



## NOTICE OF MEETING

# CITY OF PACIFIC GROVE ARCHITECTURAL REVIEW BOARD

## REGULAR MEETING AGENDA

Tuesday, July 9, 2019, 4:00 P.M.

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

1. **CALL TO ORDER AND ROLL CALL**
2. **APPROVAL OF AGENDA**
3. **BOARD AND STAFF ANNOUNCEMENTS (City-Related Items Only)**
4. **GENERAL PUBLIC COMMENT**

*General Public Comment must deal with matters subject to the jurisdiction of the City and the Architectural Review Board (ARB) that are not on the Regular Agenda. This is the appropriate place to comment as to items on the Consent Agenda, only if you do not wish to have the item pulled for individual consideration by ARB. Comments from the public will be limited to three minutes and will not receive ARB action. Comments regarding items on the Regular Agenda shall be heard prior to ARB's consideration of such items at the time such items are called. Whenever possible, written correspondence should be submitted to the Board in advance of the meeting, to provide adequate time for its consideration.*

5. **REPORTS OF COUNCIL LIAISON**

### CONSENT AGENDA

*The Consent Agenda deals with routine and non-controversial matters, and may include action on resolutions, ordinances, or other public hearings for which testimony is not anticipated. The vote on the Consent Agenda shall apply to each item that has not been removed. Any member of ARB, staff, or the public may remove an item from the Consent Agenda for individual consideration. When items are pulled for discussion, they will be automatically placed at the end of their respective section within the Regular Agenda. One motion shall be made to adopt all non-removed items on the Consent Agenda. Items pulled from this section will be placed under 12. Unfinished and Ongoing Business*

6. A. **Minutes of the June 11, 2019, ARB Meeting**

**Reference:** Laurel O'Halloran, Staff liaison

**Recommended Action:** Approve minutes.

**CEQA:** Does not constitute a "Project" as defined by CEQA Guidelines Section 15378.

### REGULAR AGENDA

7. **PUBLIC HEARINGS**

*For public hearings involving a quasi-judicial determination by ARB, the proponent of an item may be given 10 minutes to speak and others in support of the proponent's position may be given three minutes each. A designated spokesperson for opposition to the item may be given 10 minutes to speak and all others in opposition may be given three minutes each. Very brief rebuttal and surrebuttal may be allowed in the sole discretion of ARB. In public hearings not involving a quasi-judicial determination by the Board, all persons may be given three minutes to speak on the matter. Public hearings on non-controversial matters or for which testimony is not anticipated may be placed on the Consent Agenda, but shall be removed if any person requests a staff presentation or wishes to be heard on the matter.*

- A. **Vacant parcel immediately south of 511 17<sup>th</sup> Street, on the easterly side of 17<sup>th</sup> Street between Spruce Ave and Junipero Ave | AP/TP-D 19-0163 | APN 006-475-014**

**Description:** The construction of a new 1,155 sq. ft. two-story, single-family residence on a currently vacant lot.

**Zone District/General Plan Designation:** R-1 / Residential Medium Density (up to 17.4 units per acre)

**Coastal Zone:** No    **Archaeological Zone:** No    **Historic Resources Inventory:** No  
**Area of Special Biological Significance:** Yes  
**CEQA Status:** Exempt per Section 15303 (a) – New Construction  
**Applicant/Owner:** Charles Van Vliet (Applicant) / Jim MacArthur (Owner)  
**Recommendation:** Approve the project as proposed based on findings, conditions of approval, and a Class 3, §15303(a) CEQA exemption  
**Staff Reference:** Alex Othon, Assistant Planner | [aotion@cityofpacificgrove.org](mailto:aotion@cityofpacificgrove.org)

*This item was continued from the May 14, 2019 Architectural Review Board hearing.*

**B. 1205 Ocean View Boulevard | AP 18-1031 | APN 006-012-017**

**Description:** The complete exterior remodel of an existing two-story residence at the corner of Ocean View Blvd. and Coral St. The existing residence was built in the 1980s and is currently a ranch style house with a mansard roof design.  
**Zone District/General Plan Designation:** R-1-H / Medium Density  
**Coastal Zone:** No    **Archaeological Zone:** Yes    **Historic Resources Inventory:** No  
**Area of Special Biological Significance:** Yes  
**CEQA Status:** Exempt per Section 15301(a)(1) – Existing Facilities  
**Applicant/Owner:** Mark Mueckenheim/Stacey Tang  
**Recommendation:** Approve the project as proposed based on findings, conditions of approval, and a Class 1, §15301(a)(1) CEQA exemption  
**Staff Reference:** Laurel O’Halloran, Assoc. Planner | [lohalloran@cityofpacificgrove.org](mailto:lohalloran@cityofpacificgrove.org)

**C. 301 Grand Avenue | AP/UP 19-0173 | APNs 006-278-006, -012**

**Description:** An Architectural Permit and Use Permit for the development of three (3) new second-story, income-qualified affordable residential units over the parking area approved under the previous permit.  
**Zone District/General Plan Designation:** C-D / Commercial  
**Coastal Zone:** No    **Archaeological Zone:** No    **Historic Resources Inventory:** No  
**Area of Special Biological Significance:** Yes  
**CEQA Status:** Exempt per Section 15332 – In-fill Development  
**Applicant/Owner:** Safwat Malek for Manal Mansour and Ayman Adeeb, owner(s)  
**Recommendation:** Approve the project as proposed based on findings, conditions of approval and a Class 32, §15332 CEQA exemption.  
**Staff Reference:** Alyson Hunter, Assoc. Planner | [ahunter@cityofpacificgrove.org](mailto:ahunter@cityofpacificgrove.org)

**8. ARB Discussion**

**A. Story Pole Discussion**

**Staff Reference:** Laurel O’Halloran, Associate Planner  
**Recommended Action:** Receive information for discussion  
**CEQA Status:** Does not constitute a “Project” as defined by CEQA Guidelines Section 15378.

**ADJOURNMENT**

NOTICE OF ADA COMPLIANCE: Pursuant to Title II of the Americans with Disabilities Act (Codified At 42 United States Code Section 12101 and 28 Code of Federal Regulations Part 35), and Section 504 of the Rehabilitation Act of 1973, the City of Pacific Grove does not discriminate on the basis of race, color, religion, national origin, ancestry, sex, disability, age or sexual orientation in the provision of any services, programs, or activities. The City of Pacific Grove does not discriminate against persons with disabilities. City Hall is an accessible facility. A limited number of assisted listening devices will be available at this meeting. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting or provide the requested agenda format.



MINUTES

CITY OF PACIFIC GROVE  
ARCHITECTURAL REVIEW BOARD  
REGULAR MEETING

Tuesday, June 11, 2019, 4:00 P.M.

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

**1. CALL TO ORDER AND ROLL CALL**

Board Members Present: Sarah Boyle, Chair; Jeff Edmonds, Vice-Chair; Michael Gunby, Secretary; Terrence Coen, Jen Vietengruber, Garrett Van Zanten. One vacancy.

Absent: None

**2. APPROVAL OF AGENDA**

**On a motion by Gunby, seconded by Edmonds, the Board voted 6-0-0 (One vacancy) to approve the agenda.**

**Motion passed.**

**3. BOARD AND STAFF ANNOUNCEMENTS (City-Related Items Only)**

None.

**4. GENERAL PUBLIC COMMENT**

*General Public Comment must deal with matters subject to the jurisdiction of the City and the Architectural Review Board (ARB) that are not on the Regular Agenda. This is the appropriate place to comment as to items on the Consent Agenda, only if you do not wish to have the item pulled for individual consideration by ARB. Comments from the public will be limited to three minutes and will not receive ARB action. Comments regarding items on the Regular Agenda shall be heard prior to ARB’s consideration of such items at the time such items are called. Whenever possible, written correspondence should be submitted to the Board in advance of the meeting, to provide adequate time for its consideration.*

None.

**5. REPORTS OF COUNCIL LIAISON**

Mayor Peake provided an update on the actions taken at recent City Council meetings.

**CONSENT AGENDA**

**6. A. Minutes of the May 14, 2019, ARB Meeting**

Reference: Alyson Hunter, Staff liaison

Recommended Action: Approve minutes.

CEQA: Does not constitute a “Project” as defined by CEQA Guidelines Section

15378.

**On a motion by Member Gunby, seconded by Member Coen, the Board voted 6-0-0 (One vacancy) to approve the consent agenda.**

**Motion passed.**

## **REGULAR AGENDA**

### **7. PUBLIC HEARINGS**

*For public hearings involving a quasi-judicial determination by ARB, the proponent of an item may be given 10 minutes to speak and others in support of the proponent's position may be given three minutes each. A designated spokesperson for opposition to the item may be given 10 minutes to speak and all others in opposition may be given three minutes each. Very brief rebuttal and surrebuttal may be allowed in the sole discretion of ARB. In public hearings not involving a quasi-judicial determination by the Board, all persons may be given three minutes to speak on the matter. Public hearings on non-controversial matters or for which testimony is not anticipated may be placed on the Consent Agenda, but shall be removed if any person requests a staff presentation or wishes to be heard on the matter.*

#### **A. 1235 Surf Avenue | AP / AUP / TPD 19-0179 | APN 006-013-002**

Description: Demolition of an existing 1,673 square foot two-story single-family residence and construction of a new 3,233 square foot two-story, single-family residence with a second story deck. The project also includes the removal and of three Monterey Cypress trees at the rear of the lot.

**Zone District/General Plan Designation:** R-1-H / Residential Medium Density (up to 17.4 units per acre)

**Coastal Zone:** No    **Archaeological Zone:** Yes    **Historic Resources Inventory:** Yes

**Area of Special Biological Significance:** Yes

**CEQA Status:** Exempt per Section 15301(l) – Existing Facilities and Section 15303 (a) – New Construction

**Applicant/Owner:** James Newhall Smith (Applicant) for Melissa McCleskey & Mark Fuqua (Owners)

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

Alex Othon, Assistant Planner, provided a staff report.

The project architect, James Smith, spoke and answered Board Members questions.

The property owner, Melissa McCleskey, spoke and answered Board Member questions.

The Chair opened the floor to public comment.

The following members of the public spoke on the project: Lisa Ciani, Lynn Neeson

The Chair closed the floor to public comment and the Board discussed the item.

**On a motion by Member Edmonds, seconded by Member Coen, the Board voted 6-0-0 (One vacancy) to approve the project subject to findings, conditions of approval, and Class 1 & 3 CEQA exemptions, with the added conditions that the tree protection area for the remaining Cypress tree be as close to one foot beyond the drip line as possible, and that the three replacement trees on site be chosen from the list of protected trees and approved by a licensed arborist.**

**Motion passed.**



**B. 510 Evergreen Road | AP 19-0217 | APN 006-422-022**

Description: Architectural Permit (AP) 19-0217 for the construction of a new, one-story 3,349 sf residence. No trees are proposed to be removed.

**Zone District/General Plan Designation:** R-1-B-3 / Res. Low Density (up to 5.4 units per acre)

**Coastal Zone:** No **Archaeological Zone:** No **Historic Resources Inventory:** No

**Area of Special Biological Significance:** No

**CEQA Status:** Exempt per Section 15303(a) – New Construction

**Applicant/Owner:** Anne Marie & Andrew Miller, owner

**Staff Reference:** Alyson Hunter, Associate Planner | [ahunter@cityofpacificgrove.org](mailto:ahunter@cityofpacificgrove.org)

Alyson Hunter, Associate Planner, provided a staff report.

Dan Fletcher, representing the applicants, spoke and answered Board Member questions.

The Chair opened the floor to public comment.

The following members of the public spoke on the item: Lisa Ciani

The Chair closed the floor to public comment and the Board discussed the item.

**On a motion by Member Gunby, seconded by Member Edmonds, the Board voted 6-0-0 (One vacancy) to approve the project subject to findings, conditions of approval, and a Class 3 CEQA exemption.**

**Motion passed.**

**8. FULL PRESENTATIONS**

None

**ADJOURNMENT** – 4:44pm.

APPROVED BY ARCHITECTURAL REVIEW BOARD

\_\_\_\_\_  
Michael Gunby, Secretary

\_\_\_\_\_  
Date

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

**AGENDA REPORT**

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

**FROM:** Alex Othon, Assistant Planner

**MEETING DATE:** July 9<sup>th</sup>, 2019

**PERMIT APPLICATION NO.:** Architectural Permit (AP) & Tree Permit with Development (TPD) Application No. 19-0163

**LOCATION:** Vacant parcel immediately south of 511 17<sup>th</sup> Street, on the easterly side of 17<sup>th</sup> Street between Spruce Ave and Junipero Ave. APN 006-475-014

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

**SUBJECT:** The development of a new 1,155 sq. ft. two-story single-family residence in the R-1 zoning district.

**APPLICANT/OWNER:** Charles Van Vliet (Architect) on behalf of Jim MacArthur (Owner)

**CEQA STATUS:** Categorical Exemption §15303, Class 3, New Construction

**RECOMMENDATION**

Approve the project subject to the recommended findings, conditions, and a Class 3 Section 15303(a) CEQA exemption.

**PROJECT DESCRIPTION**

The proposed project consists of the development of a new two-story single-family residence, 1,155 sq. ft. in size. The 2,100 square foot lot is immediately adjacent to 511 17<sup>th</sup> Street, facing easterly towards 17<sup>th</sup> Avenue, between Spruce Avenue and Junipero Avenue. The proposed development includes a driveway, however no off street parking is required due to the lot size. No exceptions to the zoning standards are requested. The property is planned and zoned for single-family residential uses. Pruning of existing trees will be required.

**BACKGROUND**

**May 14<sup>th</sup>, 2019 Architectural Review Board Meeting**

This item was heard by the Architectural Review Board at the May 14<sup>th</sup>, 2019 meeting. The item was continued by the Board to allow for a redesign in light of the comments made by the Board and members of public.

## **Site Description**

The property is approximately 2,100 square feet in size and is currently vacant. The site is surrounded by one- and two-story single family dwellings and duplexes. Due to the size of the lot, no off-street parking is required per Pacific Grove Municipal Code ([PGMC 23.16.070](#)); however the project does include one uncovered parking space. The site is in the Area of Special Biological Significance.

## **DISCUSSION**

### **Applicable General Plan Policies**

The Pacific Grove General Plan provides a framework for future growth and development within the City. The Land Use Element includes goals and 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. This residential project helps the City achieve several of its housing goals as stated in the General Plan and is in compliance with the Residential Medium Density land use designation.

### **Applicable Zoning Code Regulations**

General Plan policies are implemented through the R-1 zoning district which allows single-family residential development in areas with adequate public services.

The proposed project is in full compliance with the zoning regulations set forth in PGMC [23.16](#). This includes but is not limited to the setback requirements, allowable site coverage and height limit. The project is also in full compliance with the parking requirements listed under [23.16.070\(a\)](#) which requires no off street parking due to the size of the lot. The maximum Gross Floor Area allowed for this lot is 1,155 square feet, when complete the project will be at the maximum allowed square footage.

### **Architecture and Design Considerations**

The proposed two-story residence will be of a craftsman style with a 5:12 pitch gable roof with a maximum height of 22' 8" above finished grade. In light of the comments received at the May 14<sup>th</sup> hearing, the exterior finishes have been revised. The new exterior finishes include Hardie board lap siding, wood clad windows, a composition shingle roof, wood capped anodized steel railing and concrete landings. The second level deck wraps around the west, north, and east sides of the home. The deck has been redesigned with a solid guardrail instead of an open railing. The driveway and parking area will consist of Belgrade "Drain Stone" pavers in order to capture as much stormwater as possible. The project also includes a covered porch on the east elevation. The eave and landing project into the front yard setback which is allowed per PGMC [Section 23.64.160](#).

The City of Pacific Grove maintains a set of Architectural Design Guidelines to help guide residential development. The proposed home will be in general conformance with the following Design Guidelines:

**Guideline No. 1**

*The mass and height of a new building should blend well with neighboring structures and not overwhelm them with disproportionate size or a design that is out of character.*

The proposed two-story home will not be disproportionate to the surrounding residences, which are an eclectic mix of one- and two-story homes.

**Guideline No. 25.**

*If a building would be larger than seen traditionally in the area, consider methods to reduce its perceived size.*

The proposed second story will be significantly smaller than the first level of the home and offset from the north wall of the first story in order to reduce the bulk and mass of the structure.

**Guideline No. 29**

*Design new roofs to appear similar in scale to those seen traditionally in the neighborhood.*

The proposed roof will match several others in the neighborhood in material, design, and roof pitch.

**Guidelines No. 35**

*Design a façade to appear similar in scale and character to those in its context.*

A number of homes in the neighborhood are built with craftsman style porches on the front façade; the proposed home will use the same design concept with an open porch supported by columns.

**Guideline No. 37**

*In developing a design concept, consider the materials used in other buildings in the neighborhood.*

The surrounding neighborhood is a mix of architectural styles; however the majority are craftsman homes. The proposed exterior finishes of this home will complement the architectural style of the neighborhood.

**TREES**

While there are no trees on the lot, the lot adjacent to the south (606 & 608 Junipero) does have two large oak trees, approximately 30 inches in diameter, which hang over the subject property and will need to be trimmed prior to construction. The City Arborist has reviewed the arborist report provided by the applicant and has approved the tree trimming once a building permit has been issued.

**WATER**

Water availability must be established prior to the issuance of a Building Permit for the proposed residence.

**CERTIFICATE OF COMPLIANCE**

The subject lot was determined to be a legal lot and was issued a Certificate of Compliance on November 6<sup>th</sup>, 2018.

## ENVIRONMENTAL REVIEW

The project qualifies for a Class 3 exemption from CEQA requirements, pursuant to Section 15303(a) – New Construction. The proposed construction does not present any unusual circumstances that would result in a potentially significant impact to the environment. The proposed alterations do not constitute a substantial adverse impact, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

This Class of exemption is subject to exceptions from the exemption under [15300.2](#) of the CEQA Guidelines pertaining to location, cumulative impacts, significant effects, scenic highways, hazardous waste sites, and historical resources. Staff finds that none of these exceptions applies and that the proposed project qualifies for the Class 3 exemption.

