

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 14th Street (APN 006-182-005)

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

LAND USE:

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 2nd, 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 14th 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 11th, 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 14th 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 <u>Informational Bulletin No. 35</u>.

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 14th 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 SU	JBMITTED:
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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 #

Total Fees:

AAP 19-0005

Date:

12/31/18

\$1511,20

	Project Address: 112			006-182-005
	Project Description: <u>EX</u>	TEND EXISTIN	6 4' DECK AC	ROSS FRONT OF
	BUILD	ING ANOTHE 4'	- OVER DRIVEU	VAY AND PART OF
	FRONT - PLUS 10' OF 3' WIDE ON EACH SIDEYARD			
NER	Will the project create, ad	d, or replace impervious s	urface? 🗆 Yes	⊠No
APPLICANT/OWNER:	Will the project impact an	y tree(s) on site?	☐ Yes	™No
CAN	<u>Applic</u>	<u>:ant</u>		Owner
PPL	Name: CARL A	LASKO	Name: CARL	ALASKO
4	Phone: 83 - 277.			
/	Email: cartalas	sko @ gmal.com	M Email:	
	Mailing Address: P.O. 13	OX 51442	Mailing Address:	
	P.6.	93950		
	/			
	Permit Request: □ CRD: Counter Determination	☐ SP: Sign Permit	☐ IHS: Initial Historic Screening	g □ VAR: Variance
	☐ AP: Architectural Permit	☐ UP: Use Permit	☐ HPP: Historic Preservation	☐ MMP: Mitigation Monitoring
	☐ AAP: Administrative AP	☐ AUP: Administrative UP	□ A: Appeal	☐ Stormwater Permit
	☐ ADC: Arch Design Change	☐ ADU: Acc. Dwelling Unit	☐ TPD: Tree Permit W/ Dev't	□ Other:
	☐ ASP: Admin Sign Permit	☐ LLA: Lot Line Adjustment	☐ EIR: Environmental Impact	☐ Other:
	CEQA Determination:	Review Authority:	Active Permits:	Overlay Zones:
À	Exempt	□ Staff □ HRC	☐ Active Planning Permit	☐ Butterfly Zone ☐ Coastal Zone
ō	☐ Initial Study & Mitigated Negative Declaration		☐ Active Building Permit☐ Active Code Violation	☐ Area of Special Biological
USE	☐ Environmental Impact	☐ SPRC ☐ CC ☐ ARB ☐	Permit #:	Significance (ASBS)
STAFF USE ONLY:	Report	L'AND		☐ Environmentally Sensitive Habitat Area (ESHA)
G	Property Information			Traditat Area (ESTA)
PLANNIN	Lot: 9 2 10	Block: 20	Tract:	12.01
Z	zc: <u>R3-16R</u>	GP: HD 2	7.0 au Lot Siz	re: <u>+ 3496</u>
	☐ Historic Resources Invento	ory Archaeologica	Illy Sensitive Area	
	Staff Use Only:			
	Received by:	PAID		
No.	Assigned to:	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: San 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

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

FACTS

- 1. The subject site is located at 112 14th 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 14th 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.

Page 2 of 3 Permit No. 19-0005

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 12th DAY OF MARCH, 2019, BY THE FOLLOWING VOTE:

ABSENT:	
ABSTENTIONS:	
APPROVED:	
Sarah Boyle, Chair	
The undersigned hereby acknowledge and agree to the a conform to, and comply with, said terms and conditions	
Carl Alasko, owner	 Date

Page 3 of 3 Permit No. 19-0005

CITY OF PACIFIC GROVE

Community and Economic Development Department – Planning Division

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

NOTICE OF EXEMPTION FROM CEQA

Property Address/Location: 112 14th 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

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

Applicant Name: Carl Alasko Phone #: 831-277-6867 Mailing Address: PO Box 51442, Pacific Grove, CA 93950

Email Address: carlalasko@gmail.com

Public	Agency Approving Project: City of Pacific Grove, Monterey County, California
Exemp	t 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:
Exemp	tion Findings:
The pr additio	oposed deck expansion is less than fifty percent of the floor area of the structure before the n.
	cceptions described in §15300.2 of the CEQA Guidelines do not pertain to the Class 1 rical 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 14th 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 14th St. The Retreat Zone R-3-PGR <u>within</u> 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"

<u>The General Plan section 1.9 in the 2nd paragraph</u> 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 2nd 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 2nd story window with a sliding glass door to exit directly onto a new deck on the South looking into our home. Expanding the 2nd 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 13th 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

Item No. 7B Page 14 of 26 RECEIVED LETTER TO A. R. B. of Pacific Grove re: DECK EXTENSION at 1 2 14th SE PACIFIC GROVE

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.

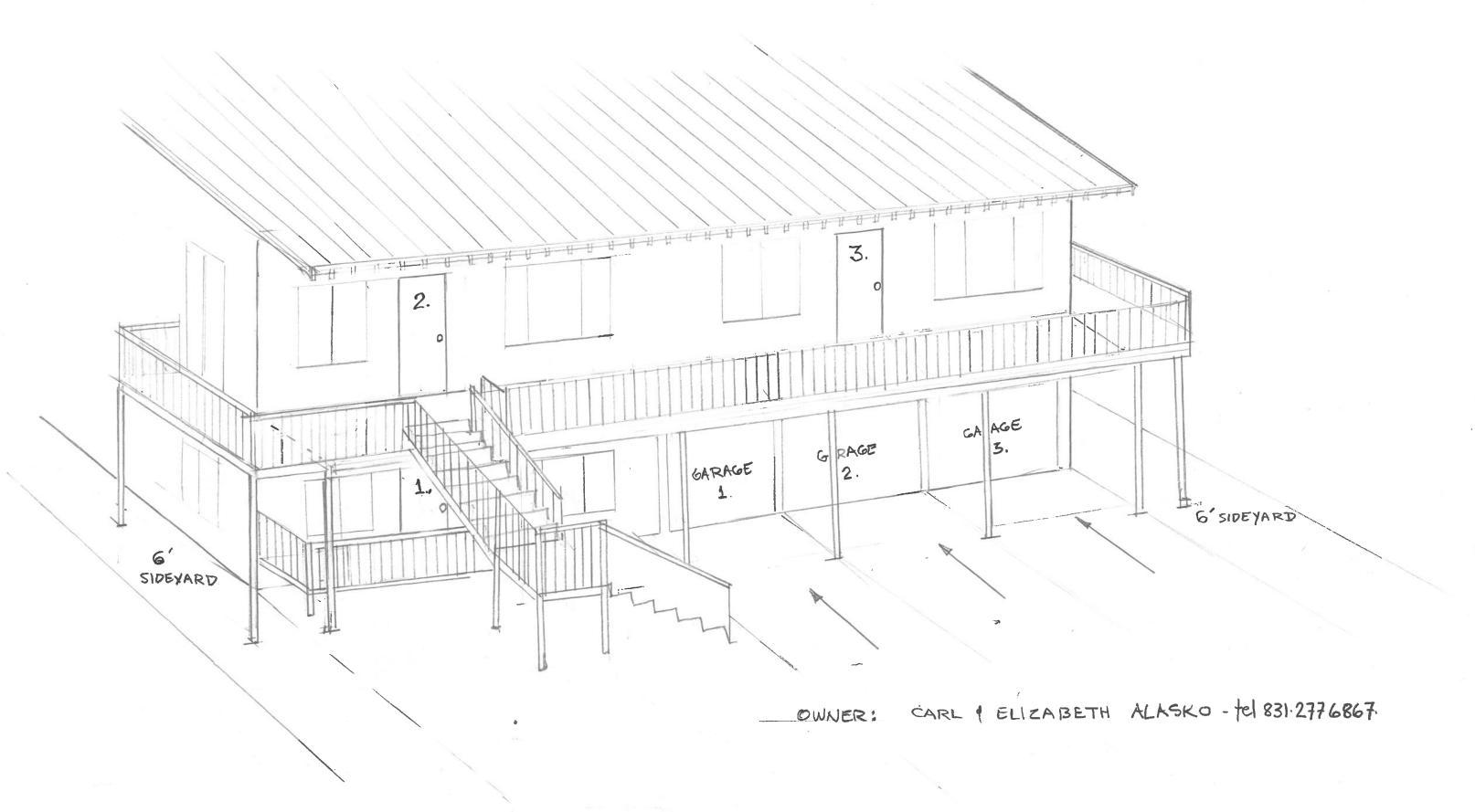
We have thus addressed her concern.

