&E
- SEWER MRWPCA
- WATER DOMESTIC - CAL AM

## SHEET INDEX

A.0	TITLE SHEET
SP.1	SITE PLAN
A.1	ELEVATIONS
A.2	ELEVATIONS

SHEET TITLE: <b>TITLE SHEET</b>		
DRAWN BY: <b>JASON MEHRINGER</b>		
MARK	PHASE	DATE
	DESIGN REVIEW	2-5-19
	DESIGN REVISION	2-21-19

SHEET NUMBER:	
<b>A.0</b>	

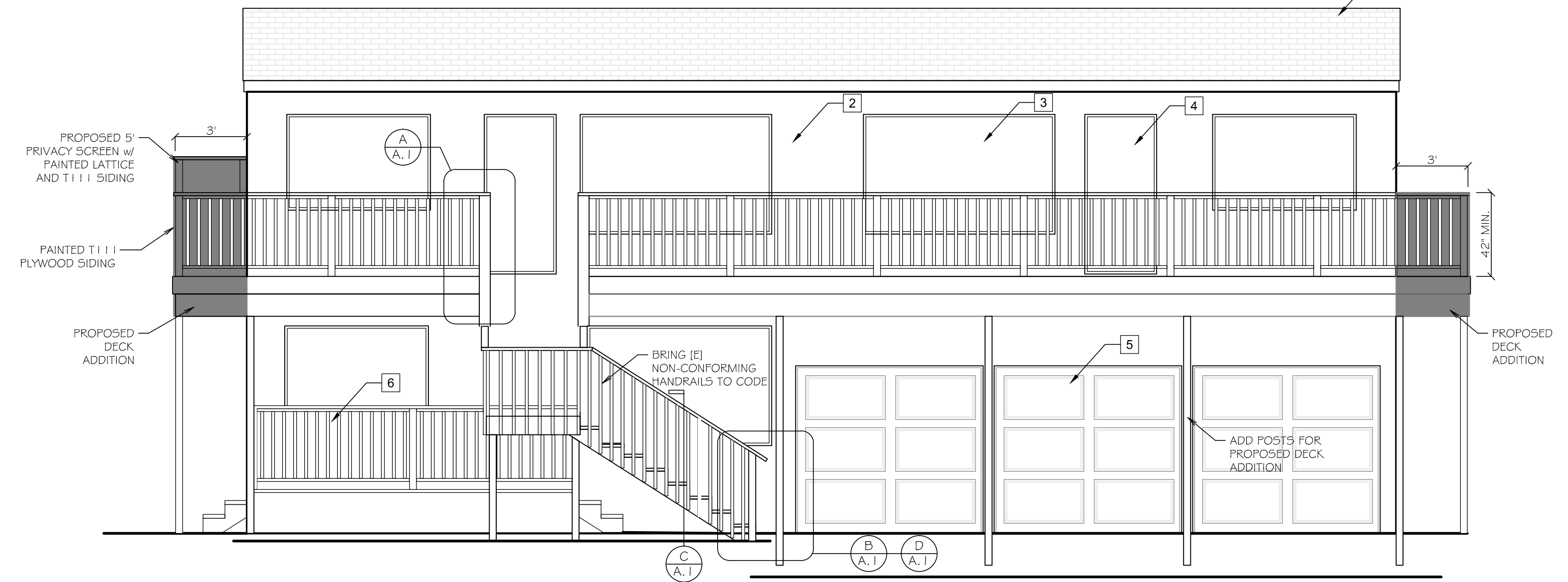
**ALASKO DECK ADDITION**  
 OWNER: CARL ALASKO  
 ADDRESS: 112 14TH STREET  
 PACIFIC GROVE, CA 93950  
 APN: 006-182-005  
 PHONE: 831.277.6867  
 EMAIL: carl@alasko@gmail.com