## ATTACHMENTS

- A. Permit Application
- B. Project Data Sheet
- C. Draft Permit
- D. CEQA Documentation
- E. Arborist Report
- F. Residential Water Release Form
- G. Final Determination of Lot Status
- H. Project Plans

RESPECTFULLY SUBMITTED:



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Alex Othon  
Assistant Planner



# CITY OF PACIFIC GROVE

Community Development Department – Planning Division  
 300 Forest Avenue, Pacific Grove, CA 93950  
 Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd  
**Permit Application**

Application # AP: 19-0163  
 Date: 3/7/19  
 Total Fees: \_\_\_\_\_

APPLICANT/OWNER

**Project Address:** Adjacent and directly south of 511 17th st. Pacific Grove, CA **APN:** 006-475-014

**Project Description:** Construction of a new 1,155 sf. two story SFD with one off street parking space

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

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

**Applicant**

Name: Charles van Vliet  
 Phone: (831)241-0206  
 Email: charles@charlesvanvliet.com  
 Mailing Address: 131 Shady Lane, Monterey CA. 93940

**Owner**

Name: Jim MacArthur, TRUSTEE FOR  
PG MACARTHUR TRUST  
 Phone: (619)846-1550  
 Email: jim\_macarthur@hotmail.com  
 Mailing Address: PO Box 91472, San Diego, CA. 92169

PLANNING STAFF USE ONLY

**Permit Request:**

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> CRD: Counter Determination          | <input type="checkbox"/> SP: Sign Permit          | <input type="checkbox"/> IHS: Initial Historic Screening | <input type="checkbox"/> VAR: Variance              |
| <input checked="" type="checkbox"/> AP: Architectural Permit | <input type="checkbox"/> UP: Use Permit           | <input type="checkbox"/> HPP: Historic Preservation      | <input type="checkbox"/> MMP: Mitigation Monitoring |
| <input type="checkbox"/> AAP: Administrative AP              | <input type="checkbox"/> AUP: Administrative UP   | <input type="checkbox"/> A: Appeal                       | <input type="checkbox"/> Stormwater Permit          |
| <input type="checkbox"/> ADC: Arch Design Change             | <input type="checkbox"/> ADU: Acc. Dwelling Unit  | <input type="checkbox"/> TPD: Tree Permit W/ Dev't       | <input type="checkbox"/> Other: _____               |
| <input type="checkbox"/> ASP: Admin Sign Permit              | <input type="checkbox"/> LLA: Lot Line Adjustment | <input type="checkbox"/> EIR: Environmental Impact       | <input type="checkbox"/> Other: _____               |

**CEQA Determination:**

- Exempt  
 Initial Study & Mitigated Negative Declaration  
 Environmental Impact Report

**Review Authority:**

- Staff  HRC  
 ZA  PC  
 SPRC  CC  
 ARB  \_\_\_\_\_

**Active Permits:**

- Active Planning Permit  
 Active Building Permit  
 Active Code Violation  
 Permit #: \_\_\_\_\_

**Overlay Zones:**

- Butterfly Zone  
 Coastal Zone  
 Area of Special Biological Significance (ASBS)  
 Environmentally Sensitive Habitat Area (ESHA)

**Property Information**

Lot: 11 Block: 109 Tract: Third Addition  
 ZC: R-1 GP: MD (17.4 dw/acre) Lot Size: 52164

- Historic Resources Inventory  Archaeologically Sensitive Area

**RECEIVED**  
  
 MAR 07 2019  
  
 CITY OF PACIFIC GROVE  
 COMMUNITY DEV DEPT

**Staff Use Only:**

Received by: AO  
 Assigned to: \_\_\_\_\_

**\$ PAID**  
3,584.90  
 3-7-19

Application # AP 19-0163

**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).

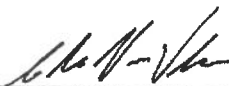
The obligation to indemnify shall include, but not be limited to, all costs relating to preparing administrative records, investigations, responses to discovery, retention of experts, and other costs, including attorney's fees or obligations related to this matter, including actions brought by the Owner/Applicant 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 Indemnitees: (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: 02/26/2019

Owner Signature (Required):  Date: 2/27/2019  
JAMES MACARTHUR, TIE  
FOR PG MACARTHUR TRUST





# CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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

Application # \_\_\_\_\_

## Planning Permit Fee Calculation

Permit	Select	Fee
Architectural Permit – Single Family	✓	\$2,921
Administrative Architectural Permit		\$844
Architectural Design Change		\$844
Counter Review & Determination – no new square footage		\$90
Counter Review & Determination – new square footage		\$451
Initial Historic Screening		\$432
Sign Permit		\$1,008
Administrative Sign Permit		\$345
Use Permit and Amendments – Single Family		\$1,753
Major Administrative Use Permit		\$1,133
Minor Administrative Use Permit		\$1,116
Variance and Amendment		\$2,438
Administrative Variance and Amendment		\$1,363
Inquiry Fee		\$149
Historic Preservation Permit		\$1,307
Accessory Dwelling Unit Permit		\$1,544
Tree Permit with Development		\$260
Appeal		25% of base permit fee or \$1,000 whichever is greater plus noticing costs
Other		

## Additional Fees

General Plan Update Fee	5% of Permit Fee	✓	\$146.05
CEQA Exemption Fee	\$266	✓	\$266
Butterfly Buffer Zone	5% of Permit Fee		
Coastal Zone	25% of Permit Fee		
Area of Special Biological Significance	5% of Permit Fee	✓	\$146.05
Environmentally Sensitive Habitat Area	15% of Permit Fee		
Noticing – Mailings	\$0.48 * (# of Mailings)	✓	\$4.80
Noticing – Herald Ad	\$334		
Stormwater Fee	Varies		
County filing fee	Varies	✓	\$50
File maintenance fee	Varies	✓	\$51
Other	Varies		

**Total Fees:**

\$3,584.90  
\$3,584.90

revised 8/16/2018

MACARTHUR RESIDENCE PROJECT DATA

PROJECT ADDRESS: ADJACENT AND DIRECTLY SOUTH OF 511 17TH ST,  
PACIFIC GROVE, CA

APN: 006-475-014

OWNER: JAMES MACARTHUR, TRUSTEE FOR, PG MACARTHUR  
TRUST - DATED 12/20/17  
PO BOX 91472, SAN DIEGO, CA 92169

CONTACT INFO:  
VOICE: 619-846-1550  
FAX: 815 572-5600 (FAX)  
EMAIL: jim\_macarthur@hotmail.com

SCOPE : CONSTRUCTION OF A NEW 1,155 SF TWO STORY SFD  
WITH ONE OFF ROAD PARKING SPACE

ZONING: R1

LEGAL DESCRIPTION: LOT BLOCK

CONSTRUCTION TYPE: VB

OCCUPANCY: R-3/U

PARKING: ONE OFF ROAD

FIRE DEPARTMENT: PG / MONTEREY FIRE DISTRICT

AUTOMATIC SPRINKLERS EXISTING: NO

SPRINKLERS REQUIRED: YES

WILDLAND URBAN INTERFACE CODES REQUIRED: YES / NO W.U.I.  
ZONE: S.R.A. / L.R.A.

UTILITY PROVIDERS  
WATER: CAL AM  
SEWER: PG  
OTHER ELEC / GAS: PG&E

WATER MNGMNT AGENCY: MPWMD

PLANNING AREA: GREATER MONTEREY PENINSULA

MACARTHUR RESIDENCE PROJECT DATA

PROJECT AREAS

SITE COVERAGE                      LOT SIZE                                      2,100 S.F. 0.0482 AC.

PROPOSED SFD	800 S.F.
FRONT PORCHE	53 SF
FRONT DECK	70 SF
REAR PORCH	160 SF.
PERMEABLE DRIVEWAY	0 SF.
PERMIABLE PATHS	0 SF
<u>TOTAL PROPOSED COVERAGE</u>	<u>083 S.F 51.5%</u>

MAX. ALLOWABLE SITE COVERAGE 60% 1260 S.F.

GROSS FLOOR AREA

UPPER LEVEL	355 SF.
<u>MAIN LEVEL</u>	<u>800 SF.</u>
<u>TOTAL GROSS FLOOR AR</u>	<u>1155 SF.</u>

MAX. ALLOWABLE GFA 1155 S.F.

PROPOSED BUILDING COVERAGE

BUILDING FOOTPRINT LIVING 800 SF.

TOTAL ALLOWABLE 45% X 2100= 945 SF.



## CITY OF PACIFIC GROVE

### Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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

### ARCHITECTURAL PERMIT (AP) & TREE PERMIT WITH DEVELOPMENT (TPD) 19-0163 FOR A PROPERTY LOCATED AT PARCEL NUMBER 006-475-014 TO ALLOW THE CONSTRUCTION OF A NEW TWO-STORY, SINGLE-FAMILY RESIDENCE OF 1,155 SQUARE FEET ON A CURRENTLY VACANT LOT

#### FACTS

1. The subject site is located on a vacant parcel immediately adjacent to 511 17<sup>th</sup> St, on the easterly side of 17<sup>th</sup> Ave between Spruce and Junipero Ave, Pacific Grove, 93950 (APN 006-475-014)
2. The subject site has a designation of Medium Density Residential (17.4 du/ac) on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1 zoning district.
4. The subject site is 2,100 square feet.
5. The subject site is currently vacant.
6. This project has been determined to be CEQA Exempt under CEQA Guidelines 15303 – New Construction
7. The lot was determined to be a separate parcel through a Certificate of Compliance, issued November 6, 2018.

#### FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1 zoning district including setbacks and height requirements;
2. The architecture and general appearance of the completed project is compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines Nos. 1, 25, 29, 35, and 37;
3. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property, and
4. The Staff have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

#### PERMIT

Architectural Permit (AP) #19-0163 to allow:

The construction of a new two-story single-family residence of 1,155 square feet on a currently vacant lot.

#### 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 two (2) years 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 “MacArthur Residence” dated April 19<sup>th</sup>, 2019, on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes.
6. **Tree Protection Standards During Construction.** Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards*, all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, and to determine required minimum tree protection standards during construction.
7. **Curbs and Sidewalks.** Install curbs and sidewalks along all public street frontages.
8. **Lighting.** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
9. **Water.** Evidence of adequate potable water shall be provided prior to the issuance of Building Permit(s). If water is not available, the property shall be added to the water wait list.
10. **Story Poles and Netting.** Following the 10 day appeal period all story poles and netting are required to be removed.
11. **Building Plans.** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

**NOW, THEREFORE, BE IT RESOLVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE:**

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
2. The Board authorizes Approval of AP/TPD 19-0163 to allow the construction of a new two-story single-family residence of 1,155 square feet on a currently vacant lot.
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 9<sup>th</sup> day of July, 2019, by the following vote:

AYES:

NOES:

ABSENT:

APPROVED:

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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.

---

Jim MacArthur, OWNER

---

Date



**CITY OF PACIFIC GROVE**  
**Community Development Department – Planning Division**  
300 Forest Avenue, Pacific Grove, CA 93950  
T: 831.648.3190 • F: 831.648.3184 • [www.ci.pg.ca.us/cdd](http://www.ci.pg.ca.us/cdd)  
**NOTICE OF EXEMPTION FROM CEQA**

**Property Address/Location:** Vacant parcel immediately adjacent to 511 17th St on the easterly side of 17th St between Spruce and Junipero Ave

**Project Description:** AP 19-0163

Description: A new 1,155 square foot two-story single-family residence on a currently vacant lot.  
APN: 006475014000  
ZC: R-1  
Lot Size: 2,100

Applicant Name:	Charles van Vliet	Phone #:	831-241-0206
Mailing Address:	131 Shady Ln, Monterey, CA 93940		
Email Address:	charles@charlesvanvliet.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: 15303 (a) - New Construction
- Statutory Exemption  
Type and Section Number:
- Other:

**Exemption Findings:**  
The Class 3 exemption allows for the construction of one single-family residence in a residential zone. The exceptions listed under 15300.2 do not apply as there is no significant, cumulative impact on the environment.

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

**Contact Phone:** (831) 648-3183

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

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

**MONTEREY PENINSULA WATER MANAGEMENT DISTRICT  
RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION**

**NOTE: When approved and signed by the jurisdictions, this form must be submitted with final and complete Construction Plans to:**

Monterey Peninsula Water Management District Permit Office  
5 Harris Court, Bldg. G ♦ Monterey, CA 93940 ♦ (831) 658-5601 ♦ [www.mpwmd.net](http://www.mpwmd.net) ♦ Fax (831) 644-9558  
Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

**ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)**

**1. OWNERSHIP INFORMATION:**

Name: Jim MacArthur (trustee for, PG MacArthur Trust - dated 12/20/17)  
Daytime telephone: (619)846-1550  
Mailing Address: PO Box 91472, San Diego CA 92169  
E-Mail Address: jim\_macarthur@hotmail.com

**2. AGENT/REPRESENTATIVE INFORMATION:**

Name: Charles van Vliet  
Daytime telephone: (831)241-0206  
Mailing Address: 131 Shady Shady Lane  
E-Mail Address: charles@charlesvanvliet.com

**3. PROPERTY INFORMATION:**

Existing Square-footage n/a Proposed Square-footage 1,155 sf

Address: Adjacnet and directly south of 511of 17 st, Pacific Grove Assessor Parcel Number 006 - 475 - 014

Water Company serving parcel: Cal-Am (not yet allocated) Cal-Am Account Number: \_\_\_\_\_

Is a water meter needed?  YES or  NO If yes, how many? 1

*NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen.*

**4. PROJECT DESCRIPTION** (Be thorough and detailed): Proposed new 1,155 sf. SFD on an existing divided lot with an appliction towards a water rights allocation

**5. INSTRUCTIONS:** Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per dwelling unit.

**Table No. 1 Existing Property Fixture Count**  
(All fixtures before project)

Type of Fixture	Fixture	Value	Count
Washbasin	x	1.0	=
Two Washbasins in the Master Bathroom	x	1.0	=
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	x	1.8	=
Toilet, High Efficiency (HET)	x	1.3	=
Toilet, Ultra High Efficiency (UHET)	x	0.8	=
Urinal, Pint (0.125 gallon maximum)	x	0.1	=
Urinal, Zero Water Consumption	x	0.0	=
Masterbath (one per Dwelling):Tub&Shower Stall	x	3.0	=
Large Bathtub (may have Showerhead above)	x	3.0	=
Standard Bathtub or Shower Stall (one head)	x	2.0	=
Shower, each additional (heads, body spray, etc)	x	2.0	=
Shower system, Rain Bar/ Custom Shower (specs)	x	2.0	=
Kitchen Sink (with optional Dishwasher)	x	2.0	=
Kitchen Sink with High Efficiency Dishwasher	x	1.5	=
Dishwasher, each additional (with optional sink)	x	2.0	=
Dishwasher, High Efficiency (with opt. sink)	x	1.5	=
Laundry Sink/Utility Sink (one per Site)	x	2.0	=
Clothes Washer	x	2.0	=
Clothes Washer, (HEW) 5.0 water factor or less	x	1.0	=
Bidet	x	2.0	=
Bar Sink	x	1.0	=
Entertainment Sink	x	1.0	=
Vegetable Sink	x	1.0	=
Swimming Pool (each 100 sq-ft of pool surface)	x	1.0	=
Other _____	x	=	=
Other _____	x	=	=
Other _____	x	=	=
Other _____	x	=	=

**Table No. 2 Post Project Fixture Count**  
(All fixtures after project)

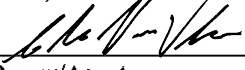
Type of Fixture	Fixture	Value	Count
Washbasin	1	x 1.0	= 1
Two Washbasins in the Master Bathroom	1	x 1.0	= 1
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.8	=
Toilet, High Efficiency (HET)	2	x 1.3	= 2.6
Toilet, Ultra High Efficiency (UHET)		x 0.8	=
Urinal, Pint (0.125 gallon maximum)		x 0.1	=
Urinal, Zero Water Consumption		x 0.0	=
Masterbath (one per Dwelling):Tub&Shower Stall	1	x 3.0	= 3
Large Bathtub (may have Showerhead above)		x 3.0	=
Standard Bathtub or Shower Stall (one head)	1	x 2.0	= 2
Shower, each additional (heads, body spray, etc)		x 2.0	=
Shower system, Rain Bars/Custom Shower (specs)		x 2.0	=
Kitchen Sink (optional dishwasher)		x 2.0	=
Kitchen Sink with High Efficiency Dishwasher	1	x 1.5	= 1.5
Dishwasher, each additional (optional sink)		x 2.0	=
Dishwasher, High Efficiency (with opt. sink)		x 1.5	=
Laundry Sink/Utility Sink (one per Site)	1	x 2.0	= 2
Clothes Washer		x 2.0	=
Clothes Washer, (HEW) 5.0 water factor or less	1	x 1.0	= 1
Bidet		x 2.0	=
Bar Sink		x 1.0	=
Entertainment Sink		x 1.0	=
Vegetable Sink		x 1.0	=
Instant-Access-Hot-Water System (fixture credit)	1	x -0.5	= -0.5
Subtotal proposed indoor fixtures			= 13.6
Landscape - Refer to District Rule 142.1			
"Water Efficient Landscape Requirements"		x	=
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0	=

• Use this fixture count if a previous Permit was issued utilizing the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

EXISTING FIXTURE UNIT COUNT TOTAL = \_\_\_\_\_ PROPOSED FIXTURE UNIT COUNT TOTAL = 13.6

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the Project's Capacity to use water. **"PUBLIC ACCESS TO WATER RECORDS" DEED RESTRICTION IS REQUIRED FOR ALL WATER PERMITS.**

**6. I certify, under penalty of perjury, that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.**

Signature of Owner/Agent:  Date: 03/02/2019 Location Where Signed: Monterey CA.

Print Name: Charles van Vliet File or Plan Check Number: \_\_\_\_\_

**AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY**

AF Paralta Allocation \_\_\_\_\_ AF Public Credits \_\_\_\_\_ AF Second Bathroom Protocol \_\_\_\_\_  
AF Pre-Paralta Credits \_\_\_\_\_ WDS (Private Well) \_\_\_\_\_ Water Entitlement \_\_\_\_\_ No water needed \_\_\_\_\_

Notes: \_\_\_\_\_ Authorized by: \_\_\_\_\_ Date: \_\_\_\_\_

This form expires one year from date of authorization for this project by the jurisdiction.  
White copy-MPWMD Yellow copy-applicant Pink copy-jurisdiction







## AMANDA GATES

CONSULTING ARBORIST

ISA CERTIFIED #WE-11839A

Charles van Vliet  
511 17<sup>th</sup> Street  
Pacific Grove, CA 93950  
831-241-0206

RE: Oak Trees

### Background

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On February 27<sup>th</sup>, I met with Mr. Charles van Vliet to discuss neighboring trees to the property address written above in Pacific Grove. With plans to develop on that property, he wanted an arborist to assess the Coast live oaks (*Quercus agrifolia*). Before evaluation, we discussed the limit of this assessment, which was to assess the trees visually. Since the trees are on the neighboring property, access is limited. After discussing the scope of work, I performed a limited visual assessment on the two oaks.

Located near the south side of the property, both of these Coast live oaks appear to be in decent health and condition. The crowns are full and vigorous with little dead wood. The two trees seem to have been well maintained throughout the years. Without access to the roots or trunks, I could not evaluate the roots or trunks of these trees at the time of inspection. I was not able to see if there were root defects or defects in the two trunks. In my opinion, the two oaks could most likely handle being pruned back to accommodate the building plans.

Please note that any site changes can create a risk of decline. Even with proper pruning and care, any tree can decline or fail at any time.

### Trees #1- #2

---

#### Tree #1

The oak closest to the side gate entrance is the bigger of the two trees, at about 30ft tall and 30" in diameter. This tree appears to have moderately healthy foliage and several limbs encroaching on the client's backyard. This tree should not be affected by selective heading to reduce the encroachment of limbs. No more than 25% total foliage should be removed. Health, integrity and aesthetics of this tree should not be adversely affected by this pruning.