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

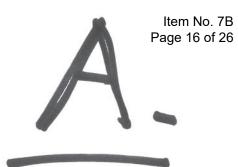
Carl and Elizabeth Alasko

THREE UNIT APARTMENT - TWO STORY -

ADDRESS: 112 14th ST. PROPOSED EXTENSION OF EXISTING 4 DECK TO 8'
PACIFIC GROVE. WITH NEW 3' DECK BUILT INTO G' SIDEYARD.



112 14 7



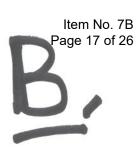


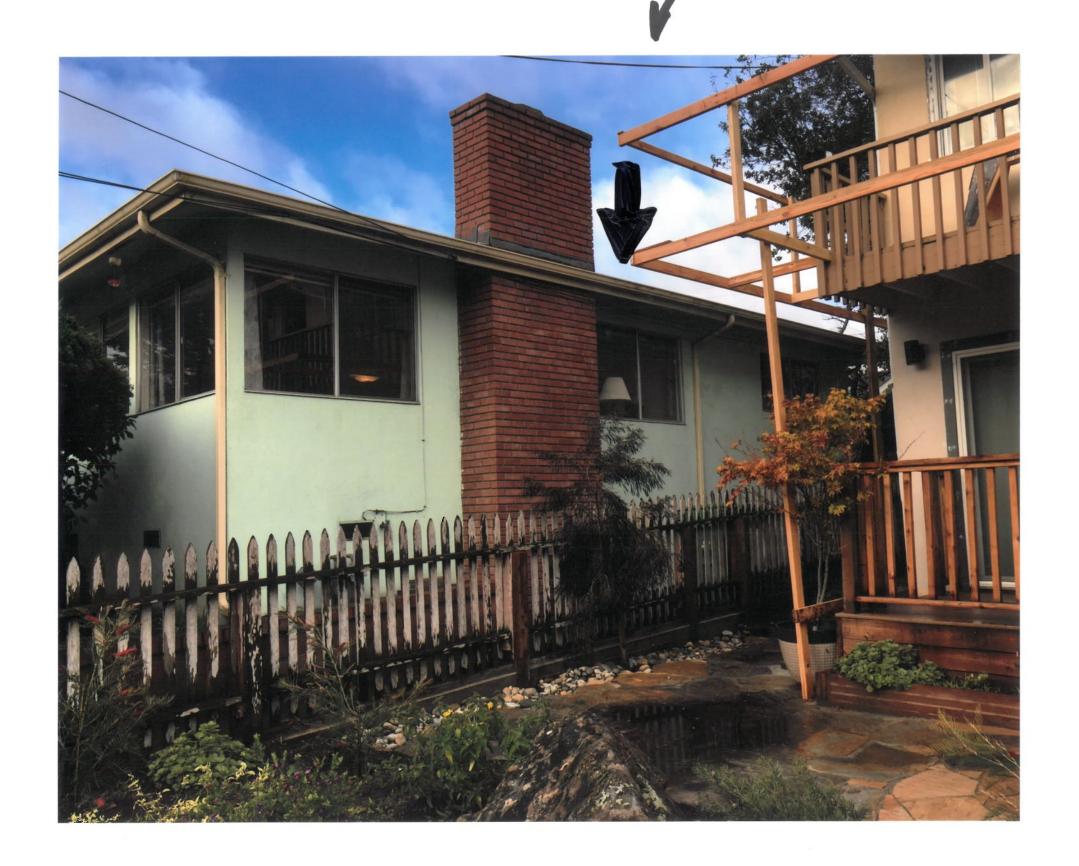
RECEIVED

MAR 04 7719

CITY OF PACIFIC GROVE COMMUNITY DEV DEPT

DINING RM. WINDOW





RECEIVED

Mod 0 4 2019

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

VIEW FROM DINING RM. WINDOW







112 14th



- DINING RM. WINDOW

RECEIVED

how 04 mg

CITY OF PACIFIC GROVE COMMUNITY DEV DEPT

RECEIVED

N. A4 2019

CITY OF PACIFIC GROVE COMMUNITY DEV DEPT

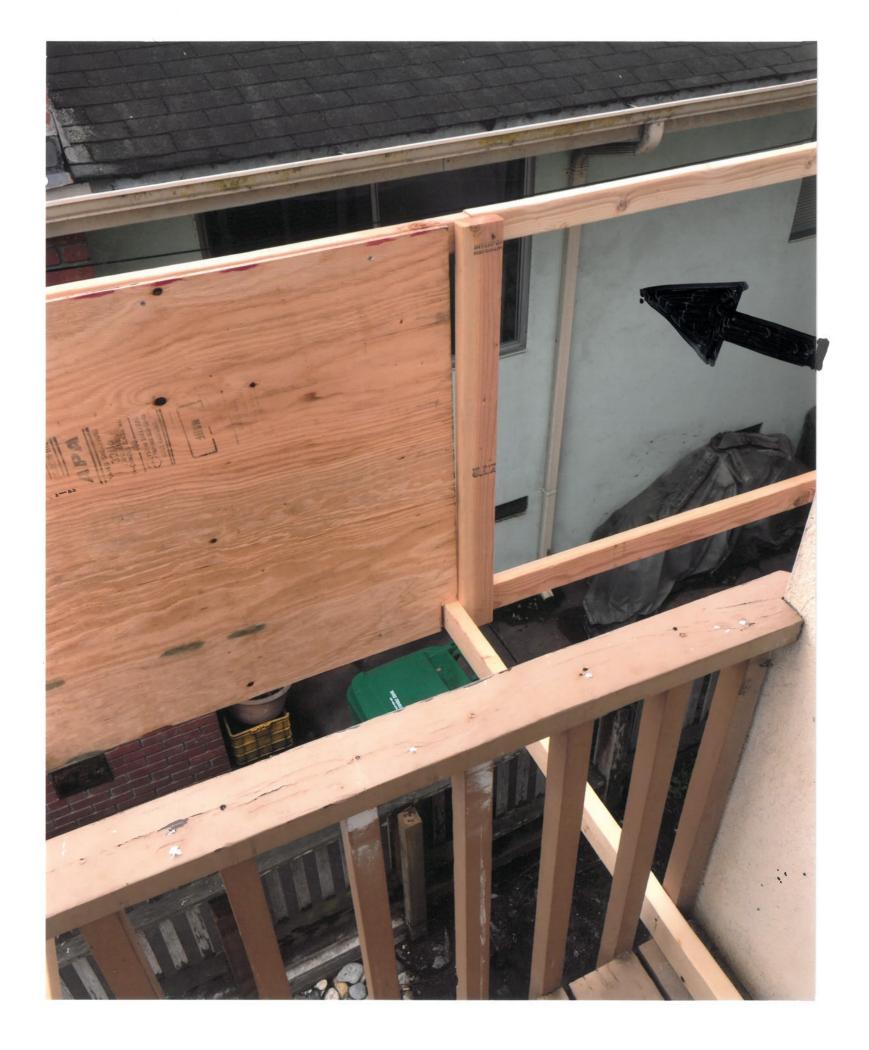


DINING RM. WINDOW

RECEIVED

Mi 2 04 mg

CITY OF PACIFIC GROVE COMMUNITY DEV DEPT



DINING RM. WINDOW



ALASKO DECK ADDITION

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

GENERAL NOTES CAL GREEN NOTES PROJECT DATA PROJECT DIRECTORY 1. 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 CONTRACTOR LICENSE: THE CONTRACTOR(S) PERFORMING THE WORK DESCRIBED BY THESE PLANS AND SPECIFICATIONS SHALL BE PROPERLY AND CURRENTLY **PROJECT ADDRESS PROPERTY OWNER** 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 112 14TH ST. per minute at 80 psi. Residential lavatory faucets shall not exceed 1.5 gallons per minute at 60 psi. PACIFIC GROVE, CA 93950 CARL ALASKO 2. Heating and Air-Conditioning System Design- HVAC systems shall be sized, designed and their equipment sized per CGBC 4.507.2. HVAC system installer 112 14TH ST. must be trained and certified and special inspectors employed by the enforcing agency must be qualified. 006-182-005 PACIFIC GROVE, CA 93950 831.277.6867 3. Bathroom Exhaust Fans- Each bathroom shall be mechanically ventilated with an Energy Star exhaust fan and the fan must be controlled by a humidstat LEGAL DESCRIPTION CONTRACTOR, ANY PORTION OF THE DOCUMENTATION HEREIN IS INCONSISTENT WITH THIS, THE OWNER AND THE DESIGNER SHALL BE NOTIFIED PRIOR TO capable of adjustment between a relative humidity range of <50% to a maximum of 80%. CGBC 4.506.1 4. Rodent Proofing- Protect annular spaces around pipes, electrical cables, conduits or other openings at exterior walls against passage of rodents. CGBC R-3-PGR ENGINEER OF RECORD 4. WARRANTY: THE CONTRACTOR WARRANTS TO THE OWNER THAT ALL MATERIALS AND EQUIPMENT FURNISHED UNDER THIS CONTRACT WILL BE NEW UNLESS **APARTMENT** BLDG. USE: 5. Covering of Mechanical Equipment & Ducts- Cover duct openings and other air related air distribution component openings during storage, construction OCC. GROUP: SINGLE FAMILY and until final start up with tape, plastic, or other acceptable method. CGBC 4.504.1 DRAWINGS AND SPECIFICATIONS. 6. Adhesives, sealants and caulks- Adhesives, sealants and caulks used on the project shall be compliant with VOC and other toxic compound limits. CGBC FIRE SPRINKLERS 5. PERMITS: UNLESS OTHERWISE INSTRUCTED, THE OWNER SHALL PAY ALL PERMIT FEES INCLUDING UTILITIES. THE CONTRACTOR SHALL SECURE THE BUILDING TRUSS CALCULATIONS 7. 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 6. LEGAL/NOTICES/CODE COMPLIANCE: THE CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH All LAWS, ORDINANCES, BUILDING CODES, RULES, compounds. Documentation shall be provided to verify compliant VOC limit finish materials have been used. CGBC 4.504.2.3. Verification of compliance REGULATIONS AND OTHER LAWFUL ORDERS OF ANY PUBLIC AUTHORITY BEARING ON THE PERFORMANCE OF WORK. THE CONTRACTOR SHALL PROMPTLY NOTIFY PROJECT VALUATION \$50,000 THE DESIGNER IN WRITING IF THE DRAWINGS AND/OR SPECIFICATIONS ARE AT VARIANCE WITH ANY SUCH REQUIREMENTS. (2012 U.B.C.) 8. Carpet Systems- All carpet and carpet systems installed shall be compliant with VOC limits. CGBC 4.504.3 SITE COVERAGE 9. Resilient Floor Systems- 80% of the floor area receiving resilient floorings shall comply with the VOC emission limits defined in the Collaborative for High 7. 