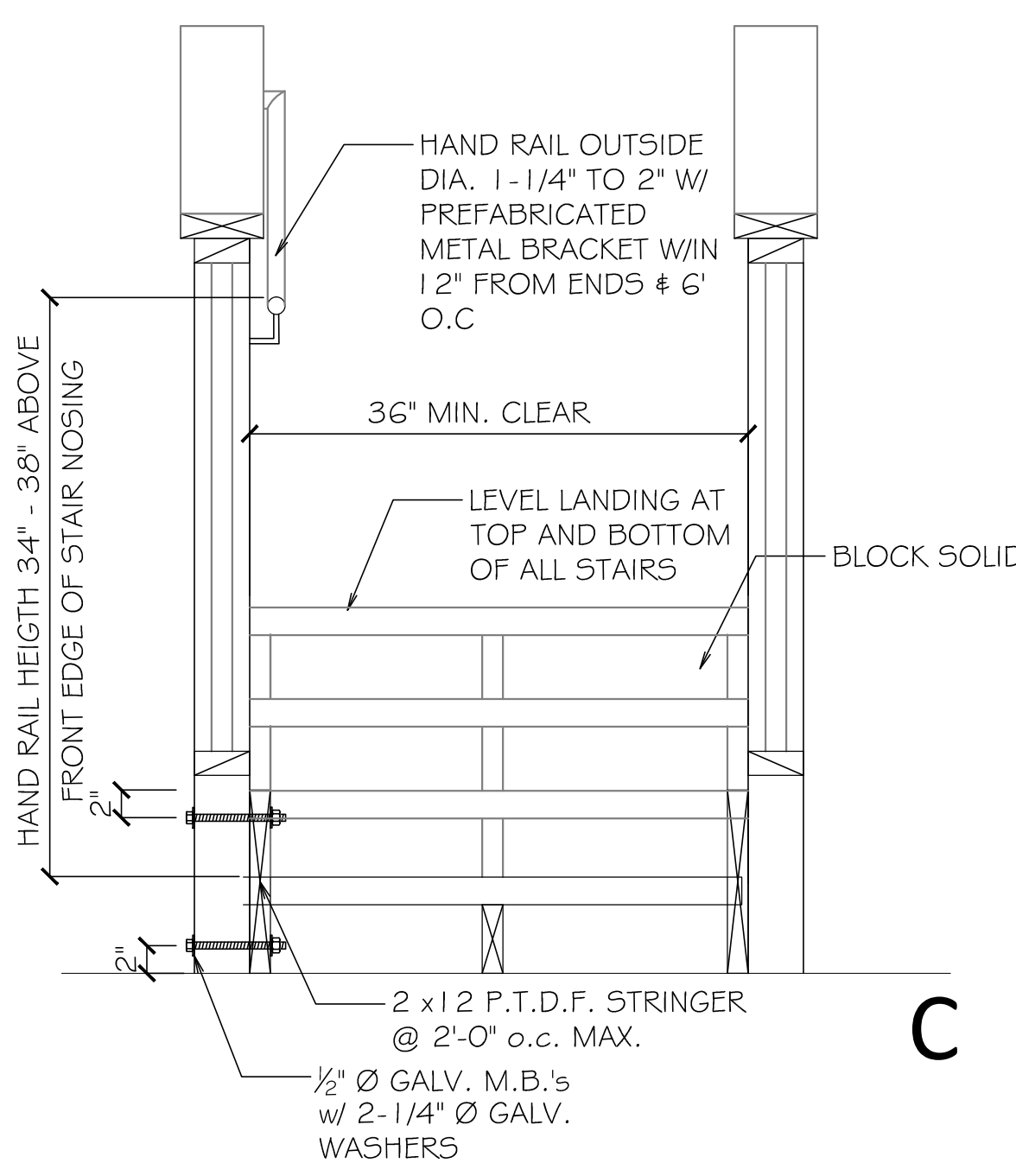
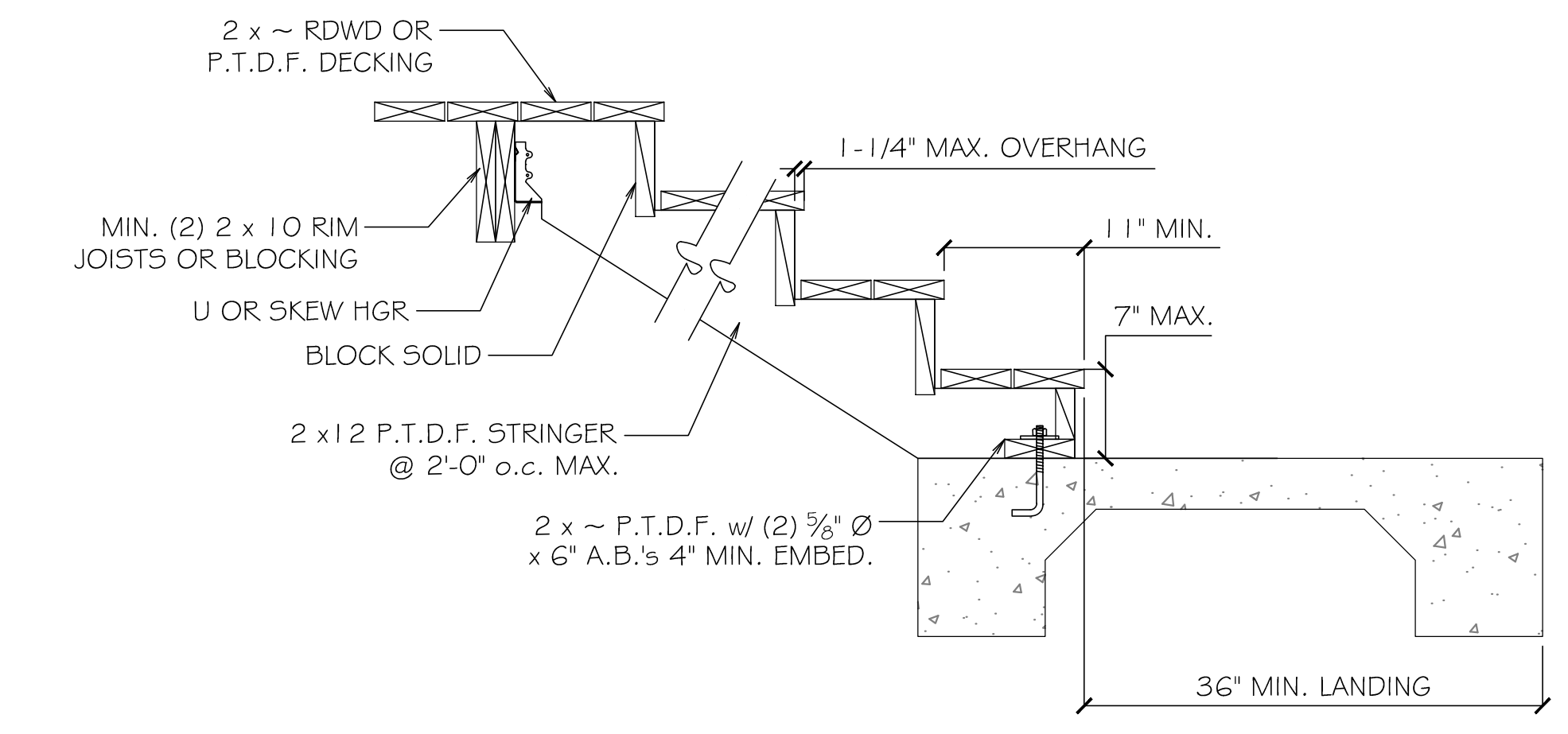