TREE ASSESSMENTS • REPORTS • PERMITS • REPLANTS

P.O. Box 222512, Carmel, CA 93922 • Phone: (831) 402-6190 • Email: amandagatesarborist@gmail.com

Tree #2

This oak is about 28ft tall and is estimated about 24" inches in diameter. This tree is a bit smaller and does not encroach as much as Tree #1. Several smaller limbs from 3-5 inches in diameter are probably all that would need to be removed. This should not affect the health, integrity and aesthetics of this tree.

Conclusion

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In conclusion, these trees appear to be in good condition. With proper pruning from a reputable tree service, the trees should continue to thrive.

If you have any questions about this report, please feel free to call, text or email me.

Thank you!

Sincerely,



Amanda Gates  
Certified Arborist #WE-11839A





## Trees #1 & #2



Tree #1

Tree #2



Tree #1

Tree#2

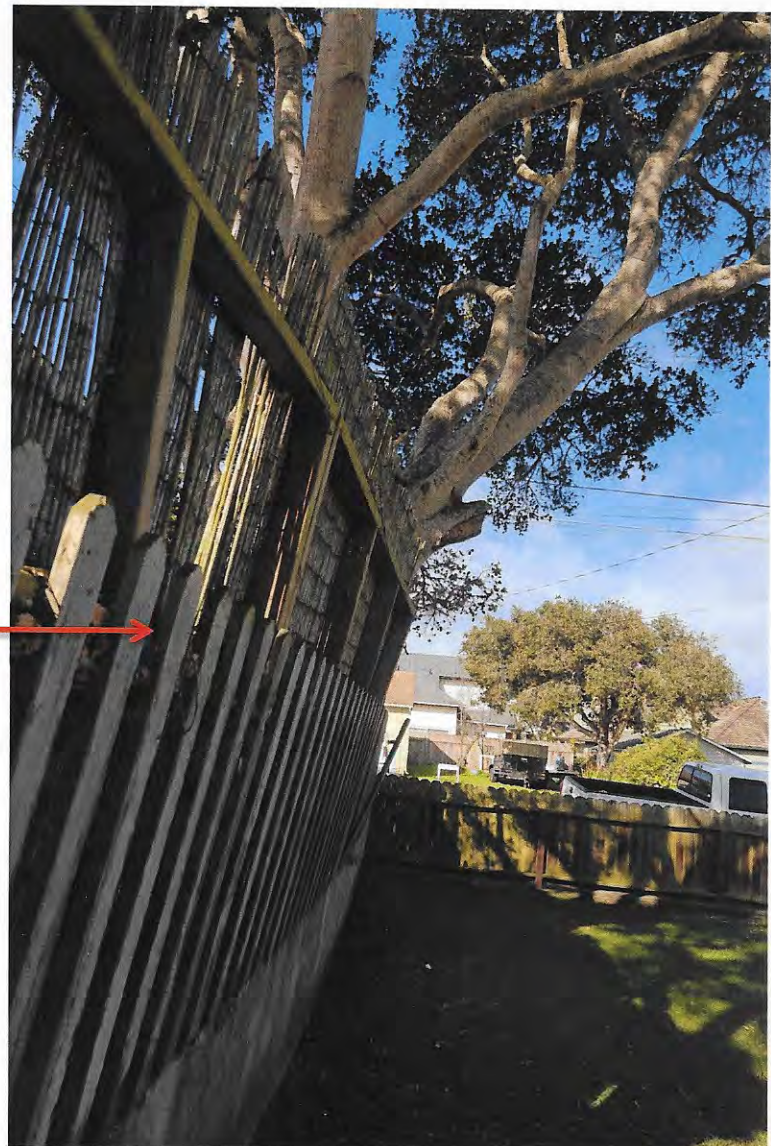


## Tree #1



This tree shows vigorous foliage in the crown

This photo shows the limitation of accessibility to the roots and trunk.





## Tree #2



Looking at tree #2, there are fewer branches to take back in the crown.







511 17<sup>th</sup> Street  
Pacific Grove, CA 93950  
Approximate location of trees and property lines.  
Parcel Number: 006475005



## **DISCLOSURE STATEMENT**

This Disclosure Statement supplements and is an integral part of the tree report (the "Report") to which it is attached.

1. The author of the Report is a Certified Arborist (an "Arborist"), certified by the International Society of Arboriculture ("ISA"). The Arborist has performed its services as detailed in the Report in a manner consistent with the standard of care and skill ordinarily exercised by Arborists certified by the ISA in the geographic area where Client's property is located.
2. Arborists are professionals with specialized education, training, and experience who examine trees and, depending on the scope of the services requested by the Client, recommend measures (a) to reduce to the extent reasonably possible and determinable the dangers to life and property from trees, (b) to enhance the health of trees, and (c) to enhance the beauty of trees.
3. The Report reflects only the examination of the specific trees identified in the Report and as authorized and directed by the Client. Unless specifically stated in the Report, no other trees have been examined by the Arborist, whether such trees are on the Client's property or a neighboring property, and no representation is made regarding any tree not specifically identified in the Report.
4. Unless otherwise stated in the Report, the examination of the trees included only a visual inspection. More invasive examination techniques are available and these techniques may include, but are not limited to, boring (core sampling), digging to examine roots, aerial examinations, and similar techniques.
5. No inspection, whether visual or employing more invasive examination techniques, can detect every possible condition that could lead to the failure of a tree. Trees often fail for reasons that cannot be detected in advance or controlled, and even healthy trees may fail in exceptional conditions, including but not limited high winds, heavy rains, earthquakes, droughts, and the like. Conditions which adversely affect a tree's health, longevity, or safety are often hidden within the tree or below ground, and a visual inspection alone will not reveal these conditions. Even for a tree that is healthy at the time of the Arborist's inspection, the Arborist cannot guarantee that that tree will remain healthy and safe for a specific period of time. Therefore, except as otherwise expressly stated in the Report, no warranty, representation, or guarantee, express or implied, is made by the Arborist concerning the tree or trees that are the subject of the Report.
6. Similarly, the effectiveness of any remedial treatment recommended by the Arborist cannot be guaranteed. The work of an Arborist is to achieve a balance between the inherent risks presented to humans living near trees and the



inherent value of trees as part of the environment (whether urban, suburban, or rural). The only way to eliminate the dangers that trees present to human life and property is to eliminate trees.

7. Where specific remedial work is recommended to the Client (whether in the form of treatment, pruning, removal, or otherwise), it is the Client's responsibility (a) to engage competent professionals to implement the recommendations, (b) to advise the Arborist and any professionals hired by the Client concerning any issues known to the Client that may affect the completion of the work, including boundary issues, ownership issues, views or site lines from or across Client's property, disputes with neighbors, and the like, and (c) to determine and secure any needed approvals (whether from governmental bodies, homeowners associations, co-owners, neighbors, or others) for implementation of the work.
8. While Arborist may, at Client's request, provide names of local professionals who can perform recommended remedial work, Arborist makes no representation or warranty to Client regarding the qualifications of any such local professionals. Unless otherwise agreed to in writing by Arborist, Arborist has no duty to supervise or inspect the work performed by third parties, and Arborist shall have no liability or responsibility for the acts or omissions of third parties.





CITY OF PACIFIC GROVE  
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
Code Compliance Program  
300 Forest Avenue □ Pacific Grove, California 93950

November 6, 2018

**FINAL DETERMINATION**

CSWS Investments Inc.  
Jamil Wade  
370 Callesita Escena  
Chula Vista, CA 91914

Jim Macarthur  
PO Box 91472  
San Diego, CA 91269

Re: 511 17<sup>th</sup> Street, Pacific Grove, CA, 93950  
(APNs: 006-475-014 and 006-475-013 formerly APN: 006-475-005)

Dear Mr. Wade and Mr. Macarthur,

The City of Pacific Grove (City) reviewed all the documentation provided by you, as well as the recent property survey, and determined that no violation of the Pacific Grove Municipal Code (PGMC) occurred upon the sale of the vacant lot adjacent to the property known as 511 17<sup>th</sup> Street. A copy of the survey is enclosed for your records.

The property referred to as 511 17<sup>th</sup> Street assessor parcel number (APN) 006-475-013 and the adjacent vacant lot (APN 006-475-014) are on the Third Addition of the Pacific Grove Retreat Tract Map and are zoned R-1. The PGMC Title 23 (Zoning Code) governs building site area for parcels zoned R-1.

The lot, now identified as APN 006-475-014, and recognized as a legal lot of record, is subject to all development standards set forth in the Zoning Code.

Please contact me at 831-648-3182 or email [tschaeffer@cityofpacificgrove.org](mailto:tschaeffer@cityofpacificgrove.org) should you have any further questions.

Sincerely,

Terri C. Schaeffer  
Program Manager

Enclosure

cc. Mark Brodeur, Director CEDD  
Heidi Quinn, Assistant City Attorney



**PROJECT ADDRESS**  
Adjacent and directly South of 511 17th St, Pacific Grove, CA  
A.P.N. 006-475-014-000

**START DATE:** 12/04/2018

**OWNER**  
JIM MACARTHUR  
PO Box 91472,  
San Diego, CA  
92169  
(619)846-1550

**MACARTHUR RESIDENCE**

ISSUE	DATE:
JIM MACARTHUR	02/11/2019
PACIFIC GROVE PLANNING	03/07/2019
JIM MACARTHUR	03/07/2019
PACIFIC GROVE PLANNING	03/26/2019
JIM MACARTHUR	03/25/2019
JIM MACARTHUR	06/04/2019
JIM MACARTHUR	06/25/2019