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. LOT AREA: 3,496 SF. low-emitting materials list or be certified under the Resilient Floor Covering Institute (RFCI) FloorScore program. CGBC 4.504.4 IMPERVIOUS SURFACES 625 SF. 8. JOB SITE SAFETY: THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND PROPERLY SUPERVISING ADEQUATE INDUSTRY STANDARD 10. Plywood- particle board, medium density fiber board (MDF), and hardwood plywood used in interior finish systems shall comply with low formaldehyde EXISTING STRUCTURES 1,440 SF SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK. 2,065 SF. - X% TOTAL SITE COVERAGE -A PRE-CONSTRUCTION MEETING IS REQUIRED TO BE HELD. 11. 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 **BUILDING COVERAGE** 9. INSURANCE: LIABILITY INSURANCE SHALL BE MAINTAINED BY THE CONTRACTOR TO PROTECT AGAINST CLAIMS UNDER WORKMAN'S COMPENSATION ACTS, 12. Moisture Content of Building Materials- Building materials with visible signs of water damage shall not be installed. Wall and floor framing shall not be DAMAGES DUE TO BODILY INJURY INCLUDING DEATH, AND FOR ANY PROPERTY DAMAGES ARISING OUT OF OR RESULTING FROM THE CONTRACTOR'S 192 SF. EXISTING DECK AREA enclosed when the framing members exceed 19% moisture content. CGBC 4.505.3 OPERATIONS UNDER THE CONTRACT. THE INSURANCE SHALL BE FOR LIABILITY LIMITS SATISFACTORY TO THE OWNER. THE OWNER HAS THE RIGHT TO REQUIRE PROPOSED DECK AREA 288 SF. CONTRACTUAL LIABILITY INSURANCE APPLICABLE TO THE CONTRACTOR'S OBLIGATIONS. CERTIFICATES OF SUCH INSURANCE SHALL BE FILED WITH THE OWNER CAL GREEN WASTE MANAGEMENT PRIOR TO THE COMMENCEMENT OF WORK. **BUILDING HEIGHT** 10. INDEMNIFICATION: THE CONTRACTOR WHO AGREES TO PERFORM THIS WORK ALSO AGREES TO INDEMNIFY AND HOLD HARMLESS THE OWNER AND DESIGNER [E] HEIGHT 22'-0" FROM AND AGAINST ALL CLAIMS/ DAMAGES/ LOSSES/ AND EXPENSES, INCLUDING ATTORNEY'S FEES AND LITIGATION COSTS, ARISING OUT OF RESULTING FROM 1. A minimum of 50% of non-hazardous construction and demolition waste materials will be diverted from disposal by recycling, reuse on the project or **OFF STREET PARKING** 3 CAR GARAGE salvage for future use or sale. 11. 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. 2. Construction and demolition waste materials will be bulk mixed (single stream). 12. EXISTING CONDITIONS: CONTRACTOR SHALL VERIFY All EXISTING CONDITIONS PRIOR TO ANY WORK AND NOTIFY THE DESIGNER OF ANY DISCREPANCIES. 3. Construction and demolition waste material will be taken to the Marina Regional Waste Management facility. 13. CONSTRUCTION NOTES: ALL NOTES, DIMENSIONS, ETC. INDICATE NEW MATERIALS OR CONSTRUCTION UNLESS OTHERWISE NOTED. 4. Where possible construction and demolition waste generated will be recycle or reused. 14. BUILDING CODES: PROJECT SHALL COMPLY WITH THE 2012 CALIFORNIA BUILDING, PLUMBING, MECHANICAL, ELECTRICAL, FIRE AND ENERGY CODES. 5. Construction and demolition waste materials diverted shall be calculated by weight. **VICINITY MAP SHEET INDEX ABBREVIATIONS SCOPE OF WORK APPLICABLE CODES** ALL CODES REFERENCED ARE TO BE USED AS AMENDED BY THE STATE Alternate 4 FT DECK EXTENSION TO THE FRONT OF [E] DECK TITLE SHEET HDR BLKG SP.1 SITE PLAN Blocking 3 FT BY 18 FT DECK ADDITION TO THE LEFT AND RIGHT SIDE OF [E] OF CALIFORNIA AND LOCAL JURISDICTION. GHR A.1 **ELEVATIONS** CONT. JSTS PROJECT SHALL COMPLY WITH THE A.2 **ELEVATIONS**