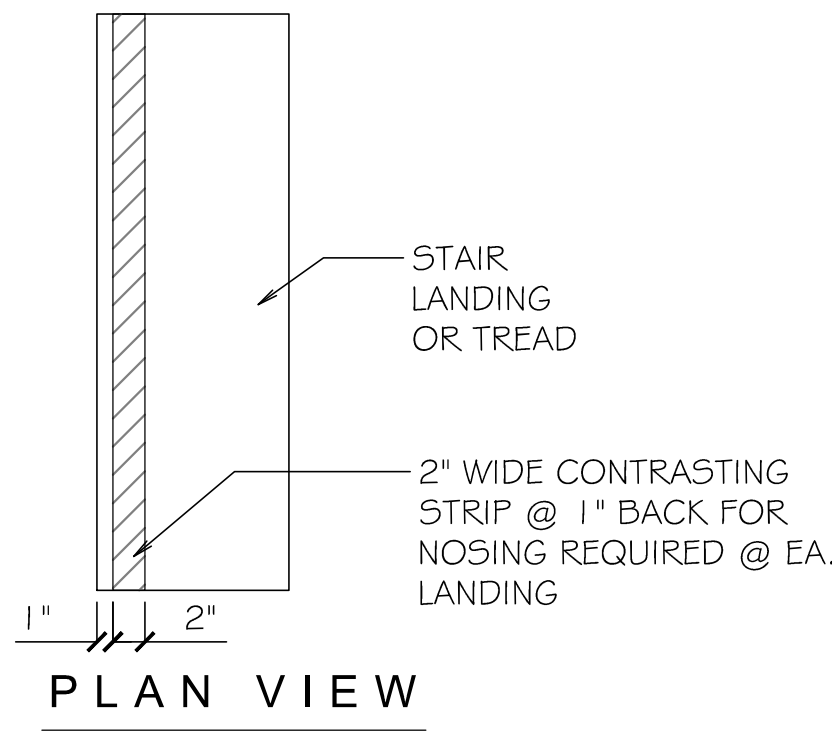
**1 EXISTING EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