REVISIONS	#	DATE:
	1	03/24/2019
	2	04/19/2019

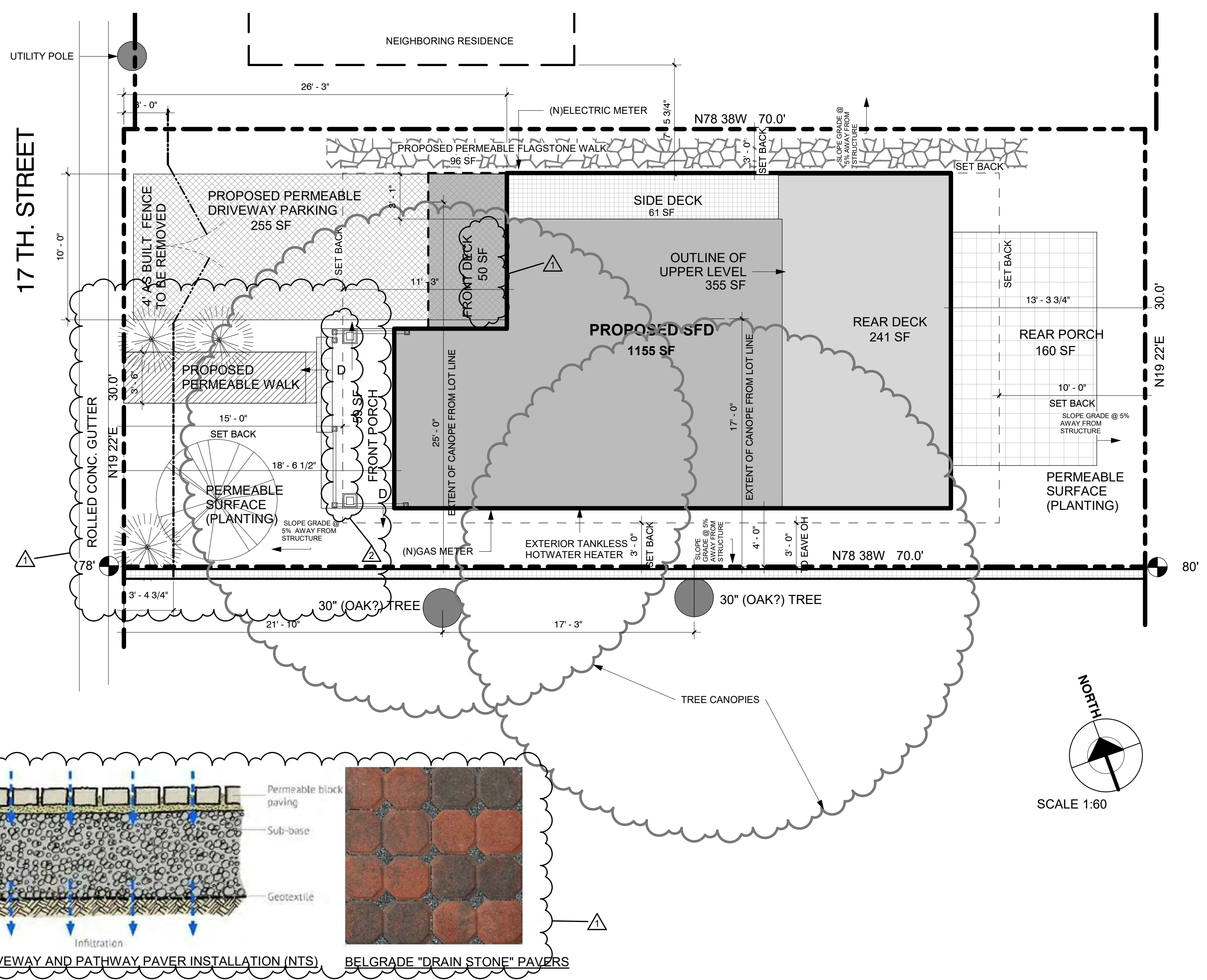
**SHEET TITLE**  
**COVER**

**SHEET #**

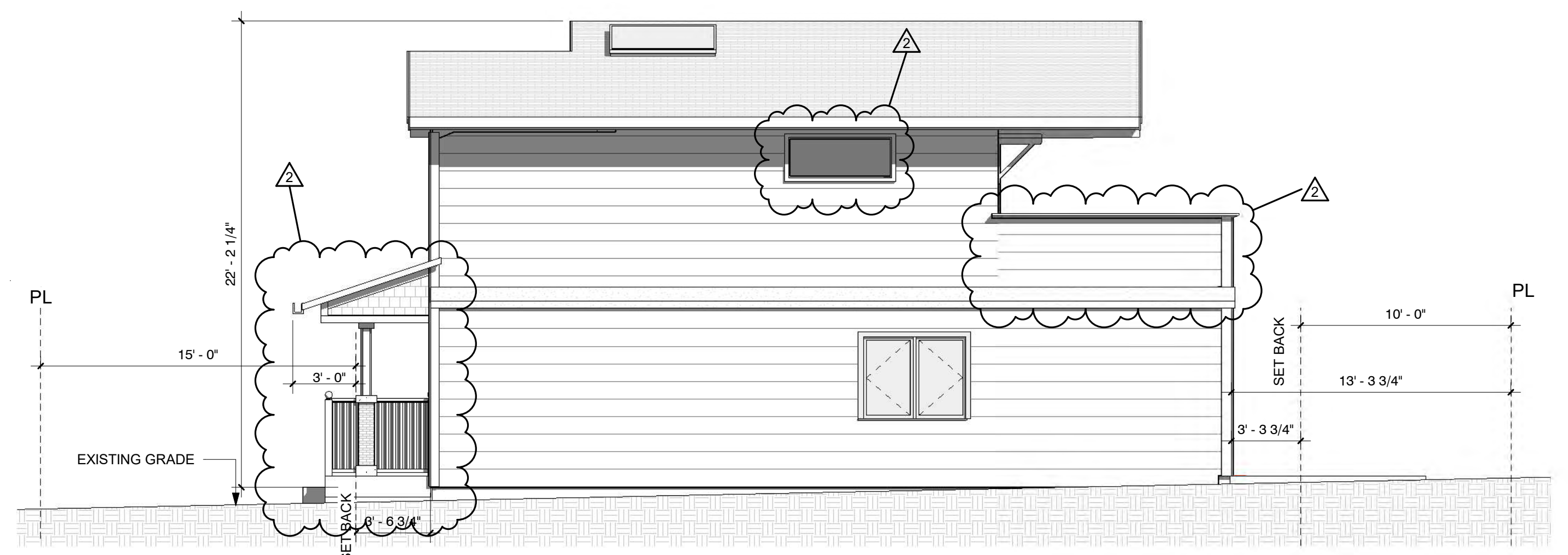
A1.1

# MACARTHUR RESIDENCE

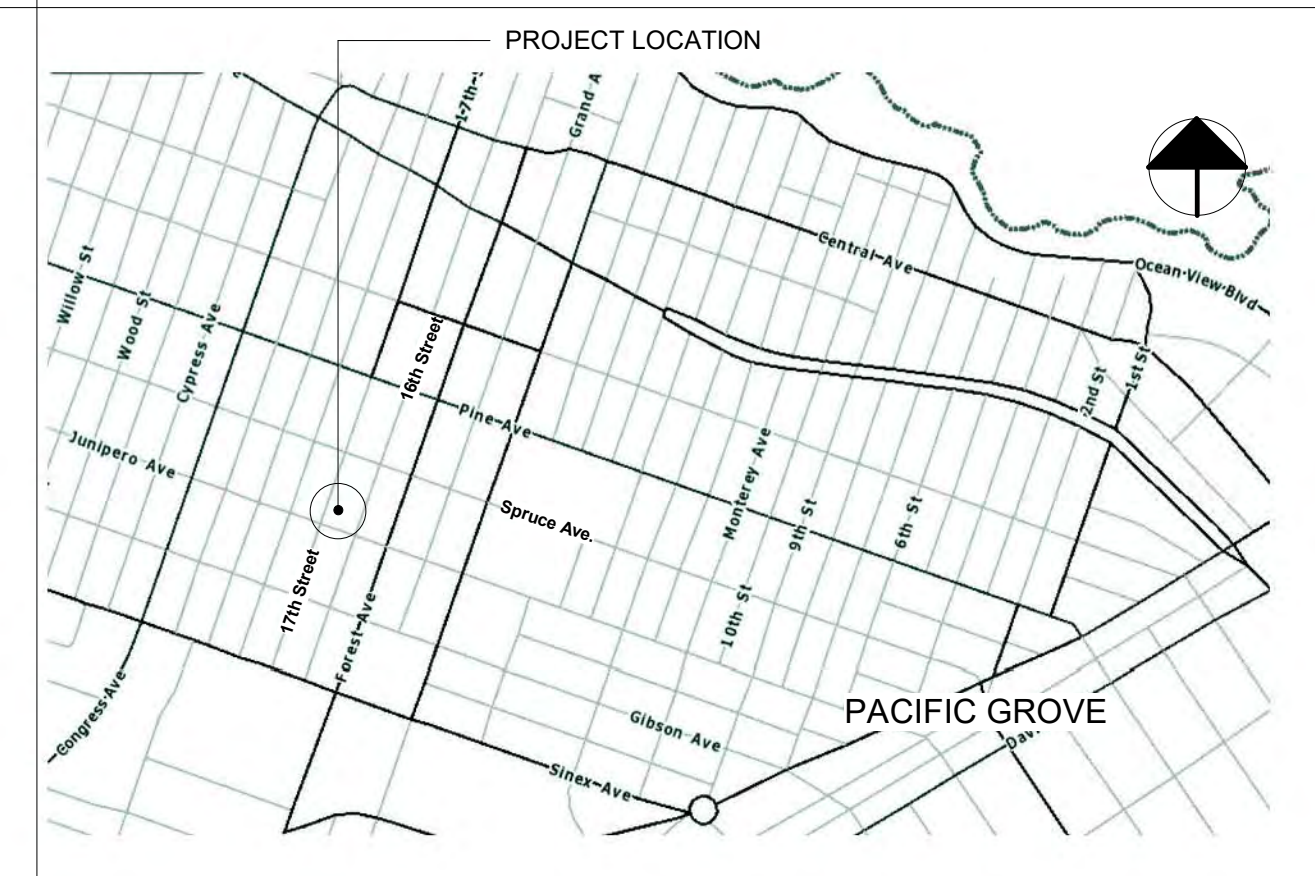
## SITE PLAN



## SITE ELEVATION



## VACINITY MAP



## PROJECT DATA

<b>PROJECT ADDRESS:</b>	ADJACENT AND DIRECTLY SOUTH OF 511 17TH ST, PACIFIC GROVE, CA
<b>APN:</b>	006-475-014
<b>OWNER:</b>	OWNER: JAMES MACARTHUR, TRUSTEE FOR, PG MACARTHUR TRUST - DATED 12/20/17 PO BOX 91472, SAN DIEGO, CA 92169
<b>CONTACT INFO:</b>	VOICE: 619-846-1550 FAX: 619-572-5000 (FAX) EMAIL: jim_macarthur@hotmail.com
<b>SCOPE:</b>	CONSTRUCTION OF A NEW 1,155 SF TWO STORY SFD WITH ONE OFF ROAD PARKING SPACE
<b>ZONING:</b>	R1
<b>LEGAL DESCRIPTION:</b>	LOT BLOCK
<b>CONSTRUCTION TYPE:</b>	VB
<b>OCCUPANCY:</b>	R-3/U
<b>PARKING:</b>	ONE OFF ROAD
<b>FIRE DEPARTMENT:</b>	PG / MONTEREY FIRE DISTRICT
<b>AUTOMATIC SPRINKLERS EXISTING:</b>	NO
<b>SPRINKLERS REQUIRED:</b>	YES
<b>DESCRIPTION:</b>	FULL BATHROOMS: 2 HALF BATHROOMS: 0 BEROOMS: 2 TOTAL ROOMS: 4 NUMBER OF FIREPLACES: 1
<b>WILDLAND URBAN INTERFACE CODES REQUIRED:</b>	YES / NO W.U.I.
<b>ZONE:</b>	S.R.A. / L.R.A.
<b>UTILITY PROVIDERS:</b>	WATER: CAL AM SEWER: PG OTHER ELEC / GAS: PG&E
<b>WATER MNGMNT AGENCY:</b>	MPWMD
<b>PLANNING AREA:</b>	GREATER MONTEREY PENINSULA
<b>SITE COVERAGE:</b>	LOT SIZE: 2,100 S.F. 0.0482 AC. PROPOSED SFD: 800 S.F. FRONT PORCH: 30 SF FRONT DECK: 50 SF REAR PORCH: 160 SF PERMEABLE DRIVEWAY: 0 SF PERMEABLE PATHS: 0 SF TOTAL PROPOSED COVERAGE: 1069 SF. 50.5% MAX. ALLOWABLE SITE COVERAGE: 60% 1260 S.F.
<b>GROSS FLOOR AREA:</b>	UPPER LEVEL: 355 SF MAIN LEVEL: 800 SF TOTAL GROSS FLOOR AREA: 1155 SF. MAX. ALLOWABLE GFA: 1155 S.F.
<b>PROPOSED BUILDING COVERAGE:</b>	BUILDING FOOTPRINT LIVING: 800 SF. TOTAL ALLOWABLE 45% X 2100= 945 SF.

## SHEET DIRECTORY

- A1.1 COVER
- A2.1 UPPER LEVEL FLOOR PLAN
- A2.2 MAIN LEVEL FLOOR PLAN
- A2.5 ROOF PLAN
- A3.1 EXTERIOR ELEVATIONS
- A5.1 BUILDING SECTIONS





**PROJECT ADDRESS**  
Adjacent and directly  
South of 511 17th St,  
Pacific Grove, CA  
A.P.N. 006-475-014-000

**START DATE:** 12/04/2018

**OWNER**  
  
JIM MACARTHUR  
PO Box 91472,  
San Diego, CA  
92169  
  
(619)846-1550

**MACARTHUR RESIDENCE**

**ISSUE DATE:**

JIM MACARTHUR	02/11/2019
PACIFIC GROVE PLANNING	03/07/2019
JIM MACARTHUR	03/07/2019
PACIFIC GROVE PLANNING	03/26/2019
JIM MACARTHUR	03/25/2019
JIM MACARTHUR	06/04/2019
JIM MACARTHUR	06/25/2019

**REVISIONS**

#	DATE:
1	03/24/2019
2	04/19/2019

**SHEET TITLE**  
**UPPER LEVEL FLOOR PLAN**

**SHEET #**  
  
A2.1

**WINDOW SCHEDULE**

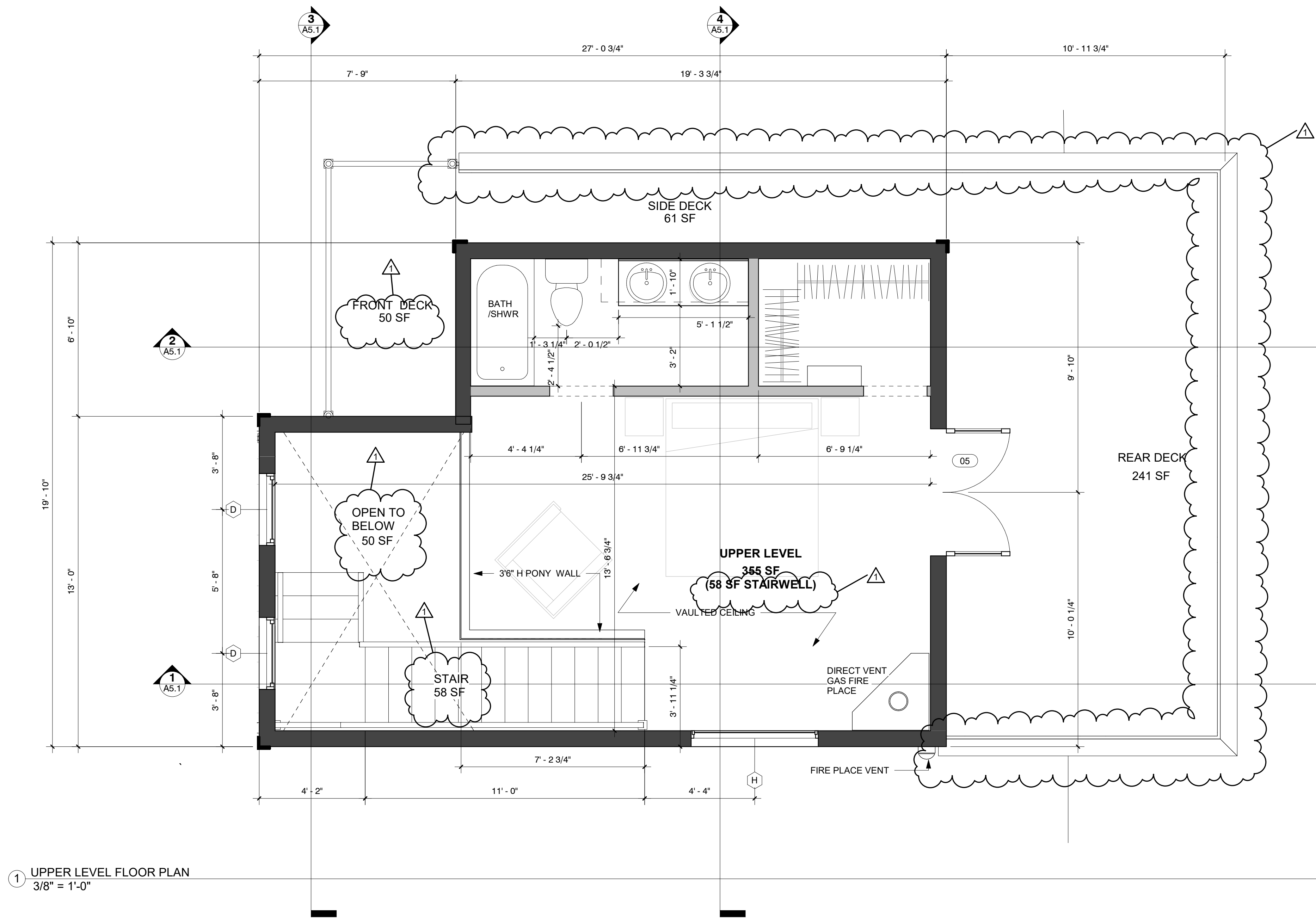
TYPE	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT	MATERIAL
A	CASMENT DBL W/ TRIM	60"	48"	80"	WOOD CLAD
B	FIXED W/ TRIM	66"	38"	80"	WOOD CLAD
C	FIXED W/ TRIM	30"	30"	80"	WOOD CLAD
D	FIXED W/ TRIM	34"	48"	180"	WOOD CLAD
E	CASEMENT W/ TRIM / (TEMPERED)	24"	36"	80"	WOOD CLAD
F	VELUX PLAT GLASS SKYLITE	36"	48"		ANNOZED ALUMINUM
H	FIXED W/ TRIM	60"	24"	80"	WOOD CLAD

**DOOR SCHEDULE**

NO.	DESCRIPTION	DIMS	THICKNESS
01	ENTRY HALF GLAZING	36"X80"	1 3/4"
02	INTRERIOR 4 PANEL WOOD PAINT GRADE	30"X80"	1 3/8"
03	DBL BIFOLD WOOD LOVERED	60"X80"	1 3/8"
04	EXTERIOR WOOD FRAME FULL GLAZING	36"X80"	1 3/4"
05	FRENCH DOORS	60"X80"	1 3/4"

**WALL LEGEND**

NEW 2X4 INTERIOR PARTITION	- NI
NEW . 2X6 EXTERIOR WALL	- NX



① UPPER LEVEL FLOOR PLAN  
3/8" = 1'-0"

**PROJECT ADDRESS**  
Adjacent and directly  
South of 511 17th St,  
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A.P.N. 006-475-014-000

**START DATE:** 12/04/2018

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**MACARTHUR RESIDENCE**

ISSUE	DATE:
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JIM MACARTHUR	03/25/2019
JIM MACARTHUR	06/04/2019
JIM MACARTHUR	06/25/2019

REVISIONS	DATE:
#	DATE:
1	03/24/2019
2	04/19/2019

**SHEET TITLE**  
**MAIN LEVEL FLOOR PLAN**

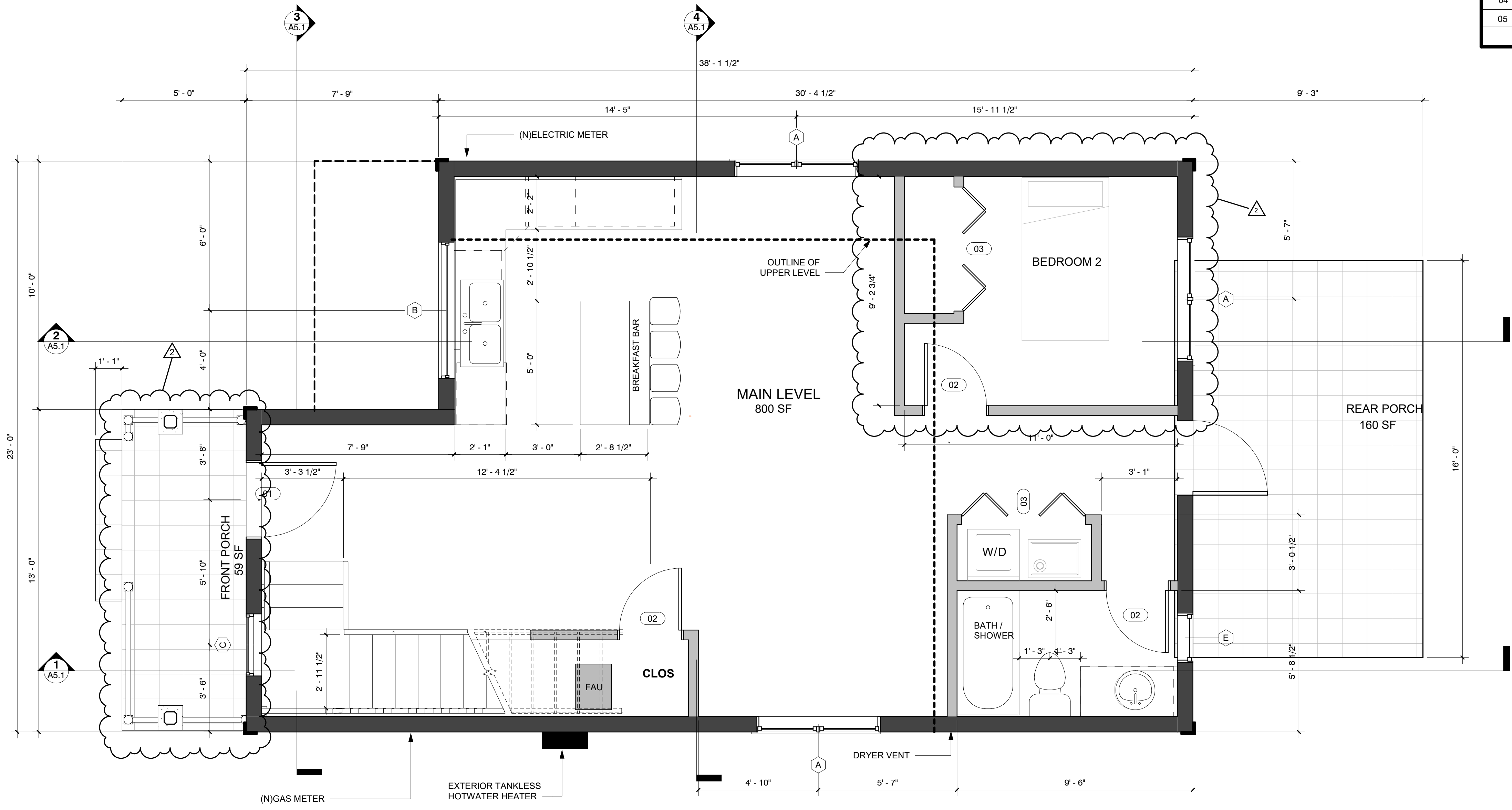
**SHEET #**

A2.2

WINDOW SCHEDULE					
TYPE	DESCRIPTION	WIDTH	HEIGHT	HEAD HEIGHT	MATERIAL
A	CASEMENT DBL W/ TRIM	60"	48"	80"	WOOD CLAD
B	FIXED W/ TRIM	66"	38"	80"	WOOD CLAD
C	FIXED W/ TRIM	30"	30"	80"	WOOD CLAD
D	FIXED W/ TRIM	34"	48"	180"	WOOD CLAD
E	CASEMENT W/ TRIM / (TEMPERED)	24"	36"	80"	WOOD CLAD
G	VELUX FLAT GLASS SKYLITE	36"	48"		ANNODIZED ALUMINUM
H	FIXED W/ TRIM	60"	24"	80"	WOOD CLAD

DOOR SCHEDULE			
NO.	DESCRIPTION	DIMS	THICKNESS
01	ENTRY HALF GLAZING	36"X80"	1 3/4"
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04	EXTERIOR WOOD FRAME FULL GLAZING	36"X80"	1 3/4"
05	FRENCH DOORS	60"X80"	1 3/4"

WALL LEGEND	
NEW 2X4 INTERIOR PARTITION	- NI
NEW... 2X6 EXTERIOR WALL	- NX



③ MAIN LEVEL FLOOR PLAN  
3/8" = 1'-0"

**PROJECT ADDRESS**  
Adjacent and directly  
South of 511 17th St,  
Pacific Grove, CA  
A.P.N. 006-475-014-000

**START DATE:** 12/04/2018

**OWNER**

JIM MACARTHUR  
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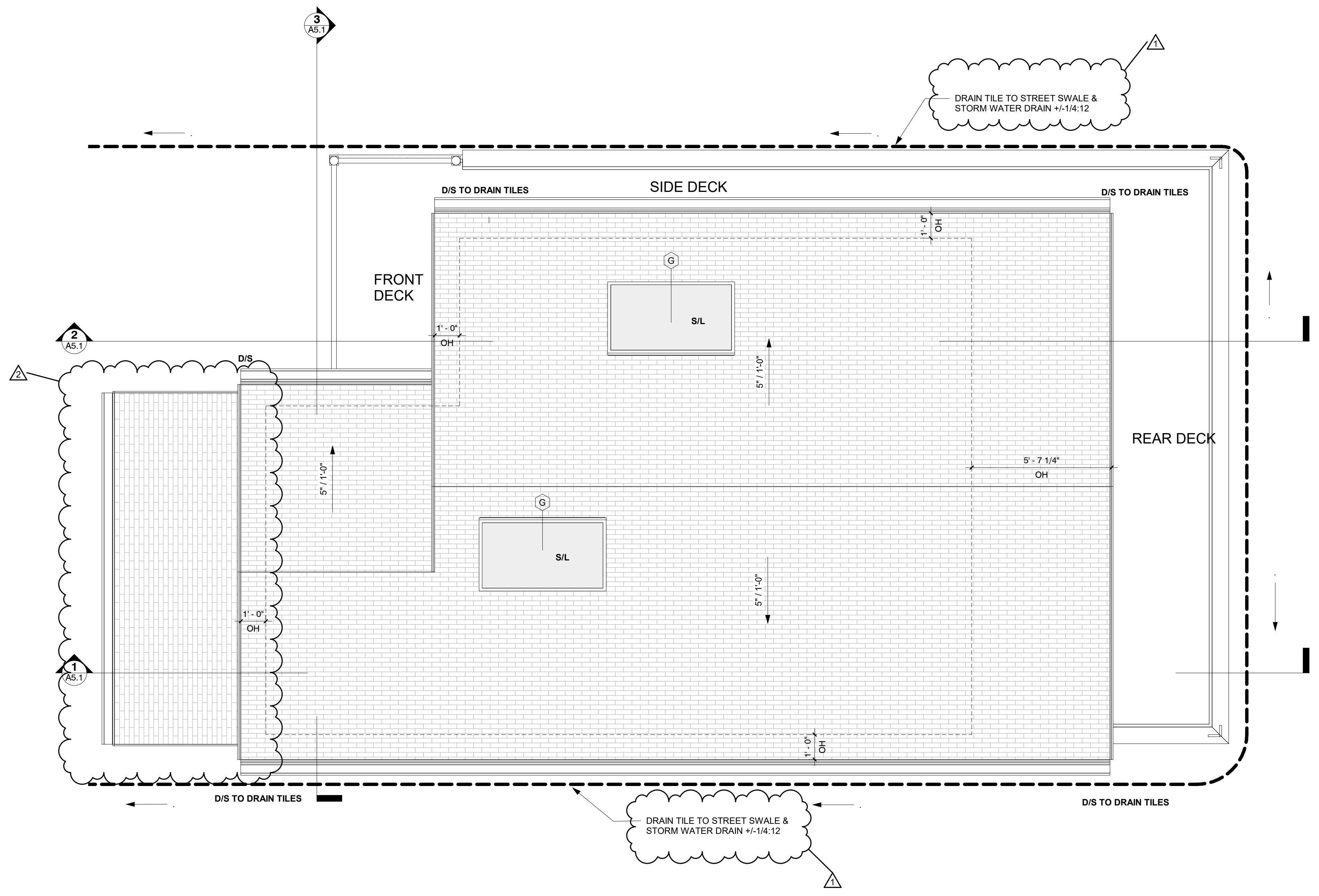
**MACARTHUR RESIDENCE**