Pacific Grove

Public Library

Rescue Project

Art Center ninni Kitchen Wine Bar

112 14TH ST.

PACIFIC GROVE, CA 93950

St. Mary's by-the-Sea

REPLACE (2) [E] 3'-0" WINDOWS WITH 3'-0" GLASS DOORS

2016 CALIFORNIA BUILDING CODE

2016 CALIFORNIA PLUMBING CODE

2016 CALIFORNIA ELECTRICAL CODE

2016 CALIFORNIA ENERGY CODE

2016 CALIFORNIA FIRE CODE

2016 ACCESS COMPLIANCE

PG&E

WATER DOMESTIC - CAL AM

SEWER MRWPCA

UTILITIES:

2016 CALIFORNIA MECHANICAL CODE

Continuous

Douglas Fur

Edge Nailing

Foundation

Face Nail

Etcetera

Exterior

Floor

Gauge

Concrete

Each

CONC.

DCKG

DIA.

E.N.

ETC.

EXT.

FLR.

GA.

FNDN

Joists

On Center

Plywood

Redwood

Required

Retaining

Sheathing

Similar

Typical

Toe Nail

Pressure Treated

Top and Bottom

Tongue and Groove

Unless Otherwise Noted

New

[N]

o.c.

P.T.

OPNG

PLYWD

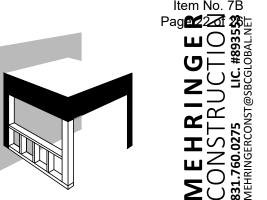
RDWD

RFTR

REQ'D

SHTHNG

RET.



TITLE SHEET

PHASE

DESIGN REVIEW | 2-5-19

DESIGN REVISION 2-21-19

JASON MEHRINGER

MARK

EROSION AND SEDIMENT CONTROL

EROSION & SEDIMENT CONTROL GENERAL NOTES

1. The contractor shall take all necessary measures to prevent airborne dust from becoming a nuisance to neighboring properties. The contractor shall conform to the standards for dust -control as established by the air quality maintenance district. Dust control measures to be

implemented include but are not limited to the following: 1.1. Provide equipment and manpower required for watering all exposed or disturbed earth. sufficient watering to control dust is required at all times. 1.2. Cover stockpiles of debris, soil, or other materials which may contribute to airborne

1.3. Keep construction areas and adjacent street free of mud and dust.

- 1.4. Landscape, seed, or cover portions of the site as soon as construction is complete. 2. The contractor shall assume liability for claims related to wind blown material. if the dust control is inadequate as determined by the city, the construction work shall be terminated until
- corrective measures are taken. 3. The contractor shall take all necessary measures to keep streets and roads free from dirt and debris. should any dirt or debris be deposited in the public right-of-way, the contractor shall remove it immediately.
- 4. All cut and fill slopes exposed during construction shall be covered, seeded or otherwise treated to control erosion within 48 hours after grading. Contractor shall revegetate slopes and all disturbed areas through an approved process as determined by the city. this may consist
- of effective planting of rye grass, barley or some other fast germinating seed. 5. During winter operations (between October 15 and April 15), the following measures must be
- 5.1. Vegetation removal shall not precede subsequent grading or activities by more than 15 days. during this period, erosion and sediment control measures shall be in place. disturbed surfaces not involved in the immediate operations must be protected by mulching and/or other effective means of soil protection. 5.2. All roads and driveways shall have drainage facilities sufficient to prevent erosion on
- or adjacent to the roadway or the downhill properties. 5.3. Run-off from the site shall be detained or filtered by berms, vegetated filter strips and/or catch basins to prevent the escape of sediment from the disturbed area or site. These drainage control measures must be maintained by the contractor as necessary to achieve
- their purpose throughout the life of the project. 5.4. Erosion and sediment control measures shall be maintained and in Place at the end of each day and continuously checked throughout the life of the project during winter
- 5.5. The grading inspector may stop operations during periods of inclement weather if
- erosion problems are not being controlled adequately. 6. If vegetation removal takes place prior to a grading operation and the actual grading does not begin within 30 days from the date of removal, then that area shall be planted under the provision of section 16.08.340 to control erosion. No vegetation removal or grading will be
- allowed which will result in siltation of water courses or uncontrollable erosion. 7. All pollutants and their sources, including sources of sediment associated with construction, construction site erosion and all other activities associated with construction activity shall be
- 8. All non-storm water discharges are identified and either eliminated, controlled, or treated. 9. Site bmp's are to be effective and result in the reduction or elimination of pollutants in storm
- water discharges and authorized non-storm water discharges from construction activity. 10. Stabilization bmp's installed to reduce or eliminate pollutants after construction is completed.
- 11. Best management practices (bmp's) to be implemented by the project are listed by category. fact sheets, and details for the bmp's selected for this project, can be found in the casga stormwater best management practice handbook
- 12. Prior to commencement of any land disturbance, the owner or contractor shall schedule an inspection with rma- environmental services to ensure all necessary sediment controls are in place and the project is compliant with Monterey County Grading and Erosion Control
- 13. During construction the owner or contractor shall schedule an inspection with RMAenvironmental services to update compaction test records, inspect drainage device installation, review the maintenance and effectiveness of bmp's installed, as well as, to verify that pollutants of concern are not discharged from the site.
- 14. Prior to final inspection, the owner or contractor shall schedule an inspection with RMAenvironmental services to conduct a final grading inspection, collect final geotechnical letter of conformance, ensure that all disturbed areas have been stabilized and that all temporary
- erosion and sediment measures that are no longer needed have been removed. 15. The owner or contractor shall schedule an inspection with RMA-environmental services during the rainey season, October 15 through April 15, to ensure contaminants are not discharged into the Carmel Bay Area of biological significance (if applicable).
- GOOD SITE MANAGEMENT "HOUSEKEEPING" 1. Pollutants in storm water discharges from the project during construction may originate from the daily operation of equipment, grading operations, and stockpilling of materials. Dischargers shall implement good housekeeping measures on the construction site to control the air deposition of site materials and from site operations. Such particulates can include, but are not limited to, sediment, nutrients, trash, metals, bacteria, oil, grease and organics