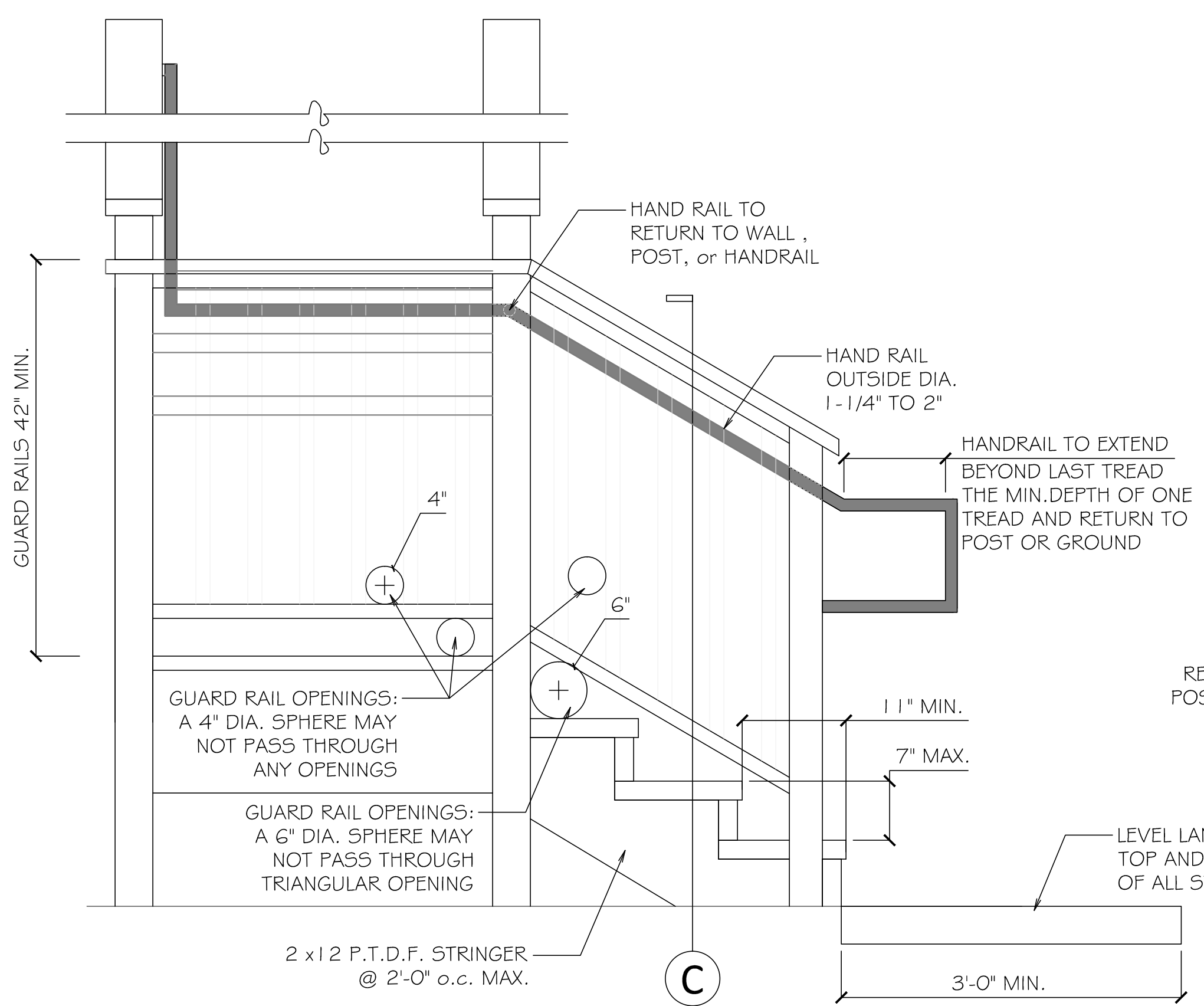
**2 PROPOSED EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