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JIM MACARTHUR	03/25/2019
JIM MACARTHUR	06/04/2019
JIM MACARTHUR	06/25/2019

REVISIONS	#	DATE:
	1	03/24/2019
	2	04/19/2019

**SHEET TITLE**  
**ROOF PLAN**

**SHEET #**  
**A2.5**



1 ROOF PLAN  
3/8" = 1'-0"



**PROJECT ADDRESS**  
Adjacent and directly  
South of 511 17th St,  
Pacific Grove, CA  
A.P.N. 006-475-014-000

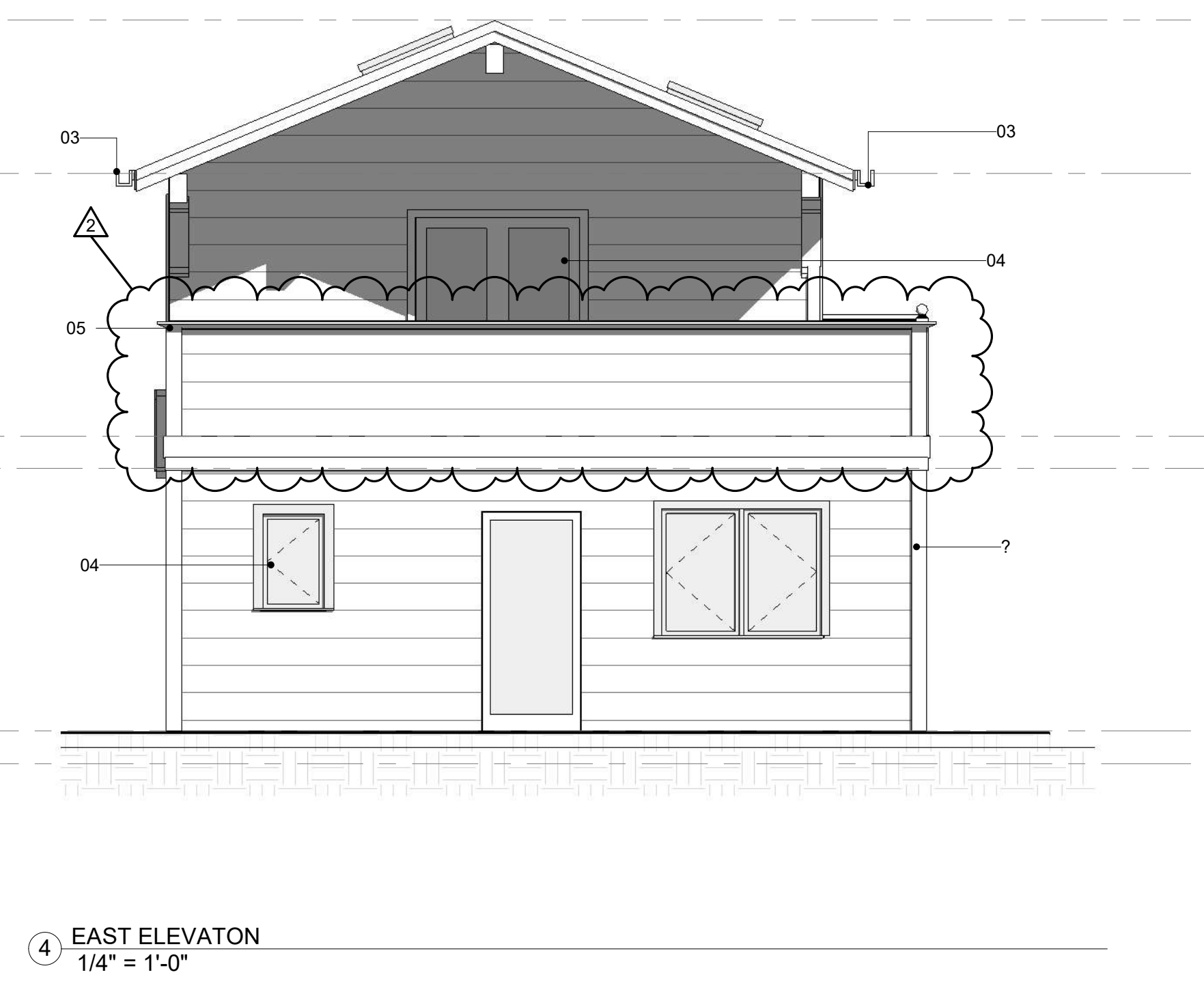
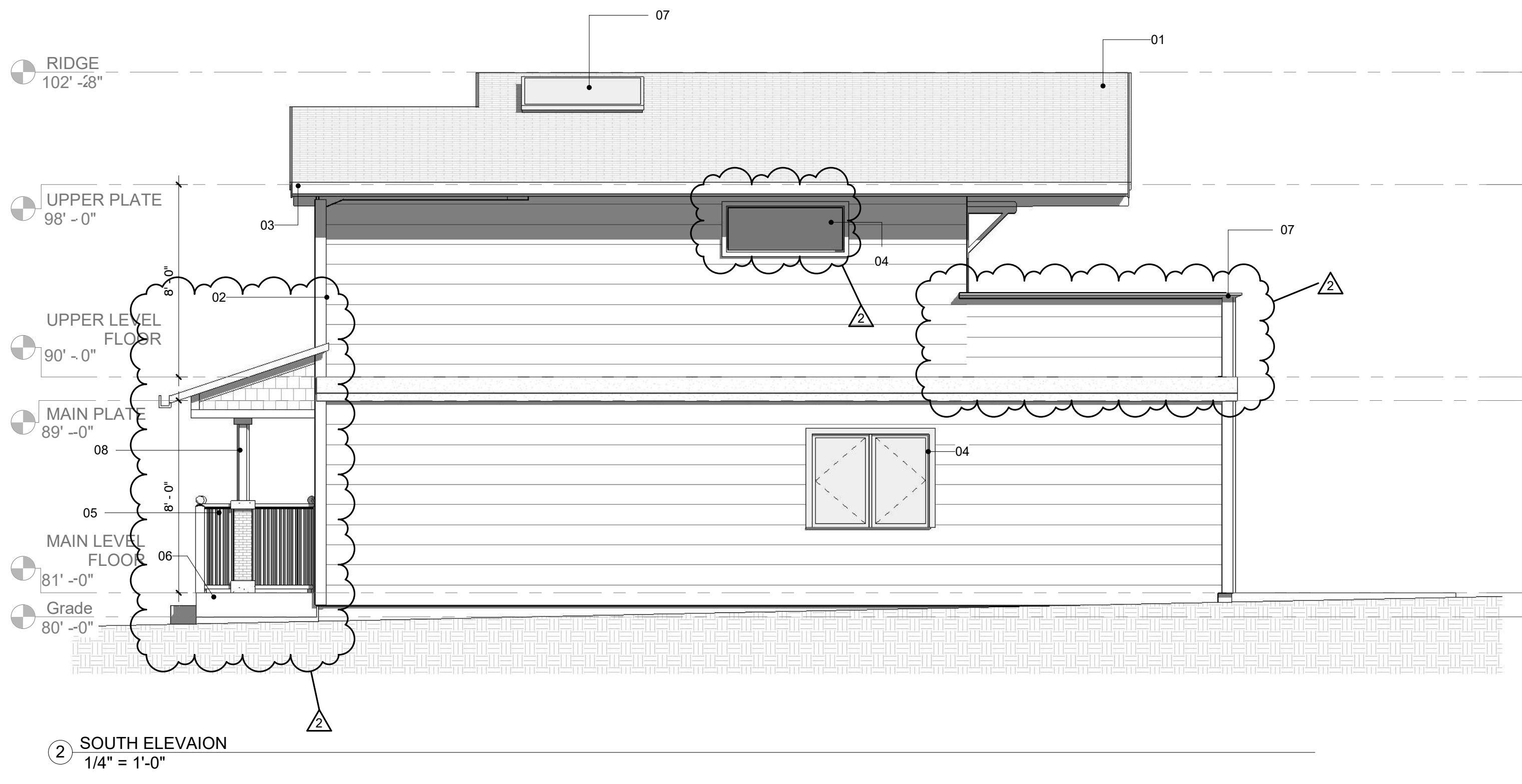
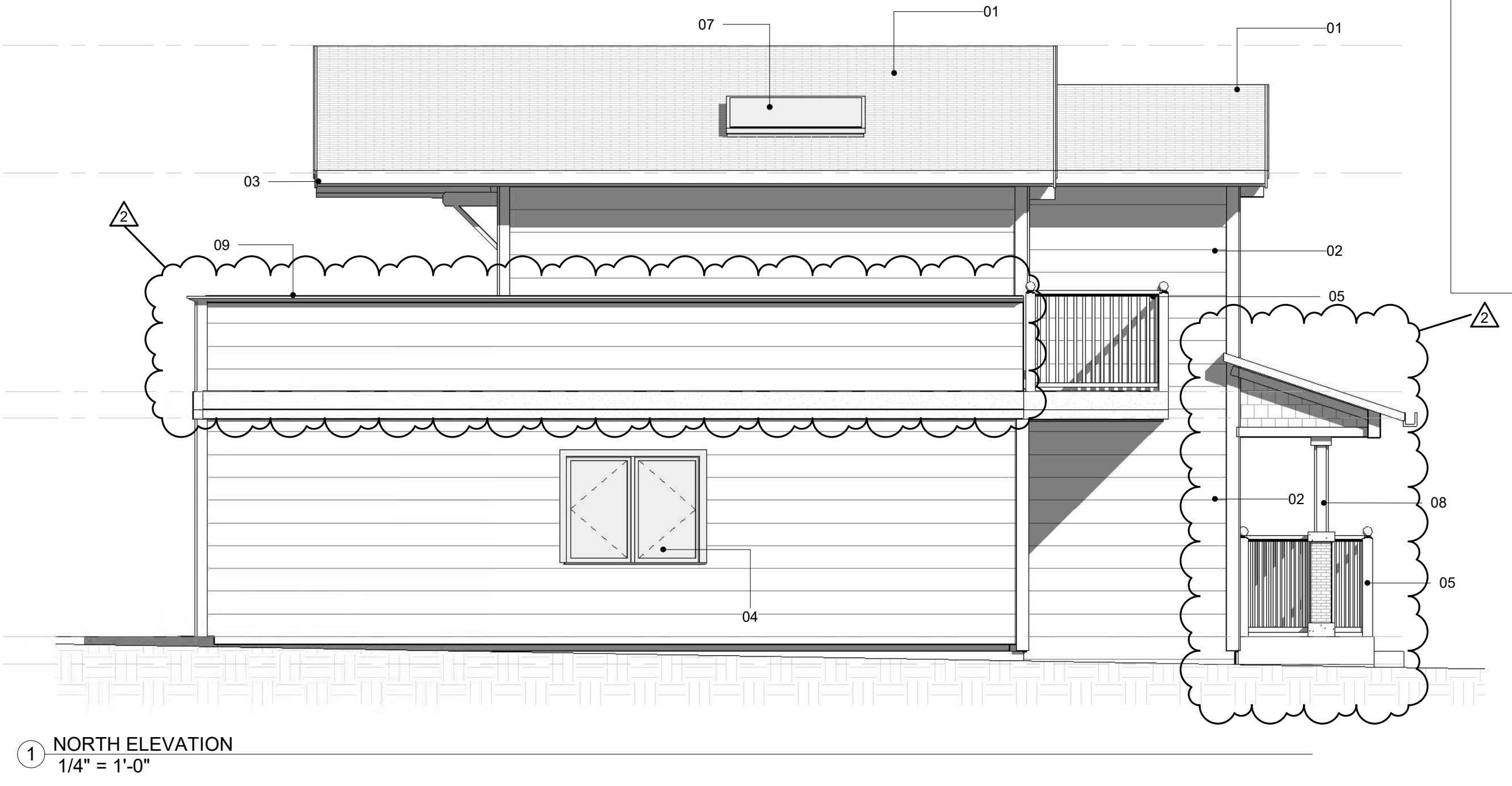
**START DATE:** 12/04/2018

**OWNER**  
JIM MACARTHUR  
PO Box 91472,  
San Diego, CA  
92169  
(619)846-1550

**MACARTHUR RESIDENCE**

**EXTERIOR FINISHES LEGEND**

- 1 CLASS A COMPOSITION SHINGLE ROOFING
- 2 HORIZONTAL HARDIE BOARD LAP w/ CORNER TRIM
- 3 PAINTED GALVANIZED GUTTERS AND DOWNSPOUTS
- 4 NEW WOOD CLAD WINDOWS AND DOORS
- 5 WOOD CAPPED ANNODIZED STEEL RAILING w/ 4x4 wood posts
- 6 CONCRETE LANDINGS WITH TILED TOP SURFACE
- 7 VELUX OPERATIONAL TRIPLE GLAZED FLAT GLASS SKYLITE
- 8 CAMFERED 6X6 WOOD POST ON BRICK CLAD BASE POST
- 9 PRIVACY RAILING
- 10 SHAKE SHINGLED WALL



**ISSUE DATE:**

JIM MACARTHUR	02/11/2019
PACIFIC GROVE PLANNING	03/07/2019
JIM MACARTHUR	03/07/2019
PACIFIC GROVE PLANNING	03/26/2019
JIM MACARTHUR	03/25/2019
JIM MACARTHUR	06/04/2019
JIM MACARTHUR	06/25/2019

**REVISIONS**

#	DATE:
2	04/19/2019

**SHEET TITLE**  
**EXTERIOR ELEVATIONS**

**SHEET #**  
**A3.1**

**PROJECT ADDRESS**  
Adjacent and directly  
South of 511 17th St,  
Pacific Grove, CA  
A.P.N. 006-475-014-000

**START DATE:** 12/04/2018

**OWNER**  
  
JIM MACARTHUR  
PO Box 91472,  
San Diego, CA  
92169  
  
(619)846-1550

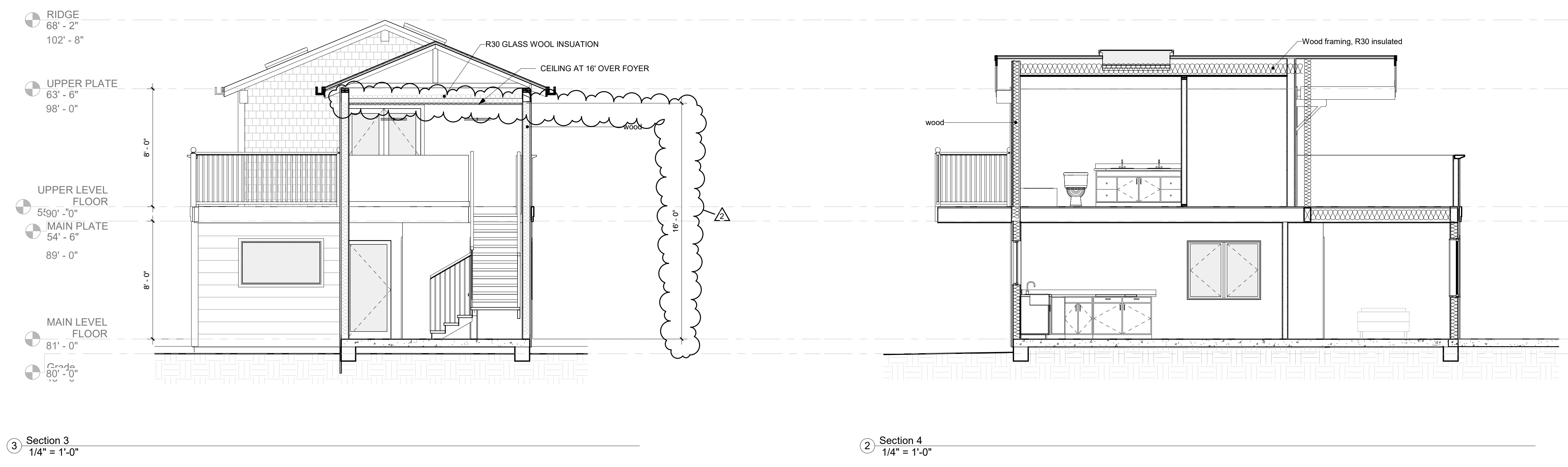
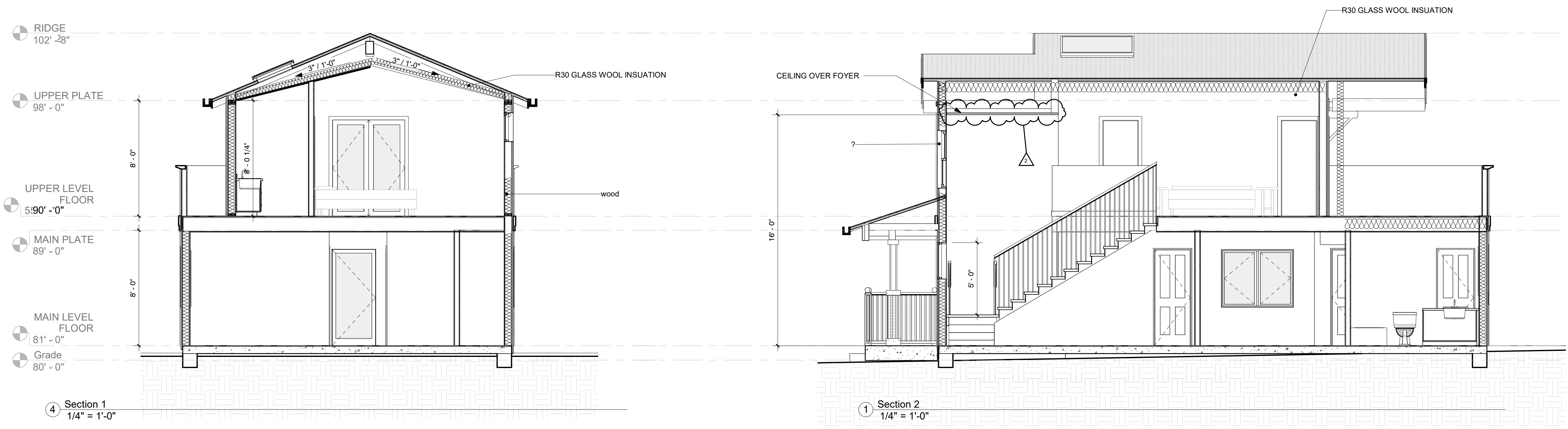
**MACARTHUR RESIDENCE**

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PACIFIC GROVE PLANNING	03/07/2019
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JIM MACARTHUR	06/04/2019
JIM MACARTHUR	06/25/2019

REVISIONS	DATE:
#	
1	03/24/2019

**SHEET TITLE**  
**BUILDING SECTIONS**

**SHEET #**  
  
A5.1



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

**AGENDA REPORT**

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

**FROM:** Laurel O'Halloran, Associate Planner

**MEETING DATE:** July 9, 2019

**SUBJECT:** Architectural Permit Application No. 18-1031 to allow a comprehensive exterior remodel, allowing for a contemporary exterior.