- WASTE MANAGEMENT POLLUTION CONTROL
- 1. The discharger shall prevent disposal of any rinse or wash waters or materials on impervious or pervious site surfaces or into the storm drain system.
- 2. The discharger shall ensure the containment of sanitation facilities (e.g., portable toilets) to prevent discharges of pollutants to the storm water drainage system or reclaiming water. The sanitation facilities shall be cleaned, replaced, and inspected regularly for leaks and spills.
- Secondary containment on sanitation facilities must be provided. 3. Waste disposal containers shall be covered at the end of every business day and during a rain
- event. No discharges from waste disposal containers to the storm water drainage system or receiving water shall be allowed.
- 4. Stockpiled material shall be contained and securely protected from wind and rain at all times unless actively being used. 5. Procedures shall be developed that effectively address hazardous and non-hazardous spills.
- equipment and materials for cleanup of spills shall be available on site. Spills and leaks shall be cleaned up immediately and disposed of properly. 6. Concrete washout areas shall be contained so there is no discharge into the underlying soil and
- onto the surrounding areas- see detail this page. 7. Discharger shall maintain vehicles to prevent oil, grease, or fuel to leak into the ground, storm drains or surface waters, all equipment or vehicles shall be fueled, maintained and stored in a designated area fitted with appropriate bmps. leaks shall be cleaned immediately and disposed of properly.
- 8. The contractor shall review construction activities to identify and quantify likely construction materials and wastes. special notice shall be made of materials and wastes with special handling or disposal requirements; such as lead contaminated soils, concrete saw-cutting liquids, waste chemicals and empty chemical containers. the contractor shall follow all manufacturers' storage and handling recommendations and follow all federal, state, and local regulations, where possible. Contractor shall use safer and less polluting products.
- EROSION CONTROL (SOIL STABILIZATION) Sufficient erosion control materials will be maintained on-site to allow for immediate
- deployment before the onset of rain. 2. Dischargers shall provide effective soil covers for inactive areas (more than 14 days
- un-disturbed) and all finished slopes, open space, utility backfill, and completed lots. 3. Dischargers shall limit the use of plastic materials when more sustainable, environmentally friendly alternatives exist. where plastic materials are deemed necessary, the discharger shall
- 4. Special care shall be taken so that no fill materials shall be placed, spread, or rolled during

1. Sufficient quantities of temporary sediment control materials will be maintained on-site

unfavorable weather conditions. SEDIMENT CONTROL

consider the use of plastic materials resistant to solar degradation.

- throughout the duration of the project, to allow implementation of temporary sediment controls in the event of predicted rain and for rapid response to failures or emergencies. 2. Dischargers shall establish and maintain effective perimeter controls and stabilize all
- construction entrances and exits to sufficiently control erosion and sediment discharges from the site.
- 3. Dischargers shall effectively manage all run-on, all runoff within the site and all runoff that discharges off the site. run-on from off-site shall be directed away from all disturbed areas or shall collectively be in compliance with the effluent limitation of this permit.
- 4. Dischargers shall apply linear sediment controls along the toe of the slope, face of the slope,
- and at the grade breaks of exposed slopes. 5. Dischargers shall ensure that construction activity traffic to and from the project is limited to
- entrances and exits that employ effective controls to prevent offsite tracking of sediment. 6. Dischargers shall ensure that all storm drain inlets and perimeter controls, runoff control BMPS, and pollutant controls at entrances and exits (e.g. tire wash off locations) are maintained and
- protected from activities that reduce their effectiveness. 7. Dischargers shall inspect on a daily basis all immediate access roads daily.
- 8. At a minimum daily (when necessary) and prior to any rain event, the discharger shall remove any sediment or other construction activity related materials that are deposited on the roads by vacuuming or sweeping (not by hosed or washed down).
- 1. tracking controls shall be implemented and maintained year-round and throughout the duration of the project, at all access (ingress/egress) points to the project site where vehicles and/or equipment may track sediment from the construction site onto public or private

WIND EROSION CONTROL

- 1. Wind erosion control BMPS shall be implemented and maintained year-round and throughout the duration of the project on all disturbed soils on the project site that are subject to wind erosion, and when significant wind and dry conditions are anticipated during project construction. the objective of wind controls is to prevent the transport of soil from disturbed
- areas of the project site by wind. NON-STORMWATER MANAGEMENT POLLUTION CONTROL
- Non-storm water discharges consist of all discharges to/from a municipal storm water conveyance, which do not originate from precipitation events (i.e., all discharges from a conveyance system other than storm water).
- 2. Dischargers shall implement measures to control all non-storm water discharges during
- 3. Dischargers shall wash vehicles in such a manner as to prevent non-storm water discharges. 4. Dischargers shall clean streets in such a manner as to prevent unauthorized non-storm water

BEST MANAGEMENT PRACTICES

FIBER ROLLS: The contractor shall maintain a stockpile of fiber rolls onsite, as they can be used along erodible slopes, along stockpile perimeters, downslope of exposed soil areas, and to delineate/protect staging areas. Fiber rolls must be trenched into the soil and staked (stakes spaced max. 4' on center). install fiber rolls along level contours, and turn the ends uphill. Inspect weekly and remove accumulated sediment regularly.

DRAIN INLET PROTECTION: Place geotextile filter fabric beneath inlet grate and surround entire inlet with gravel bags (overlap the bags and pack them tightly together - see detail). Inspect all inlet protection weekly. Remove accumulated sediment regularly.

RETAIN STORM WATER: Retention basins of sufficient size shall be utilized to retain storm water

BARRIER SYSTEM: Where storm water is conveyed to a public drainage system, collection point, gutter or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the enforcing agency.