**ELEVATION NOTES**

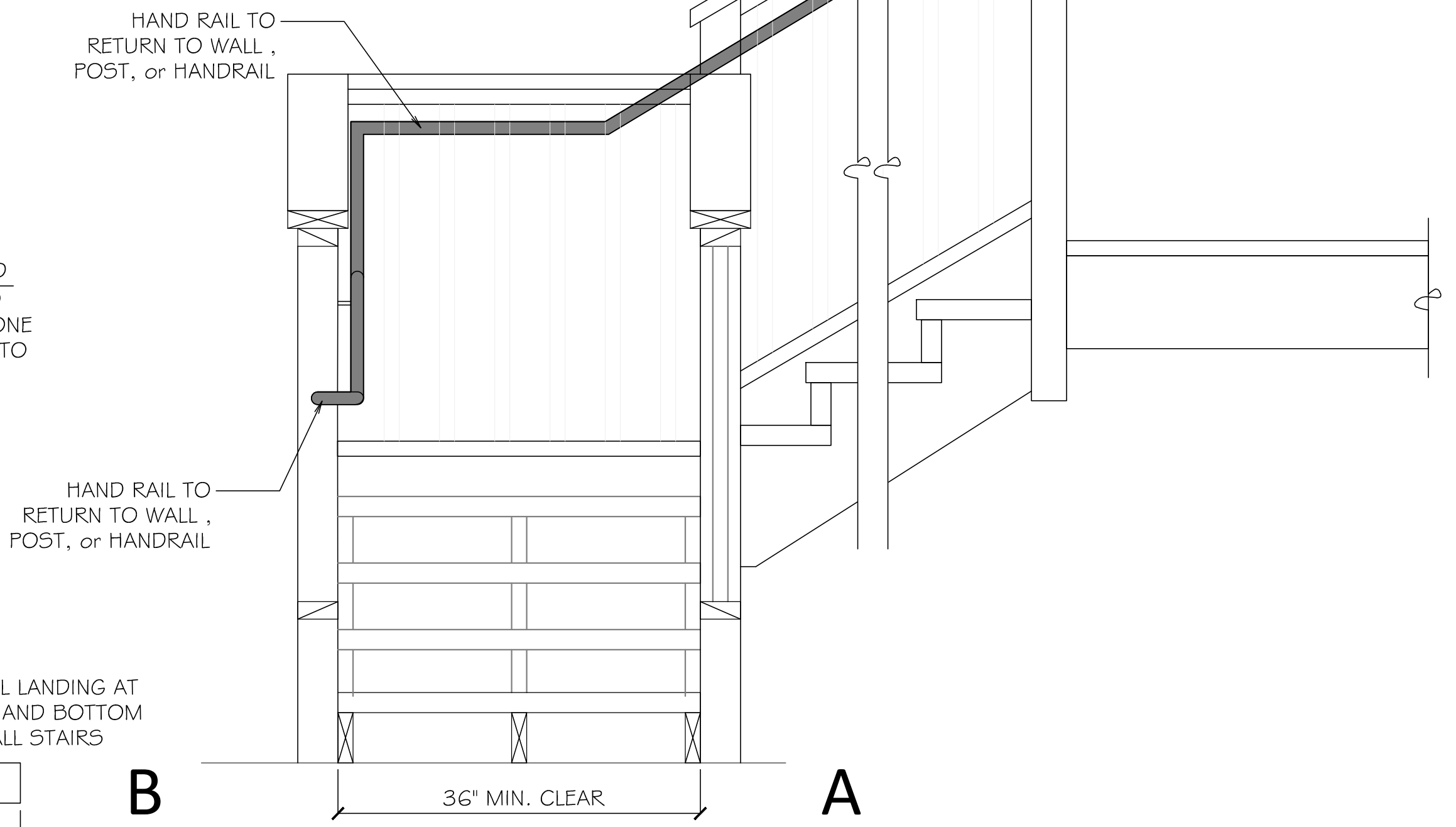
1. [E] ROOF TO REMAIN UNCHANGED
2. [E] PAINTED STUCCO PLASTER TO REMAIN
3. [E] ALUMINUM WINDOW
4. [E] EXTERIOR DOORS
5. [E] GARAGE DOOR TO REMAIN UNCHANGED
6. [E] REDWOOD GUARDRAIL MEETS CURRENT BUILDING CODE