**ADDRESS:** 1205 Ocean View Boulevard, Pacific Grove (APN 006-012-017)

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

**APPLICANT:** Mark Mueckenheim architect, on behalf of Stacey Tang, owner

**CEQA:** Categorical Exemption, Section 15301(a)(1), Existing Facilities

**RECOMMENDATION**

Because of the project's consistency with the Zoning Ordinance and General Plan, and minimal impact on surrounding properties, staff recommends that the Architectural Review Board:

APPROVE AP No 18-1031 pursuant to PGMC 23.70.060(a) (1) and subject to the attached findings, conditions of approval and a Section 15301(a)(1) CEQA categorical exemption for existing facilities.

**PROJECT DESCRIPTION**

The proposed exterior remodel creates a contemporary style by allowing the removal of the exterior siding to be replaced with vertical open joint untreated cedar cladding and removing and replacing all windows. The new windows will be extended from the floor to ceiling and the window sill parapet on the second floor will be removed. The existing bay windows will also be removed. The new façade will be flat. The angled shingle siding mansford roof will be removed and the garden wall will have new cedar siding. The front door is proposed to be replaced with a new pivoting glass door.

The new wooden siding replicates the design and construction of other wood buildings in the area and fits harmoniously into the natural setting and the surrounding urban fabric as a modern vernacular style. The natural coloring of the siding will give the house a very modest and subdued appearance over time.

**BACKGROUND**

On December 19, 2018, an application was received for an Architectural Permit to allow the exterior renovation of the existing two story residence located at 1205 Ocean View Boulevard.

The proposed development will meet the development regulations set forth in the R-1-H zoning district including setbacks and height requirements. The residence is in an archeological zone and in an Area of Special Biological Significance, however no ground disturbance is proposed for this permit.

**SURROUNDING LAND USES**

The property is located in the Pacific Grove Fairway Homes Tract across the street from the ocean. The property is relatively flat and will be served by public utilities.

## **DISCUSSION**

### **Applicable General Plan Policies**

The subject residence is a two-story wood framed structure that was built in 1987. The following General Plan, Archaeological Resources, Chapter 7 and Chapter 8, goals, policies, and programs are applicable to the Architectural Permit application.

Program AA Inspect the surface of sites which potentially contain archaeological resources and evaluate site records to determine the extent of the known archaeological resources.

Policy 2 Continue to require citywide architectural review for exterior changes to existing structures.

Program B While recognizing the individuality of existing neighborhoods encourage additions that contribute to the character of the area, while allowing for creativity in design.

### **Applicable Zoning Code Regulations**

The intention of the R-H district is to preserve the characteristics of a feeling of open space around dwellings and to preserve public views of the ocean, sky and trees. The proposed project does not add any additional square footage to the existing residence. The allowable maximum building coverage is 35% and the existing residence has a building coverage of 29%. The allowable maximum site coverage is 60% and the existing residence has site coverage of 28.47%.

### **Architecture and Design Consideration**

Diverse architectural styles lie at the heart of Pacific Grove's distinctive character. The Architectural Review Guidelines do not define contemporary or modern style. Instead the following styles are described and illustrated: Tudor, Spanish Revival, Italianate, Craftsman Bungalow, Prairie, American Foursquare, Shingle, Vernacular, Colonial Revival, and Queen Anne., the " Ranch-style" of the existing house is also not listed. However, a "mix of diverse architectural styles" including modern and "a variety of other historic and modern architectural styles" is described as distinctive for the urban and suburban fabric of Pacific Grove in the Architectural Design Guidelines. The remodel of the house is within a modern vernacular architectural style,

The project proposal adheres to the following Architectural Review Guidelines:

*Guideline # 12: Choose light fixtures that are compatible with the architectural style of the project.*

The project proposes light fixture which are compatible with the contemporary exterior changes.

*Guideline #33: Door and window proportions should relate to the scale and style of the building itself.*

The project proposes floor to ceiling windows throughout the building, which is compatible with the horizontal cedar siding and contemporary style. The windows are located to maintain an aesthetic rhythm between voids and solid wall.

*Guideline #36: Design a façade to provide visual interest to the street.*

The project proposes to use vertical open joint untreated cedar cladding, throughout the building. The project also proposes to replace the windows and remove faux architecture to create visual interest allowing for a contemporary design.

### **Landscape & Lighting**

The project includes landscaping and exterior lighting as shown on the plans. In conformance to the Design Guidelines and all exterior lighting fixtures shall conform to Architectural Design Guidelines #10-12.

### **Tree Protection**

No tree removal is being proposed as part of this project.

### **Stormwater Treatment Measure**

In accordance to the City's National Pollution Discharge Elimination Permit issued by the State Water Board, single-family residences that create and/or replace more than 2,500 square feet (Tier 1) of impervious surface, shall implement the following Low Impact Development (LID) measures:

- Limit disturbance of natural drainage features
- Limit clearing, grading, and soil compaction
- Minimize impervious surfaces
- Minimize runoff by dispersing runoff to landscape or using permeable pavements

The project includes a landscape plan that shows how much of the site will remain in a natural condition.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

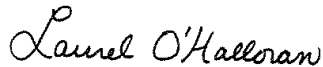
In reviewing this action, the City has followed guidelines adopted by the State of California as published in California Administrative Code, Title 14, §15000, et seq. The proposed project is found to be exempt under the CEQA Guidelines Categorical Exemption, Section 15301(e)(1), Class 1, Existing Facilities.

Class 1 consists of existing facilities. The key consideration is whether the project involves negligible or no expansion of an existing use. The proposed alterations do not constitute a substantial adverse change to the structure. The proposed remodel and alterations do not present any unusual circumstances that would result in a potentially significant environmental impact, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

This Class of exemption is subject to exceptions from the exemption under [15300.2](#) of the CEQA Guidelines pertaining to location, cumulative impacts, significant effects, scenic highways, hazardous waste sites, and historical resources. Staff finds that none of these exceptions applies and that the proposed project qualifies for the Class 1 exemption.

### **ATTACHMENTS**

- A. Application
- B. Project Data Sheet
- C. Draft Permit
- D. CEQA Documentation
- E. Site Plan & Elevations



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Laurel O'Halloran  
Associate Planner



**CITY OF PACIFIC GROVE**

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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

**Permit Application**

Application # AP-18-1031

Date: 12/19/18

Total Fees: \$3524.90

APPLICANT/OWNER:	Project Address: <u>1205 OCEANVIEW BOULEVARD</u> APN: <u>006 01 201 7000</u>																				
	Project Description: <u>HOUSE REMODEL</u>																				
PLANNING STAFF USE ONLY:	Tree Work? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No																				
	<table style="width:100%; border:none;"> <tr> <td style="text-align:center; border:none;"><b>Applicant</b></td> <td style="text-align:center; border:none;"><b>Owner</b></td> </tr> <tr> <td style="border:none;">Name: <u>MARK MUECKENHEIM MARIA PAZ</u></td> <td style="border:none;">Name: <u>STACEY + JOAO TANG</u></td> </tr> <tr> <td style="border:none;">Phone: <u>1(415) 3169029</u></td> <td style="border:none;">Phone: <u>408 840 1581</u></td> </tr> <tr> <td style="border:none;">Email: <u>MAIL@MCKNIM.COM</u></td> <td style="border:none;">Email: <u>STACEY1359@GMAIL.COM</u></td> </tr> <tr> <td style="border:none;">Mailing Address: <u>542 BRANNAN ST. #304</u> <u>SAN FRANCISCO, CA 94107</u></td> <td style="border:none;">Mailing Address: <u>1359 SCOSSA AVE.</u> <u>SAN JOSE 95118, CA</u></td> </tr> </table>		<b>Applicant</b>	<b>Owner</b>	Name: <u>MARK MUECKENHEIM MARIA PAZ</u>	Name: <u>STACEY + JOAO TANG</u>	Phone: <u>1(415) 3169029</u>	Phone: <u>408 840 1581</u>	Email: <u>MAIL@MCKNIM.COM</u>	Email: <u>STACEY1359@GMAIL.COM</u>	Mailing Address: <u>542 BRANNAN ST. #304</u> <u>SAN FRANCISCO, CA 94107</u>	Mailing Address: <u>1359 SCOSSA AVE.</u> <u>SAN JOSE 95118, CA</u>									
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<b>Permit Request:</b> <input type="checkbox"/> CRD: Counter Determination <input type="checkbox"/> SP: Sign Permit <input type="checkbox"/> LM: Lot Merger <input type="checkbox"/> EIR: Environmental Impact <input checked="" type="checkbox"/> AP: Architectural Permit <input type="checkbox"/> UP: Use Permit <input type="checkbox"/> IHS: Initial Historic Screening <input type="checkbox"/> VAR: Variance <input type="checkbox"/> AAP: Administrative AP <input type="checkbox"/> AUP: Administrative UP <input type="checkbox"/> HPP: Historic Preservation <input type="checkbox"/> MMP: Mitigation Monitoring <input type="checkbox"/> ADC: Arch Design Change <input type="checkbox"/> ADU: Acc. Dwelling Unit <input type="checkbox"/> A: Appeal <input type="checkbox"/> Stormwater Permit <input type="checkbox"/> ASP: Admin Sign Permit <input type="checkbox"/> LLA: Lot Line Adjustment <input type="checkbox"/> TPD: Tree Permit W/ Dev't <input type="checkbox"/> Other: _____																					
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<b>Property Information</b> Lot: <u>2</u> Block: <u>356</u> Tract: <u>Fairway Homes</u> ZC: <u>R-1-H</u> GP: <u>MD, (17.4du/ac)</u> Lot Size: <u>10,335.624</u>																					
<input type="checkbox"/> Historic Resources Inventory <input checked="" type="checkbox"/> Archaeologically Sensitive Area																					
<b>Staff Use Only:</b> Received by: <u>AO</u> <span style="color:blue; font-weight:bold;">DEC 20 2018</span> <span style="color:red; font-weight:bold; font-size:1.5em;">\$ PAID</span> Assigned to: <u>LO</u> <span style="color:blue; font-weight:bold;">CITY OF PACIFIC GROVE COMMUNITY DEV DEPT</span> <u>3,728.29</u> <span style="color:blue; font-weight:bold;">12-20-18</span>																					

**CERTIFICATION** – I, the undersigned, under penalty of perjury, depose and certify that I am the applicant for this request, that the property owner approves this application and that all statements contained herein, including all documents and plans submitted in connection with this application, are true and accurate to the best of my knowledge. I further acknowledge it is my responsibility to determine whether additional permits are required.

**Applicant Signature:** [Signature]    **Date:** 02/27/2018

**Owner Signature (Required):** [Signature]    **Date:** 02/27/2018

**PROJECT DATA SHEET**

**Project Address:** 1205 Ocean View Boulevard **Submittal Date:** 12/19/2018 (Update May 2019)  
**Applicant(s):** Mark Mueckenheim & Maria Paz **Permit Type(s) & No(s):** AP-18-1031 Architectural Permit

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1-H	R-1-H	R-1-H	(SINGLE FAMILY RESIDENTIAL DISTRICT)
Building Site Area	10476.89 sqft	10476.89 sqft	10476.89 sqft	
Density (multi-family projects only)				
Building Coverage	35%	2982.40 sqft	2982.40 sqft	2% allowed 3,667sf
Site Coverage	60%	28.47%	28.47%	
Gross Floor Area	3,390 sqft	5057.00 sqft	5057.00 sqft	
Square Footage not counted towards Gross Floor Area	0 sqft			
Impervious Surface Area Created and/or Replaced	6285.60 sqft in total =60%	5582.37 sqft = 53.28%	5582.37 sqft = 53.28%	Brick Decking is Pervious
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	3372' 6.361"	23' 6.716" 8.37%	Removal of two bay windows
Exterior Lateral Wall Length to be built	_____	_____	18' 9.776"	Sliding Glass Doors (replacing bay windows)
Building Height	19'5.76"	19'5.76"	19'5.76"	
Number of stories		2	2	
Front Setback	12ft	12ft	12ft	
South Eastern Side Setback (specify side)	20% or 15'Maximum	20% or 15'Maximum	20% or 15'Maximum	
North Western Side Setback (specify side)	10% = 9ft	10% = 9ft	10% = 9ft	
Rear Setback	8ft	8ft	8ft	
Garage Door Setback	20ft	20'10.203"	20'10.203"	
Covered Parking Spaces	3	3	3	
Uncovered Parking Spaces	4	4	4	
Parking Space Size (Interior measurement)	9' x 20'	2x > 9'x20' 1x = 9'x17.5'	2x > 9'x20' 1x = 9'x17.5'	One parking space is shorter
Number of Driveways	1	1	1	Driveway width for 3 cars
Driveway Width(s)	28'7.2"	28'7.2"	28'7.2"	
Back-up Distance		20'10.203"	20'10.203"	
Eave Projection (Into Setback)	3' maximum	0	0	
Distances Between Eaves & Property Lines	3' minimum	9'2.84" +	11'5.16" +	
Open Porch/Deck Projections		max. 7' 11.78'		
Architectural Feature Projections		654 sqft	157 sqft	Roof Overhang
Number & Category of Accessory Buildings		0	0	
Accessory Building Setbacks				n/a
Distance between Buildings				n/a
Accessory Building Heights				n/a
Fence Heights		6' and 4' or less	6' and 4' or less	will be lowered were necessary please see plan

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



## CITY OF PACIFIC GROVE

### Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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

### ARCHITECTURAL PERMIT (AP) 18-1031 FOR A PROPERTY LOCATED AT 1205 OCEAN VIEW BOULEVARD TO ALLOW A COMPREHENSIVE EXTERIOR REMODEL

#### FACTS

1. The subject site is located at 1205 Ocean View Boulevard (APN 006-012-017)
2. The subject site has a designation of Medium Density to 17.4 DU/AC on the adopted City of Pacific Grove General Plan Land Use Map.
3. The subject site is located in the R-1-H zoning district.
4. The subject site is approximately 10,335 sf with a 5,057 sf two- story single family dwelling.
5. The property is located in an archaeologically sensitive area and in the Area of Special Biological Significance (ASBS), and is not the Historic Resources Inventory.
6. This project has been determined to be CEQA Exempt under CEQA Guidelines, Section 15301(a)(1), Class 1

#### FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1-H zoning district including setbacks and height requirements and;
2. The architecture and general appearance of the completed project is compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines 12,33, 36 and;
3. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood because the project will be improving the subject property; and
4. The Board have been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

#### PERMIT

Architectural Permit (AP) 18-1031 to allow a comprehensive exterior remodel.

#### 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 TWO (2) years 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 Community Development 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. **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.
6. **Stormwater Treatment Measure.** The stormwater treatment measures shall be maintained by the property owner in perpetuity and City of Pacific Grove staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.
7. **Lighting.** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12
8. **Archeology.** If archaeological resources or human remains are discovered during construction, work shall be halted within 50 meters of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated, with the concurrence of the City of Pacific Grove staff, and implemented.
9. **Building Plans.** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

**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 Architectural Permit (AP) 18-1031 as conditioned and pursuant to a Class 1, Section 15301, CEQA categorical exemption for Existing Facilities.
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 9<sup>th</sup> DAY OF JULY, 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.

\_\_\_\_\_  
Stacey Tang, Owner

\_\_\_\_\_  
Date



**CITY OF PACIFIC GROVE**  
**Community Development Department – Planning Division**  
300 Forest Avenue, Pacific Grove, CA 93950  
T: 831.648.3190 • F: 831.648.3184 • [www.ci.pg.ca.us/cdd](http://www.ci.pg.ca.us/cdd)  
**NOTICE OF EXEMPTION FROM CEQA**

**Property Address/Location: 1205 Ocean View Blvd, Pacific Grove, CA 93950**

**Project Description: AP 181031**

Description: Remodel and facade updates

APN: 006012017000

ZC: R-1-H

Lot Size: 10,335.624

Applicant Name: Mark Mueckenheim Phone #: 415-316-9029  
Mailing Address: 542 Brannan St #304 San Francisco, CA 94107  
Email Address: mail@mcknhm.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: 15301(a)(1)
- Statutory Exemption  
Type and Section Number:
- Other:

**Exemption Findings:**

Existing Facilities. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact. This Class of exemption is subject to exceptions from the exemption under 15300.2 of the CEQA Guidelines pertaining to location, cumulative impacts, significant effects, scenic highways, hazardous waste sites, and historical resources. Staff finds that none of these exceptions applies and that the proposed project qualifies for the Class 1 exemption.

**Contact: Laurel OHalloran, Planning Department, City of Pacific Grove**

**Contact Phone: (831) 648-3183**

**Signature:** Laurel O'Halloran

**Date:** July 9, 2019



**Project Team**

Architectural Design:  
Mark Mueckenheim and Maria Paz  
Staff Members: Jing Zhang / Kawintra Chongsuksantikul

Address:  
MCKNHM Architekten & RIZOMA Arquitetura  
912 Sonora Ave  
Half Moon Bay  
CA 94019 - 4223

Project Contact: tang-oceanview@mcknhm.com  
General Contact: mail@mcknhm.com  
Phone: 1 (415) 316 9029

Client/Owner:  
Stacey and Joao Tang

**Drawing List**

Architectural:  
A0.0 TITLE SHEET  
A0.1 PERMIT DATA  
A0.2 ABBREVIATIONS  
A0.3 NOTES & LEGEND  
A0.4 EXISTING SITUATION (PHOTOS)  
A0.5 DESIGN VISUALIZATIONS (IMAGES)  
A0.6 DESIGN VISUALIZATIONS (IMAGES)

A1.1 EXISTING SITE PLAN  
A1.2 PROPOSED SITE PLAN  
A1.3 EXISTING SIMPLE SITE PLAN  
A1.4 PROPOSED SIMPLE SITE PLAN  
A1.5 SITE PLAN FOR CALCULATIONS

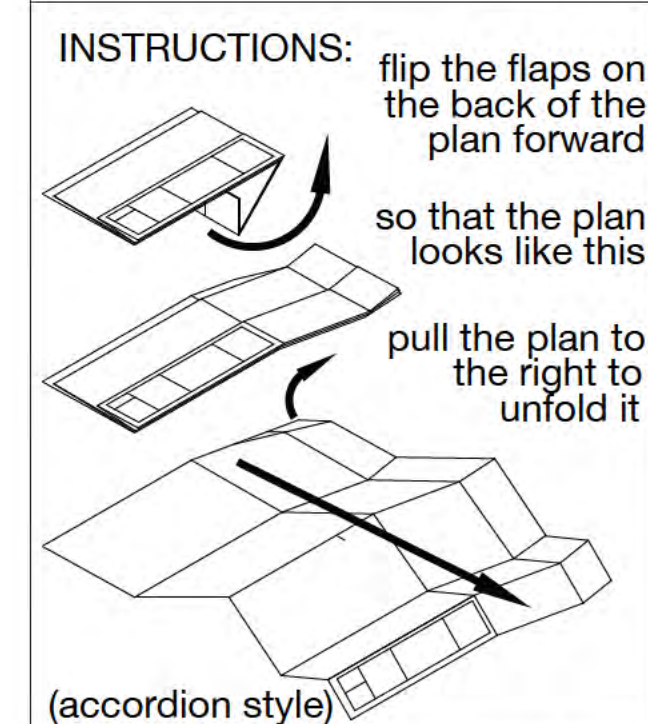
A2.1 EXISTING PLANS  
A2.2 EXISTING PLANS  
A2.3 PROPOSED PLANS  
A2.4 PROPOSED PLANS

A3.1 EXISTING & PROPOSED ELEVATIONS NORTH  
A3.2 EXISTING & PROPOSED ELEVATIONS WEST  
A3.3 EXISTING & PROPOSED ELEVATIONS SOUTH  
A3.4 EXISTING & PROPOSED ELEVATIONS EAST

A4.1 EXISTING & PROPOSED LONGITUDINAL BUILDING SECTION A-A  
A4.2 EXISTING & PROPOSED CROSS BUILDING SECTION B-B

A5.1 NEW FACADE DETAIL AND ENLARGED ELEVATION  
A5.2 MATERIAL ELEVATIONS

Project:  
**Contemporary  
Cottage**  
House Remodel for  
Stacey and Joao Tang



**Title  
Sheet**

SCALE: AS NOTED  
DRAWN BY: MMM  
UP-DATE: 01|16|19





**Project Scope:**  
 THE SCOPE OF WORK UNDER THIS BUILDING PERMIT  
 SHALL INCLUDE THE RENOVATION OF THE EXISTING HOUSE.