STABILIZED CONSTRUCTION ACCESS: Install stabilized construction access prior to commencement of earth moving operations (if necessary for this application, see detail). Inspect entrance daily, and add additional stone as top-dressing when required. use fencing or barricades to prevent vehicle traffic from driving around the stabilized access.

STOCKPILE MANAGEMENT: Soil stockpiles must be covered or stabilized (i.e. with soil binders) immediately if they are not scheduled to be used within 14 days. Active soil stockpiles shall be watered twice daily to avoid wind erosion. Surround all stockpiles with fiber rolls or silt fence. stockpiles of "cold mix", treated wood, and basic construction materials should be placed on and covered with plastic sheeting or comparable material and surrounded by a berm.

CONCRETE WASHOUT: Washout must be located a minimum of 50 feet from storm drains, open ditches, or water bodies. Discontinue use when washout wastes reach 75% of the washout capacity. Allow washout wastes to harden, be broken up, and then disposed of properly.

CONTRACTOR'S STAGING AREA: The contractor's staging area shall be surrounded by fiber rolls. The staging area will be used to store delivered materials, and for overnight equipment parking/fueling. Stored construction materials shall be maintained in their original containers, and covered at all times. Petroleum products and hazardous materials shall be stored within secondary containment structures or a storage shed. Equipment fueling and maintenance will only occur within the designated staging area. drip pans or absorbent pads must be used during all fueling or maintenance activities. An ample supply of spill cleanup materials shall be maintained in the staging area at all times.

TREE PROTECTION: Tree protection shall consist of orange plastic mesh fencing, and shall be installed prior to commencement of earth-moving operations (see detail). Install fencing along the drip line of trees, and instruct employees and subcontractors to honor protective devices. Tree injuries shall be attended to be a licensed and certified arborist.

SILT FENCE: Silt fence shall consist of woven geotextile fabric with a minimum width of 36 inches. Wood stakes shall be commercial quality lumber, spaced a maximum of 6' apart and driven securely into the ground (see detail). Fencing fabric shall be keyed into the soil as per

manufacturer's recommendations. Install silt fence along level contours. Turn the ends of the silt fence uphill to prevent water from flowing around the fence. Inspect silt fence daily, and make

GRAVEL BAG CHECK DAM: Gravel bags shall consist of woven polypropylene, polyethylene or polyamide fabric, min. unit weight of 40z/sy bags shall be a minimum of 18" long x 12" wide x 3" thick, filled with 0.5" - 1" crushed rock. tightly abut bags and construct check dam at least 3 bags wide x 2 bags high. inspect check dam regularly and remove accumulated sediment.

WASTE MANAGEMENT: Solid wastes will be loaded directly onto trucks for off-site disposal. When on-site storage is necessary, solid wastes will be stored in watertight dumpsters in the general storage area of the contractor's yard. Dumpsters and/or trash bins shall be covered at the end of each work day. hazardous wastes shall not be stored onsite. Construction debris and general litter will be collected daily and will not be allowed near drainage inlets or drainage systems.

SANITARY/SEPTIC WASTE MANAGEMENT: Portable toilets will be provided and maintained onsite for the duration of the project. All portable toilets will be equipped with a secondary containment tray, and shall be located a minimum of 50' from all operational storm drain inlets. Weekly maintenance shall be provided and wastes legally disposed of off-site.

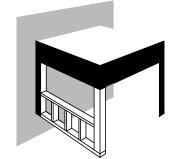
SWEEPING: All impervious surfaces shall be swept (not washed or hosed down), and maintain free of debris and accumulation of dirt.

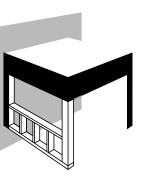
VEHICLES AND EQUIPMENT: Responsible parities must ensure all construction vehicles and equipment are maintained in good working order, and will not cause dirt, mud, oil, grease, or fuel to be discharged or tracked off-site into the street.