**E**



**D**



**B**

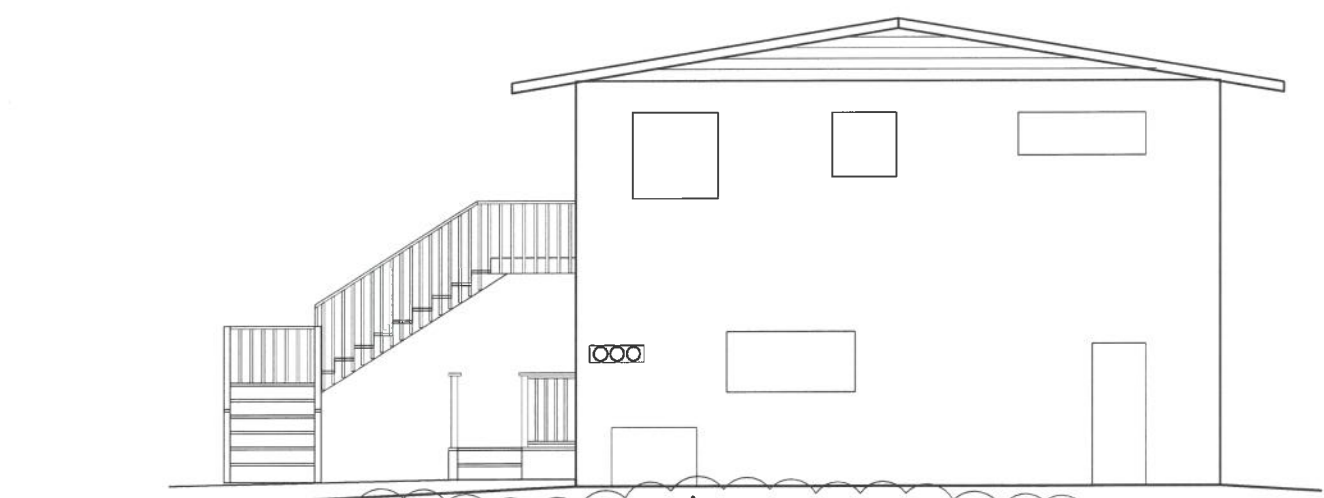
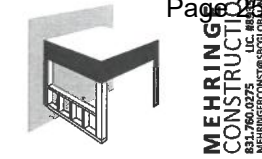
**A**

**ALASKO DECK ADDITION**  
 OWNER: CARL ALASKO  
 PHONE: 831.277.6867  
 EMAIL: carlalasko@gmail.com  
 ADDRESS: 112 14TH STREET  
 PACIFIC GROVE, CA 93950  
 APN: 006-182-005