**Project Data (Legal):**  
 Site Address: 1205 Ocean View Boulevard  
 City: Pacific Grove  
 Zip Code: 93950  
 County: Monterey County  
 APN: 006012017000  
 Zoning R-1-H (SINGLE FAMILY RESIDENTIAL DISTRICT)

**Building Setbacks:**  
 Front Setback: 12 feet  
 Rear Setback: 1 Story = 5 feet 2 Story = 8 feet  
 Side Setback: 10% of lot width / East (corner): 20% or 15ft Maximum

<b>Building:</b>	<b>Existing:</b>	<b>Proposed:</b>
Lot Area (Sq. Ft.):	10476.89 SF	10476.894 SF
Building Size (Sq. Ft.):	4343.00 SF	4343.00 SF
Garage (Sq. Ft.):	714.00 SF	714.00 SF
Unfinished Sq. Ft.:	0	0

Building Type: Single Family Residence  
 Building Sequence Number: 1  
 Quality Class: D8.5  
 Year Built: 1987  
 Effective Year: 1987

Maximum height allowed: 25 feet

<b>Building Height:</b>	<b>Existing:</b>	<b>Proposed:</b>
	19'5.76"	19'5.76"
<b>Roof Overhang:</b>	<b>Existing:</b>	<b>Proposed:</b>
	654 SqFt	157 SqFt
<b>Unit Sequence Number:</b>	1	
<b>Unit Size (Sq. Ft.):</b>	4343	

	<b>Existing:</b>	<b>Proposed:</b>
<b>Number of Bedrooms:</b>	7	5
<b>Number of Full Bathrooms:</b>	7	7
<b>Number of Half Bathrooms:</b>	0	0
<b>Number of Kitchens:</b>	1	1
<b>Number of halfKitchens/Bars</b>	2	2
<b>Number of Fireplaces:</b>	2	3

Archaeological Zone: Yes / but archaeological assesment  
 already conducted and approved  
 Coastal Zone: No  
 Historic Resources Inventory: No  
 Area of Special Biological Significance Watershed: Yes  
 Butterfly Habitat: No  
 Environmentally Sensitive Habitat Area: No  
 Septic: No  
 Runoff Retention Required: No

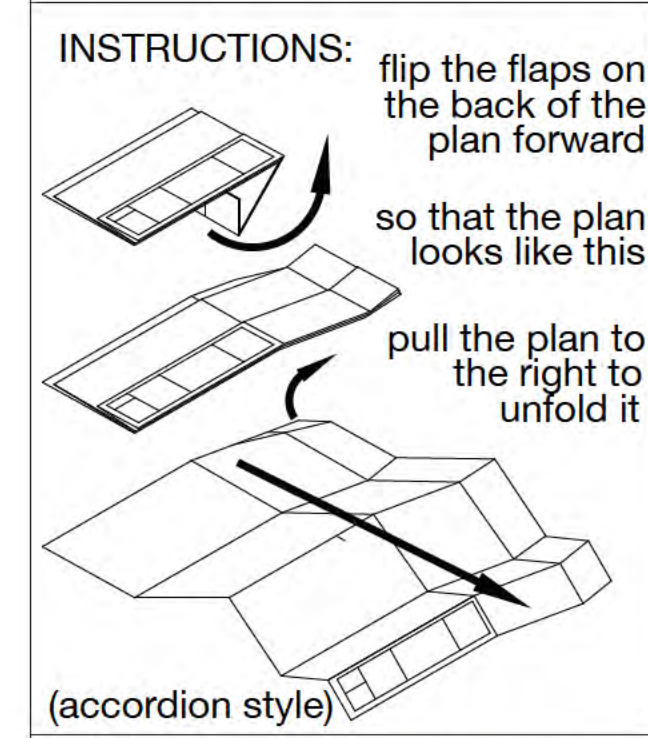
Land Use: Med Dens to 17.4 DU/ac  
 Lot/Block: FAIRWAY HOMES TRACT LOT 2 BLK 356  
 Tract: Beach Tract / Fairway Homes

**APPLICABLE BUILDING CODES:**

ALL WORK NOTED SHALL BE IN FULL ACCORD AND  
 COMPLY WITH THE LATEST RULES, REGULATIONS,  
 ORDINANCES, CODES AND STANDARDS LISTED  
 BELOW AND ANY AND ALL LOCAL CODES AND  
 ORDINANCES CURRENTLY IN EFFECT IN THE CITY  
 OF PACIFIC GROVE

- 2013 CALIFORNIA BUILDING CODE (CBC)
- 2013 CALIFORNIA RESIDENTIAL CODE (CRC)
- 2013 CALIFORNIA GREEN BUILDING CODE (CGBC)
- 2013 CALIFORNIA PLUMBING CODES (CPC)
- 2013 CALIFORNIA MECHANICAL CODE (CMC)
- 2013 CALIFORNIA ELECTRICAL CODE (CEC)
- 2013 CALIFORNIA ENERGY CODE 2013
- CALIFORNIA ENERGY EFFICIENCY STANDARDS

**Project:**  
**Contemporary  
 Cottage**  
 House Remodel for  
 Stacey and Joao Tang



**Permit  
 Data**

SCALE: AS NOTED  
 DRAWN BY: MMM  
 DATE: 06|17|18

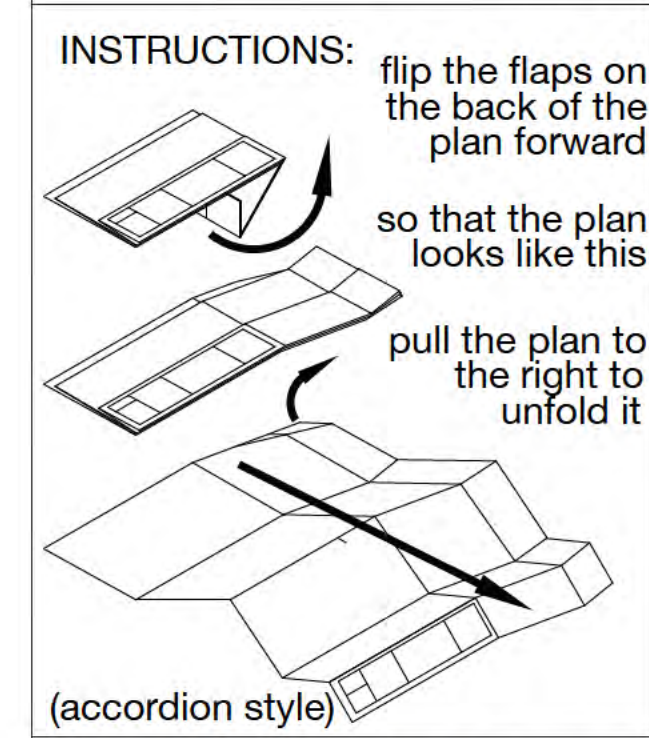




**Abbreviations:**

ACT	Acoustical Ceiling Tile	GGB	Gypsum Greenboard	PROP	Property	VIF	Verify in Field
BLDG	Building	GL	Glass/Glazing	PT	Paint(ed)	VNR	Veneer
BLKG	Blocking	GLDR	Glass Door (swinging)	QT	Quarry Tile	VT	Vinyl Tile
BOS	Bottom of Steel	GWB	Gypsum Wallboard	QTY	Quantity	VWC	Vinyl Wall Covering
BOT	Bottom	GYP	Gypsum	R	Riser	W/	With
BRG	Bearing	HB	Hose Bibb	RAD/(R)	Radius(ed)	W/O	Without
CAB	Cabinet	HC	Hollow Core, Hose Cabinet	RB	Rubber	W	West
CG	Corner Guard	HM	Hollow Metal	RCP	Reflected Ceiling Plan	WC	Water Closet
CJ	Control/Construction Joint	HOR	Horizontal	RD	Roof Drain	WD	Wood
CL	Centerline	HT	Height	REC	Recessed	WDW	Window
CEIL	Ceiling	HTG	Heating	RECPT	Receptical	WH	Wall Hung
CLR	Clear/Clearance	HVAC	Heating/Ventilation/AC	REF	Reference/Refrigerator	W.H.	Water Heater
CMU	Concrete Masonry Unit	HDW	Hardwood	REINF	Reinforce(d), (ing)	WFF	Welded Wire Fabric
COL	Column	ID	Inside Diameter	REQD	Required		
CONC	Concrete	INCL	Include(ed), (ing)	REV	Reverse		
CONST	Construction	INSUL	Insulation	RH	Right Hand		
CONT	Continuous	INT	Interior	RM	Room		
COORD	Coordinate/Coordination	INV	Invert	RO	Rough Opening		
CPT	Carpet	JAN	Janitor	RT	Resilient Tile		
CSWK	Casework	JT	Joint	RVS	Roof Vent		
CP	Centerpoint	KIT	Kitchen/Kitchenette	S	South		
CT	Ceramic Tile	KO	Knockout	SC	Solid Core, Sealed Concrete		
DEMO	Demolition	LAV	Lavatory	SCH	Schedule		
DF	Drinking Fountain	LH	Left Hand	SLDRFT	Sliding Door Floor to Ceiling		
DIA	Diameter	MANF	Manufacture(r)	SE	Southeast		
DIAG	Diagonal	MATL	Material(s)	SECT	Section		
DIM	Dimension	MAX	Maximum	SHT	Sheet		
DISP	Dispenser	MECH	Mechanical	SHTG	Sheathing		
DN	Down	MED	Medium	SIM	Similar		
DR	Door	MEMBR	Membrane	SPEC(S)	Specification(s)		
DTL	Detail	MEZZ	Mezzanine	SPKLR	Sprinkler		
DWG(S)	Drawing/Drawings	MTL	Metal	SQ	Square		
E	East	MIN	Minimum	SS	Stainless Steel		
EXIST	Existing	MIR	Mirror(ed)	STD	Standard		
EIFS	Exterior Insulation & Finish System	MISC	Miscellaneous	STL	Steel		
EL	Elevation	MO	Masonry Opening	STOR	Storage		
ELEC	Electric/Electrical	MTD	Mounted	STRUCT	Structural		
ELEV	Elevator	MULL	Mullion	SURF	Surface		
EPDM	Elastomeric Membrane	N	North	SUSP	Suspend(ed)		
EQ	Equal	NE	Northeast	SW	Southwest		
EQUIP	Equipment	NIC	Not in Contract	SYS	System(s)		
EXP	Exposed/Expansion	NO.#	Number	T&G	Tongue and Groove		
EJ	Expansion Joint	NOM	Nominal	T	Tread, Thermostat		
EXT	Exterior	NTS	Not to Scale	TI	Tenant Improvement(s)		
FAST	Fasten/Fastener	NW	Northwest	TAN	Tangent		
FD	Floor Drain	OC	On Center(s)	TBD	To Be Determined		
FE	Fire Extinguisher	OD	Outside Diameter	TEL	Telephone		
FEC	Fire Extinguisher Cabinet	OF/CI	Owner Furnished/ Contractor Installed	TEMP	Temperature/Temporary		
FF	Finish Floor	OF/OI	Owner Furnished/ Owner Installed	THRU	Through		
FIN	Finish	OFRD	Overflow Roof Drain	TOB	Top of Beam		
FIXT	Fixture	OFS	Overflow Scupper	TOC	Top of Curb/Coping/Concrete		
FL/FLR	Floor	OH	Overhead	TOF	Top of Floor		
FOS	Face of Stud	OPDRFC	Operating Door Floor to Ceiling	TOFW	Top of Foundation Wall		
FR	Frame(s), (ing)	OPNG	Opening	TOP	Top of Parapet		
FRP	Fiber Reinforced Polyester	OPP	Opposite	TOS	Top of Steel		
FTG	Footing	OPWFT	Operable Window Floor to Ceiling	TOW	Top of Wall		
FTC	Floor to Ceiling	PERM	Permanent	TP	Toilet Partition		
FUR	Furr(ed), (ing)	PERP	Perpendicular	TYP	Typical		
FXGL	Fixed Glazing	PL	Plate	UNFIN	Unfinished		
GA	Guage	PLYWD	Plywood	UNO	Unless Noted Otherwise		
GALV	Galvanized	PNL	Panel	V	Vinyl		
GBB	Gypsum Backing Board	PR	Pair	VB	Vinyl Base		
GC	General Contractor	PREFAB	Prefabricate(d)	VCT	Vinyl Composition Tile		
GEN	General	PREFIN	Prefinish(ed)	VERT	Vertical		
GFRC	Glass Fiber Reinforced Concrete	PRKG	Parking	VEST	Vestibule		

Project:  
**Contemporary Cottage**  
House Remodel for  
Stacey and Joao Tang



**Abbreviations**

NO SCALE  
DRAWN BY: MMM  
DATE: 06|18|18





General Notes and Conditions:

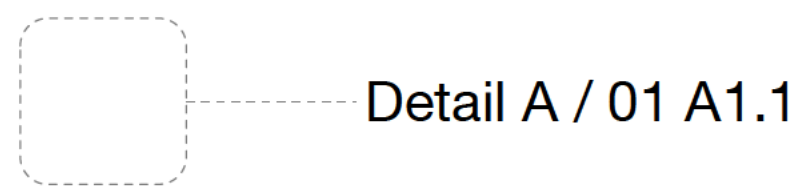
1. Notify architectural designer promptly if any conditions conflict with construction documents.
2. Field verify all existing conditions and dimensions prior to fabrication/ construction.
3. Notify architectural designer of any discrepancies between documents, including discrepancies between engineering documents and construction documents.
4. Provisions shall be made for the undergrounding of all utilities serving the property, including but not limited to electrical, telephone, and cable television, by the installation of appropriately sized underground conduits extending from the street property, as per BBC 705A.1.
5. All persons working at this site must implement applicable portions of the State Storm Water Best Management Practices Manual for Construction to the maximum extent practicable to prevent erosion and sediment from entering into the storm drain system. Failure to utilize adequate controls is a violation of BMC 17.20. A copy of the manual is available upon request at the Permit Service Center and available online at [www.cabmphandbooks.com](http://www.cabmphandbooks.com).
6. Approval of this permit for work in the public right-of-way or easement does not relieve the applicant of the responsibility of obtaining permission to enter neighboring property or properties in the course of this work if necessary. It shall not be construed as a license to alter or adversely impact any facilities located in these easements which are privately owned. Full restitution and restoration shall be the responsibility of the permittee. Permittee shall notify property owner of intentions 72 hrs prior to entering the property.
7. This is a permit set of design drawing not intended for the actual construction.

Dimensioning Conventions:

1. DIMENSIONS AS NOTED IN THE PLANS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.
2. DIMENSIONS ARE FROM GRID LINE TO FACE OF CONCRETE OR STUD ON PLANS AND FACE OF FINISH ON ALL OTHER DRAWINGS, UNLESS OTHERWISE NOTED. ANY ERRORS, OMISSIONS, OR AMBIGUITIES IN THE PLANS ARE TO BE REPORTED TO THE ARCHITECTURAL DESIGNER BEFORE PROCEEDING WITH THE WORK. SEE ENLARGED PLANS, FOR ADDITIONAL DIMENSIONS & INFORMATION.
3. DETAILS SHALL GOVERN OVER PLANS AND ELEVATIONS. LARGE SCALE PLANS GOVERN OVER SMALL SCALE PLANS. LARGE SCALE DETAILS SHALL GOVERN OVER SMALL SCALE DETAILS. IF UNABLE TO LOCATE THE DIMENSIONS FOR ANY ITEM OF WORK, CONSULT THE ARCHITECT PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS ON ELEVATIONS ARE INDICATED FROM FINISH FLOOR ELEVATION TO FIXTURE AND/OR FINISH WALL UNLESS OTHERWISE NOTED.
5. ALL HEIGHTS ARE DIMENSIONED FROM THE TOP OF PLYWOOD OR SLAB, UNLESS NOTED "A.F.F."
6. DIMENSIONS ARE NOT ADJUSTABLE , UNLESS NOTED (+/-), WITHOUT ARCHITECT'S WRITTEN APPROVAL.
7. EXCEPT WHERE SPECIFICALLY NOTED TO THE CONTRARY, ALL DIMENSIONS SHOWN ON THE ARCHITECTURAL DRAWINGS CONFORM TO THE FOLLOWING CONVENTIONS: - STRUCTURAL OR DIMENSIONAL GRID LINES - CENTERLINE OF STEEL - CENTERLINE OF DOOR, WINDOW, OR CASED OPENING
8. WHERE WALLS AND / OR PARTITIONS OF UNEQUAL THICKNESS ABUT, ALIGN EXPOSED FACES, UNLESS OTHERWISE NOTED.