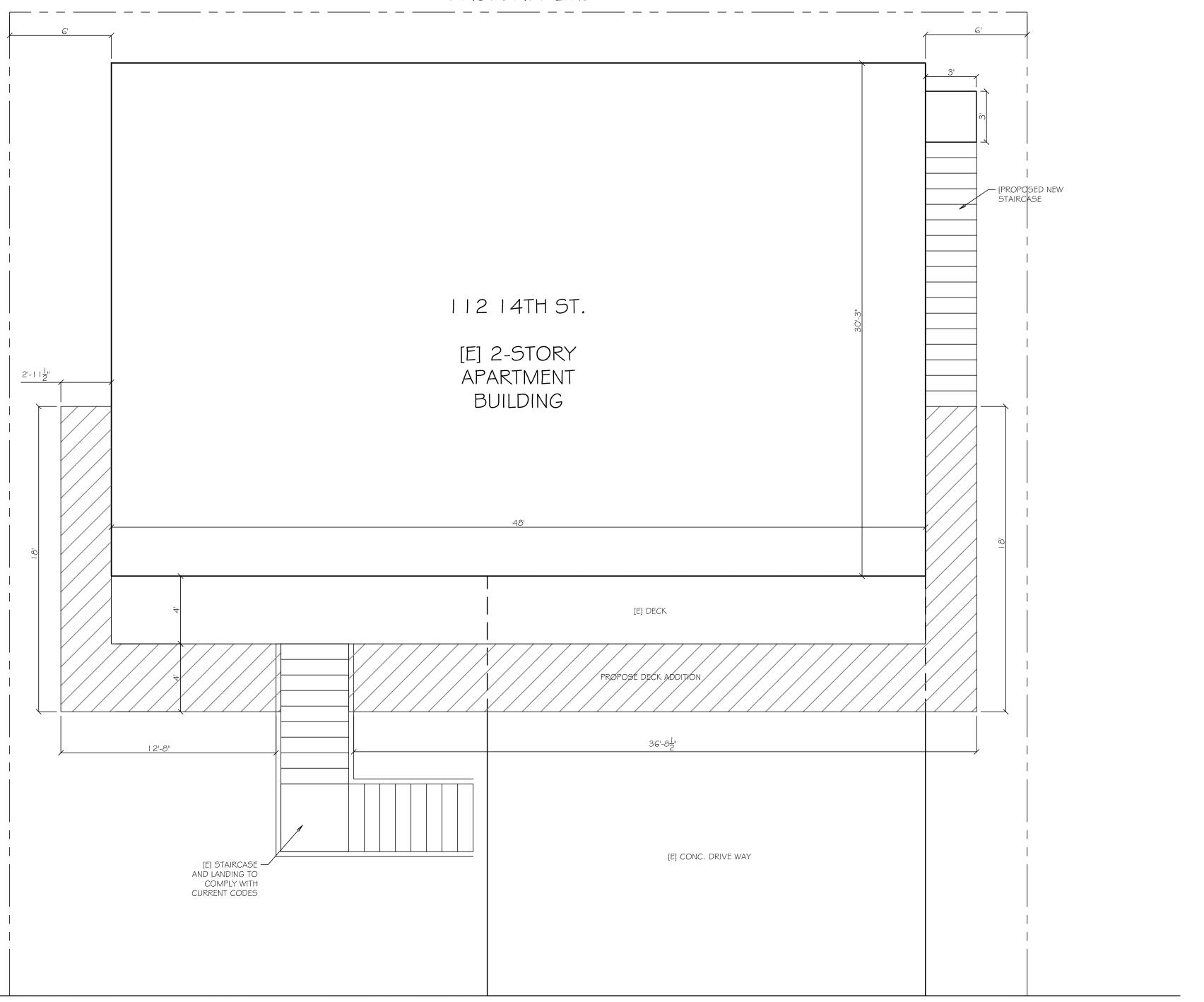
SITE NOTES

- 1. No person may tap into any fire hydrant other than fire suppression or emergency aid, without 4. The use of solders containing more than 2/10ths of 1% lead in making joints on private or public first obtaining written approval from the water purveyor supplying water to the hydrant and from the Monterey County Health Department.
- 2. All hoses used in connection with any construction activities shall be equipped with a nozzle shut-off. 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.
- 3. No potable water may be used for compaction or dust control purposes in construction activities where there is a reasonably available source of reclaimed or other sub-potable water approved by the Monterey County health department and appropriate for such use.
- water supply systems is prohibited (SB 164).
- Provide non-removable backflow devices at all hosebibs.
- 6. Slope all grades away from the structure for a min 5% for 10'-0".
- 7. Contractor is to verify the location and height of the nearest upstream manhole If the flood level rims are less then 2' above this elevation, the sewer system shall be protected with an

approved sewer back water valve and sewer relief vent shall be installed.







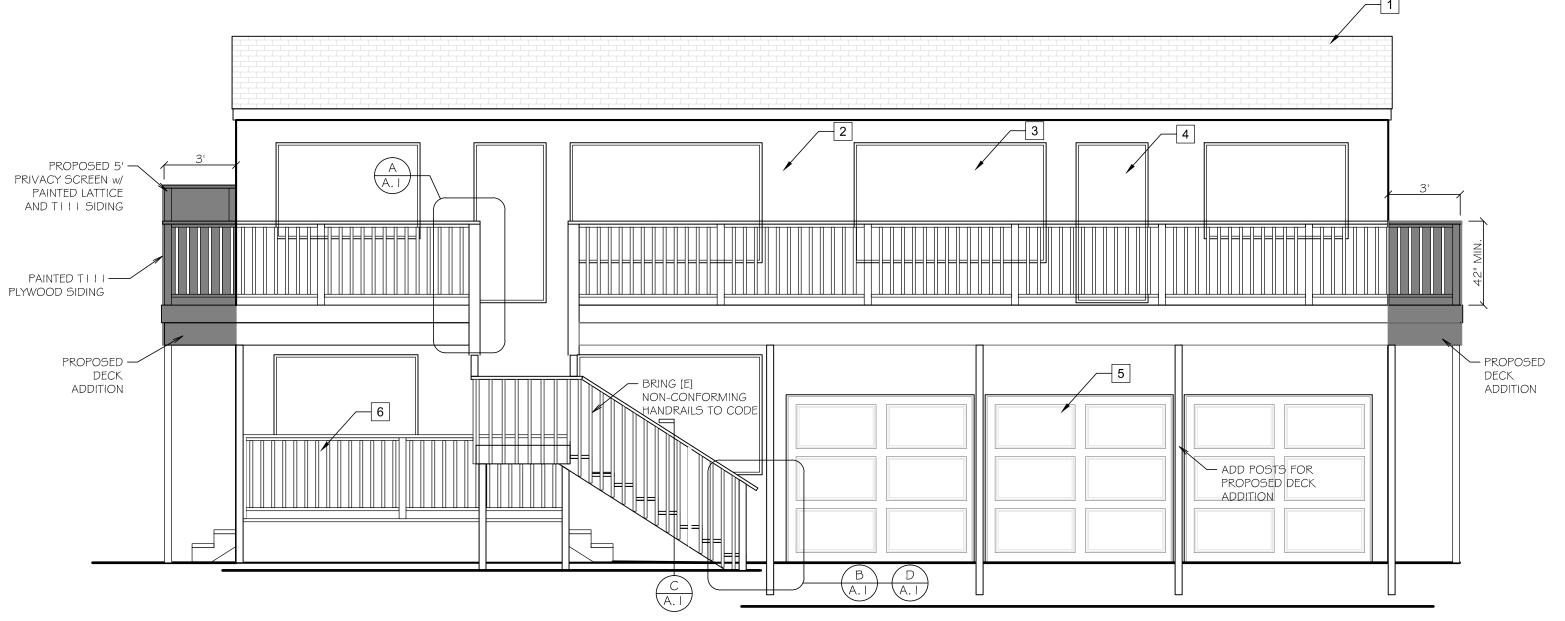
CONC. SIDE WALK

PARTIAL SITE PLAN JASON MEHRINGER MARK PHASE DATE DESIGN REVIEW | 2-5-19 DESIGN REVISION 2-21-19

SHEET NUMBER:

PARTIAL SITE PLAN







ELEVATION NOTES

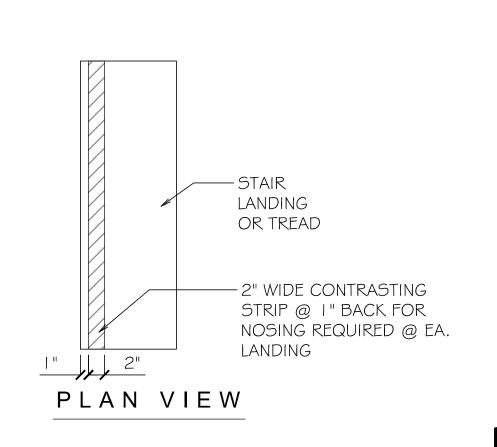
1. [E] ROOF TO REMAIN UNCHANGED

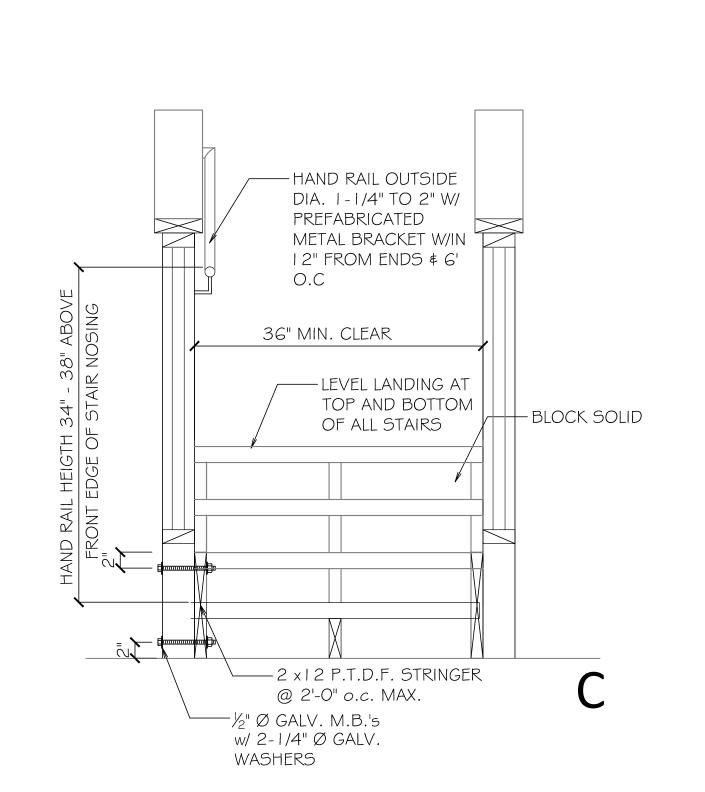
MEHRINGERCONST@SBCGLOBALNET

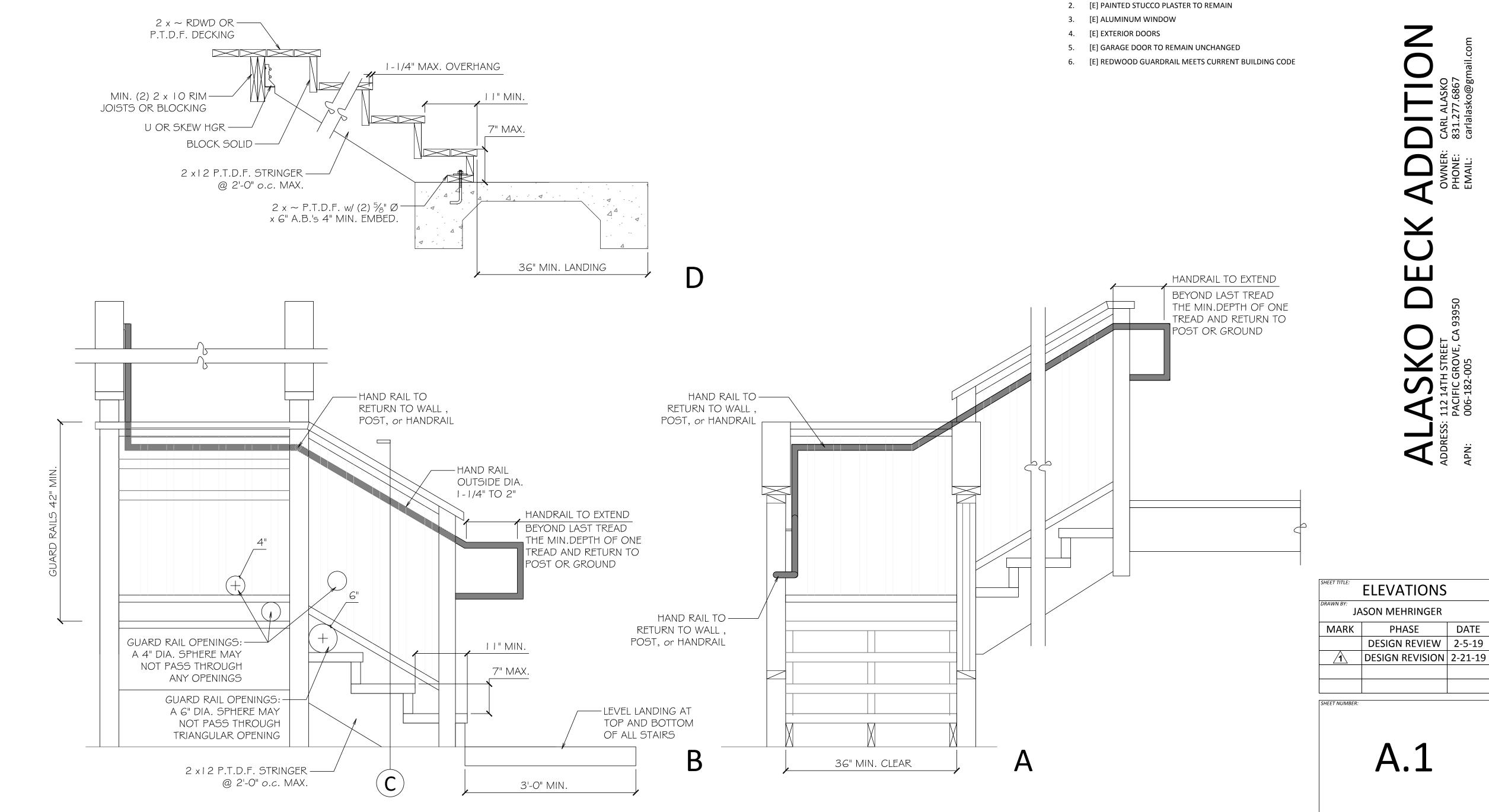
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PHASE

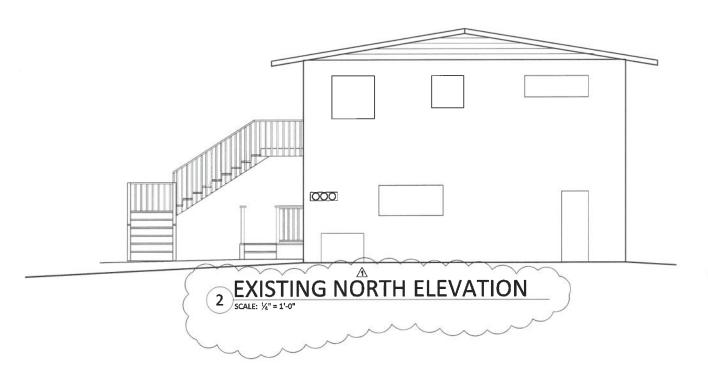
EXISTING EAST ELEVATION SCALE: 1/4" = 1'-0"

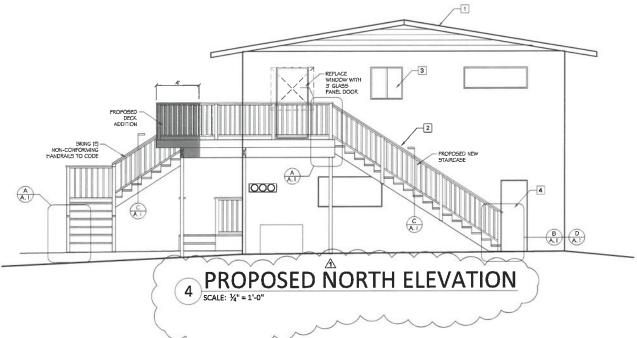












ELEVATION NOTES

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

approved under Separate
permit (CP-D 18-0839)

PROPOSED 5
PRINCY SCREEN

PANTED PRIVACY SCREEN

PANTED TITLE
PANTED T

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

SHEET TITLE:	ELEVATIONS		
DRAWN BY:	ASON MEHRINGER		
MARK	PHASE	DATE	
	DESIGN REVIEW	2-5-19	
1	DESIGN REVISION	2-21-19	

ALASKO DECK ADDITION
ADDRESS: 112 147H STREET
PACHE GROVE, CA 93950
APN: DOB-182-005
EMAIL: carlalssko@gmail.com

A.2





MINUTES

CITY OF PACIFIC GROVE ZONING ADMINISTRATOR

MEETING MINUTES

2:00 p.m., Wednesday, February 13th, 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 14th 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

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 12th, 2019.

5. Adjournment – 2:04 p.m.

APPROVED BY THE ZONING ADMINISTRATOR

Mark Brodeur, Zoning Administrator

Data

Date