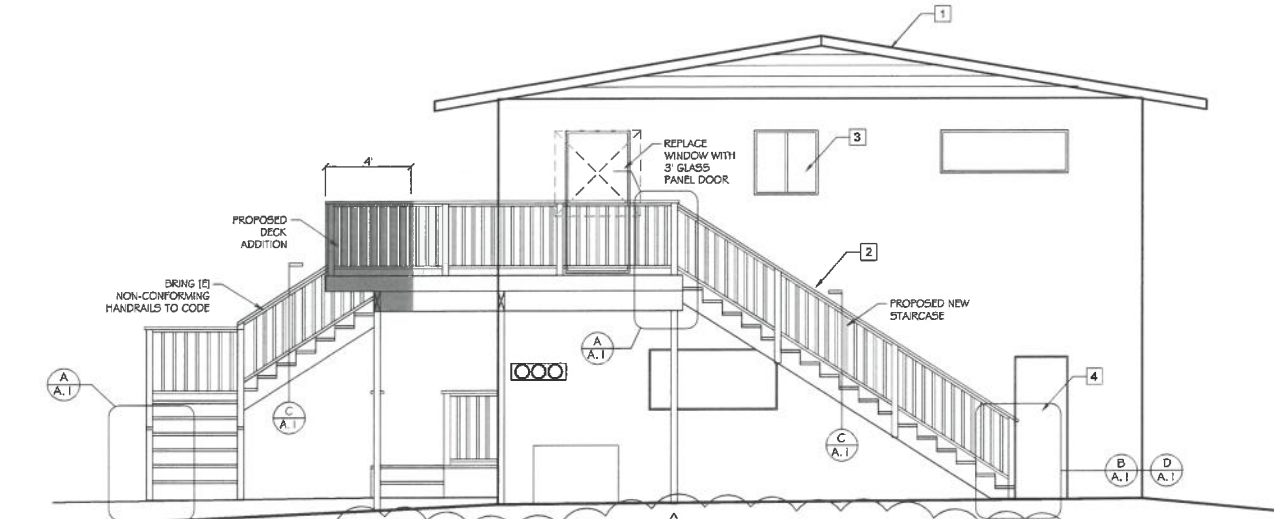
ELEVATIONS		
DRAWN BY: JASON MEHRINGER		
MARK	PHASE	DATE
	DESIGN REVIEW	2-5-19
	DESIGN REVISION	2-21-19

SHEET NUMBER:  
**A.1**





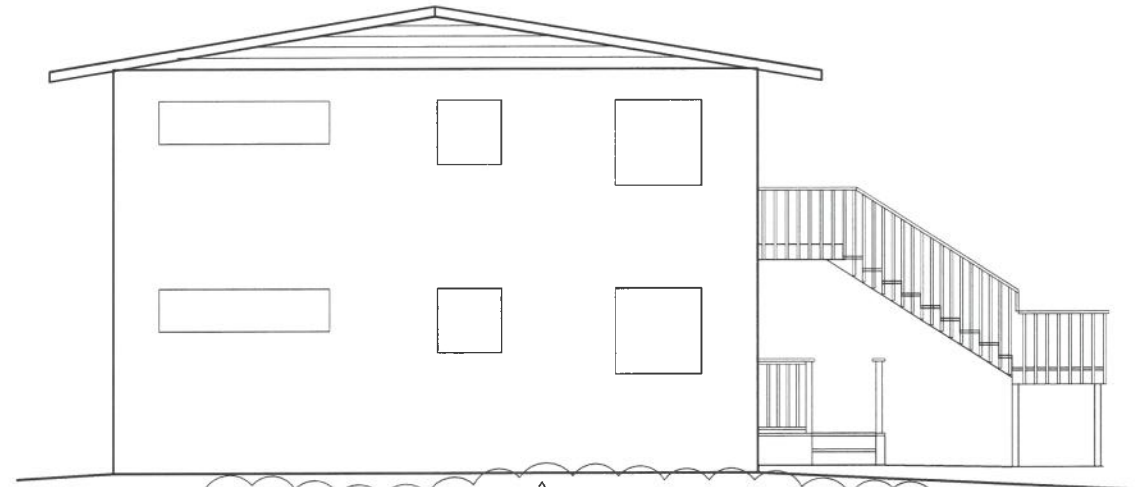
**2 EXISTING NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"



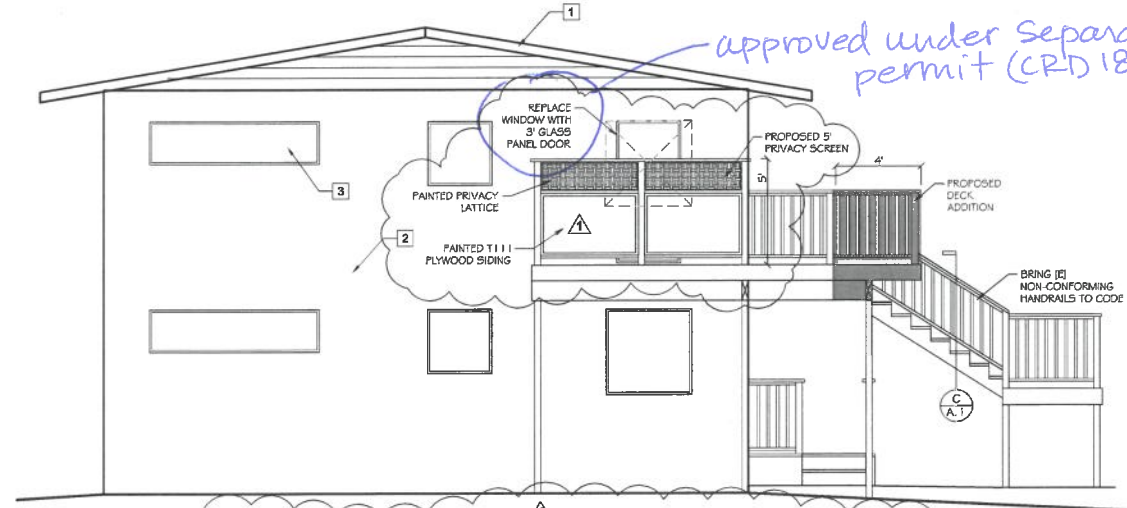
**4 PROPOSED NORTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**ELEVATION NOTES**

1. [E] ROOF TO REMAIN UNCHANGED
2. [E] PAINTED STUCCO PLASTER TO REMAIN
3. [E] ALUMINUM WINDOW
4. [E] EXTERIOR DOORS
5. [E] GARAGE DOOR TO REMAIN UNCHANGED
6. [E] REDWOOD GUARDRAIL MEETS CURRENT BUILDING CODE



**3 EXISTING SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"



**3 PROPOSED SOUTH ELEVATION**  
SCALE: 1/4" = 1'-0"

**ALASKO DECK ADDITION**

OWNER: CARL ALASKO  
PHONE: 831.277.6867  
EMAIL: carlalasko@gmail.com

ADDRESS: 112 14TH STREET  
PACIFIC GROVE, CA 95950  
APN: 006-182-005

ELEVATIONS		
MARK	PHASE	DATE
△	DESIGN REVIEW	2-5-19
△	DESIGN REVISION	2-21-19

PROJECT NUMBER:  
**A.2**



**MINUTES**

**CITY OF PACIFIC GROVE  
ZONING ADMINISTRATOR  
MEETING MINUTES**

2:00 p.m., Wednesday, February 13<sup>th</sup>, 2019

City Council Chambers – City Hall – 300 Forest Avenue, Pacific Grove, CA

**1. Call to Order- 2:00 p.m.**

**2. Public Comment**

Ms. Lisa Ciani asked about the difference between an appeal and a request for a Zoning Administrator Hearing.

**3. Approval of Minutes**

**a. January 3, 2019 Regular Meeting**

Recommended Action: Approve minutes as presented

Approved.

**4. Regular Agenda**

**a. Address: 112 14<sup>th</sup> St (APN: 006-182-005)**

**Permit Application:** Administrative Architectural Permit (AAP) 19-0005

**Project Description:** Extension of existing second story deck by four feet in depth along the east elevation, extend the deck three feet in depth along the north and south elevations.

**Applicant/Owner:** Carl Alasko, Owner

**Zone District/Land Use:** R-3-PGR / High Density to 29.0 DU/ac

**CEQA Status:** Exempt under CEQA Class 1, §15301


**Staff Reference:** Alex Othon, Assistant Planner | [aothon@cityofpacificgrove.org](mailto:aothon@cityofpacificgrove.org)

**Recommended Action:** Approve the Administrative Architectural Permit as submitted subject to findings, conditions of approval and a Class 1 CEQA exemption.

The Zoning Administrator deferred the item to the next review authority, the Architectural Review Board, to hear at their next meeting, Tuesday, March 12<sup>th</sup>, 2019.

**5. Adjournment – 2:04 p.m.**

APPROVED BY THE ZONING ADMINISTRATOR

  
for \_\_\_\_\_  
Mark Brodeur, Zoning Administrator

2-27-19  
\_\_\_\_\_  
Date