Project Symbols:

DETAIL MARKER  
(with Drawing Number  
and Sheet Reference)



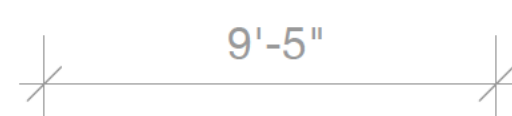
MAIN ACCESS DOOR  
MARKER



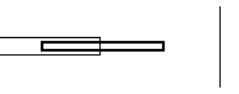
WALLS EXISTING



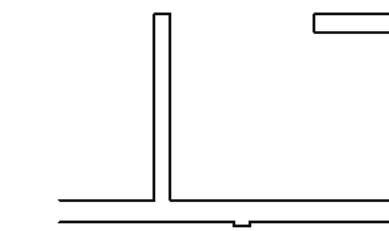
DIMENSION LINES



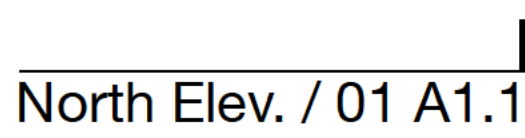
SLIDING POCKET  
DOOR



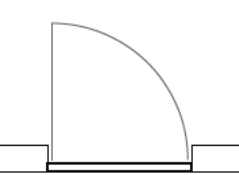
WALLS NEW



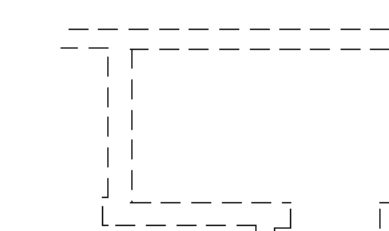
ELEVATION MARKER  
(with Drawing Number  
and Sheet Reference)



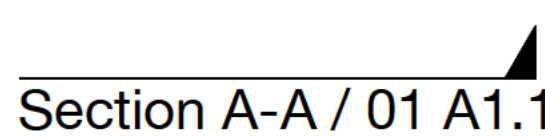
INTERIOR DOOR  
(SWINGING)



WALLS DEMOLISHED



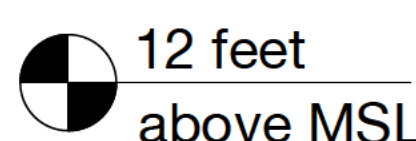
SECTION MARKER  
(with Drawing Number  
and Sheet Reference)



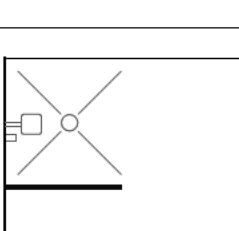
SLIDING GLASS  
DOOR



VERTICAL ELEVATION  
MARKER



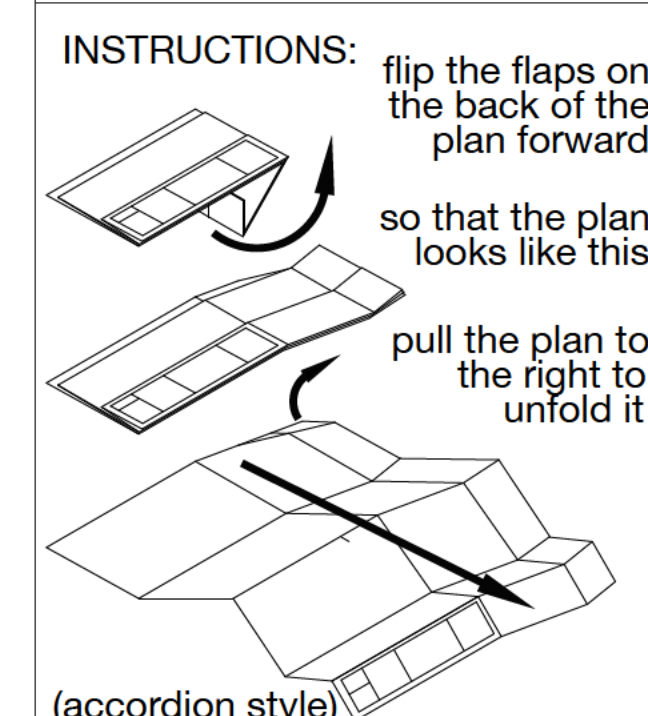
SHOWER WITH  
FLOOR DRAIN



NOTES / ANNOTATIONS



Project:  
**Contemporary  
Cottage**  
House Remodel for  
Stacey and Joao Tang



Notes and Legend

NO SCALE  
DRAWN BY: MMM  
DATE: 06|18|18

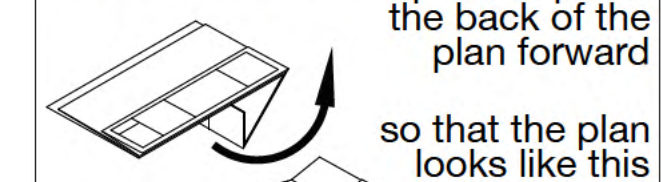




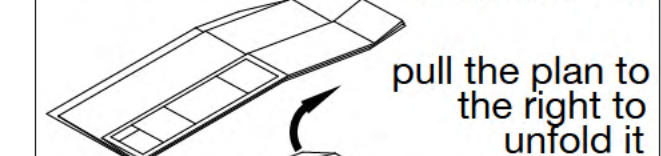


Project:  
**Contemporary Cottage**  
House Remodel for  
Stacey and Joao Tang

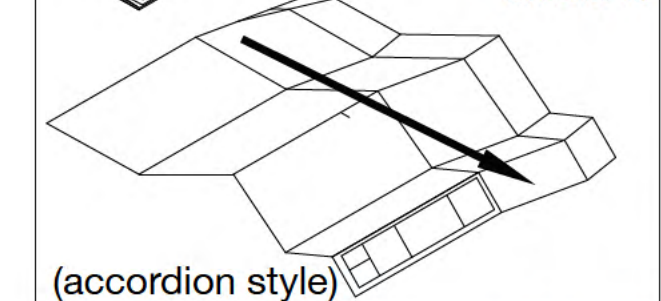
INSTRUCTIONS: flip the flaps on the back of the plan forward



so that the plan looks like this



pull the plan to the right to unfold it



(accordion style)

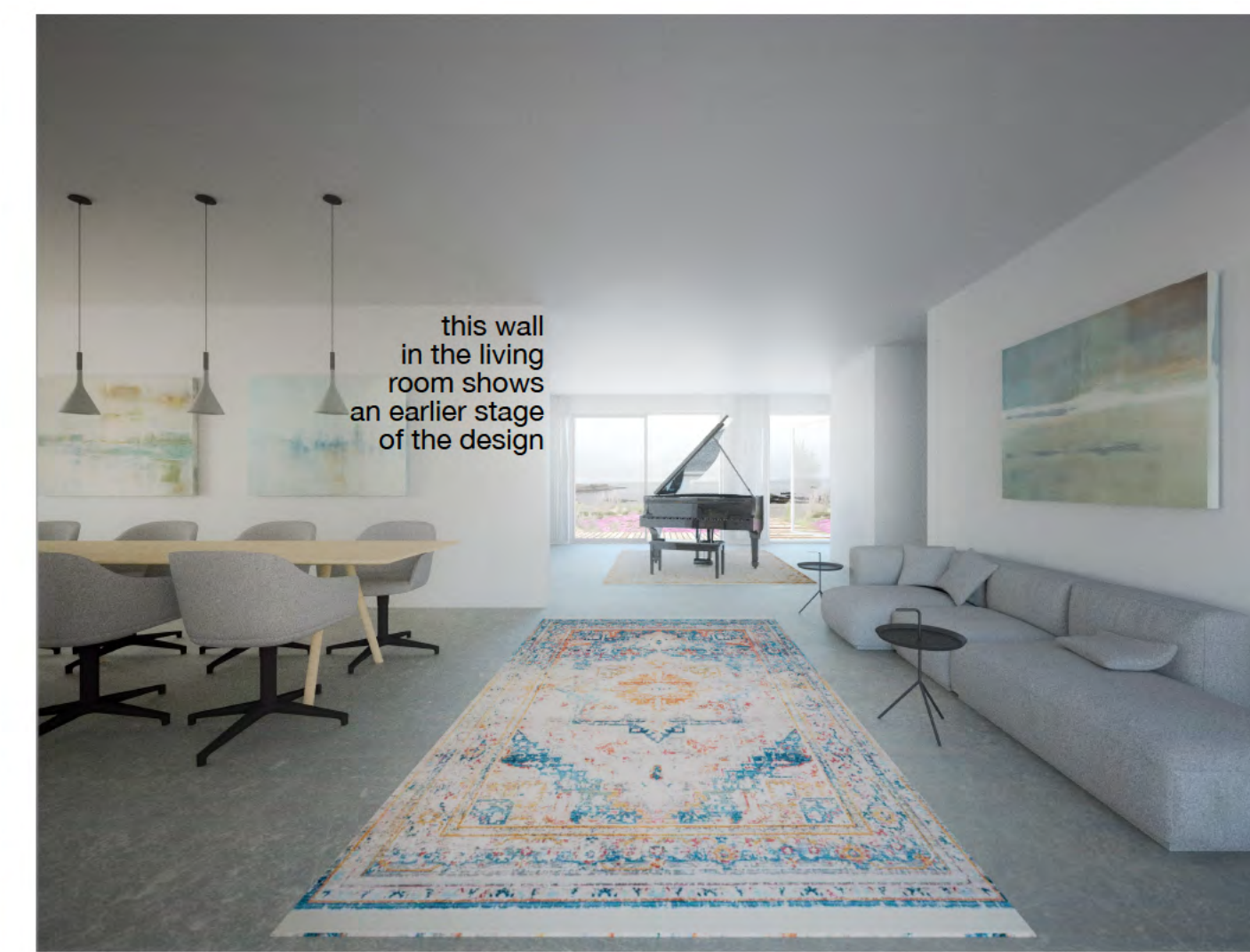
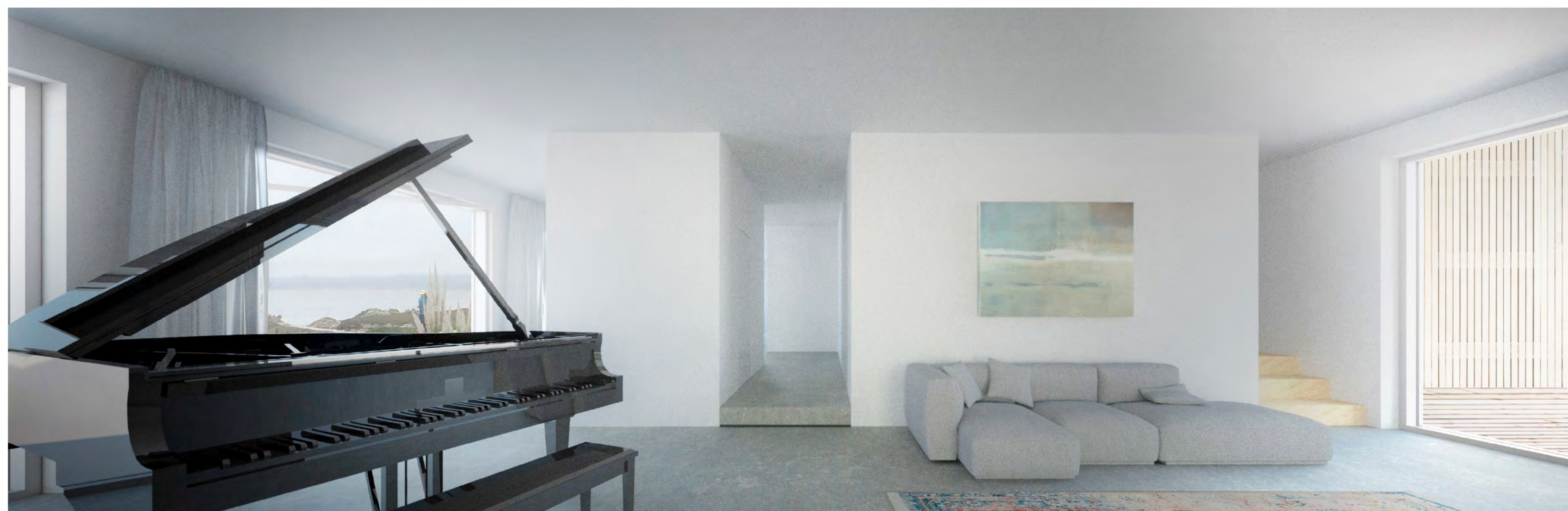
**Site Photographs**

SCALE: No Scale  
DRAWN BY: MMM  
DATE: 06|18|18

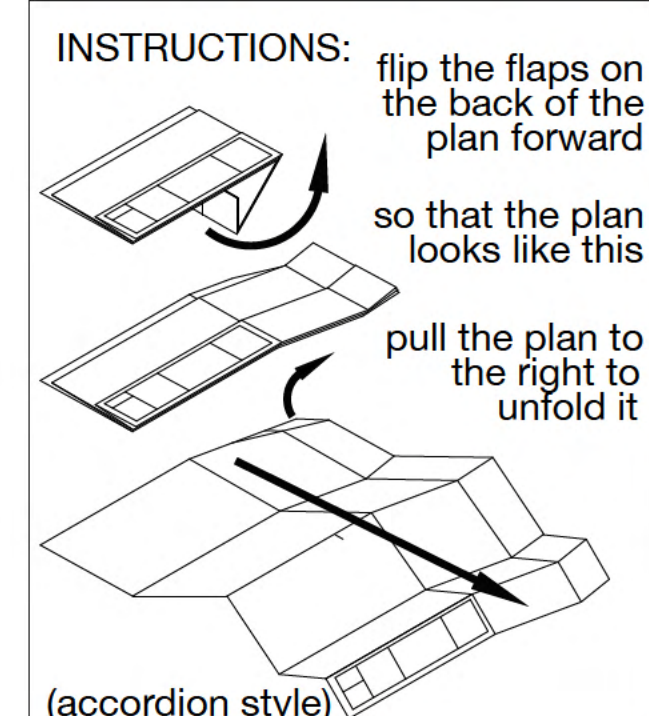


**A0.4**





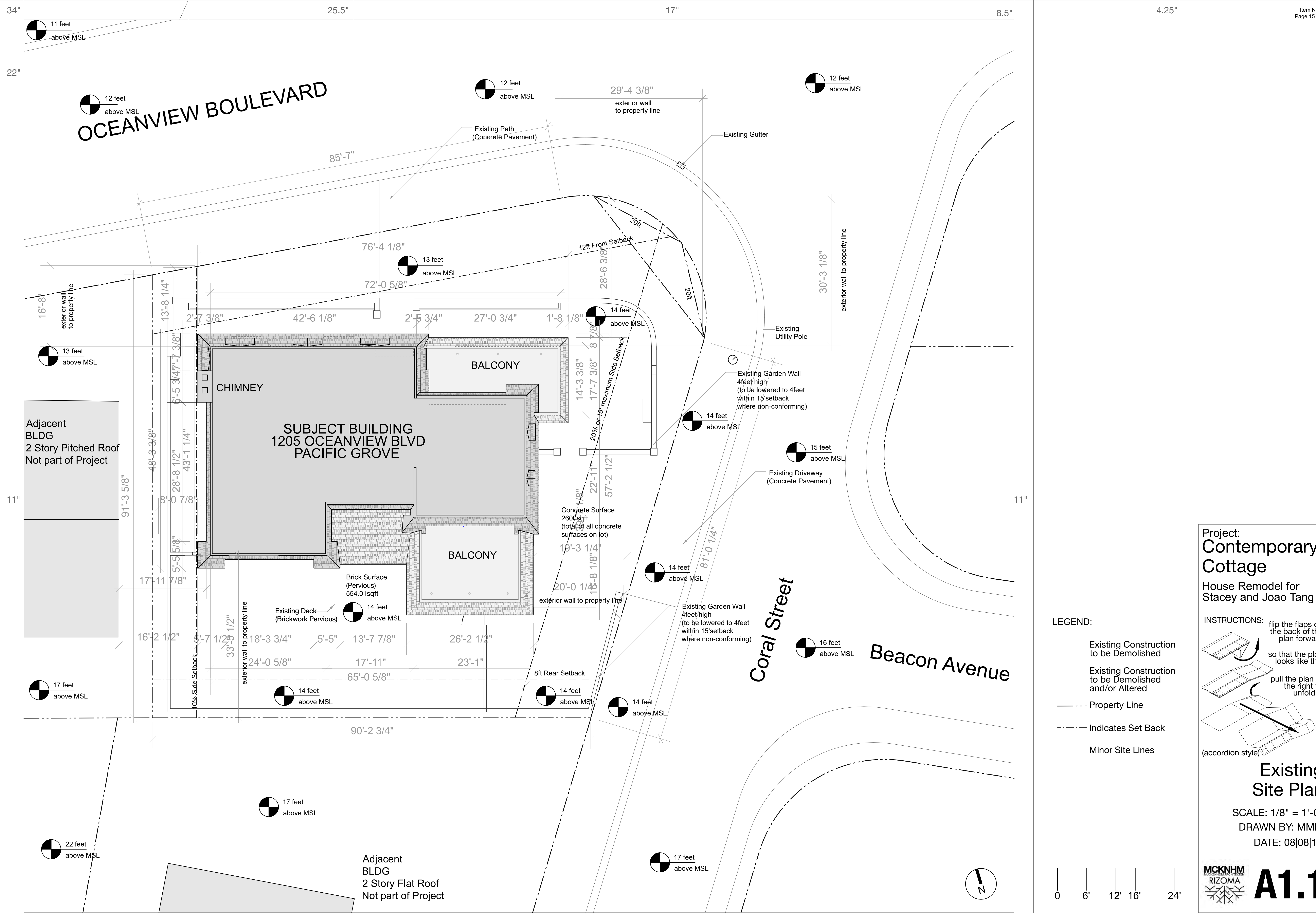
Project:  
**Contemporary Cottage**  
House Remodel for  
Stacey and Joao Tang



**Design Visualizations**  
SCALE: AS NOTED  
DRAWN BY: MMM  
DATE: 06|18|18

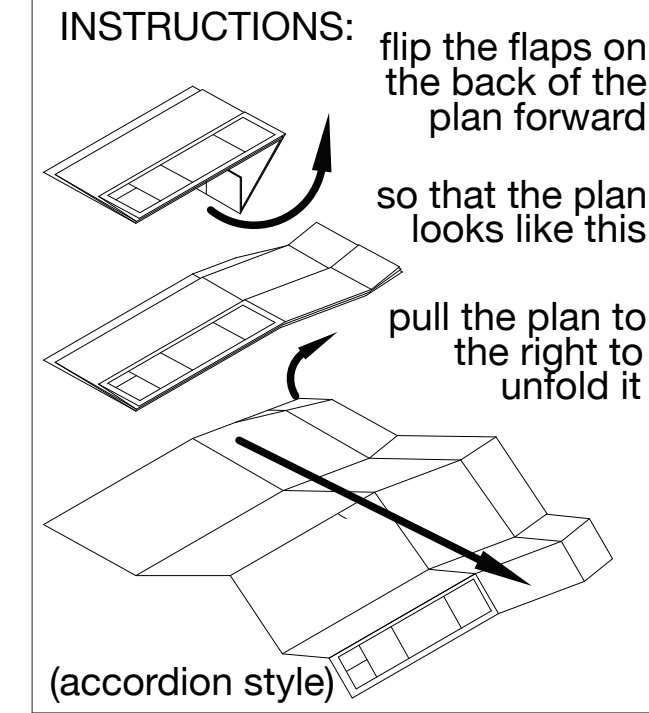






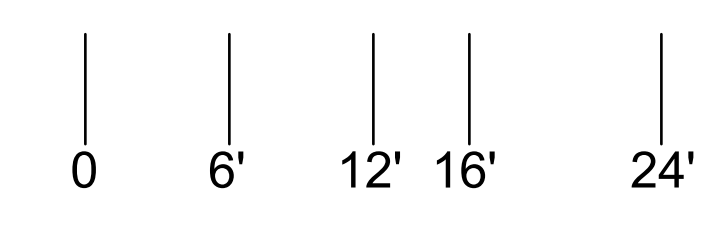
Project:  
**Contemporary Cottage**  
 House Remodel for  
 Stacey and Joao Tang

- LEGEND:**
- Existing Construction to be Demolished
  - Existing Construction to be Demolished and/or Altered
  - Property Line
  - Indicates Set Back
  - Minor Site Lines



**Existing Site Plan**

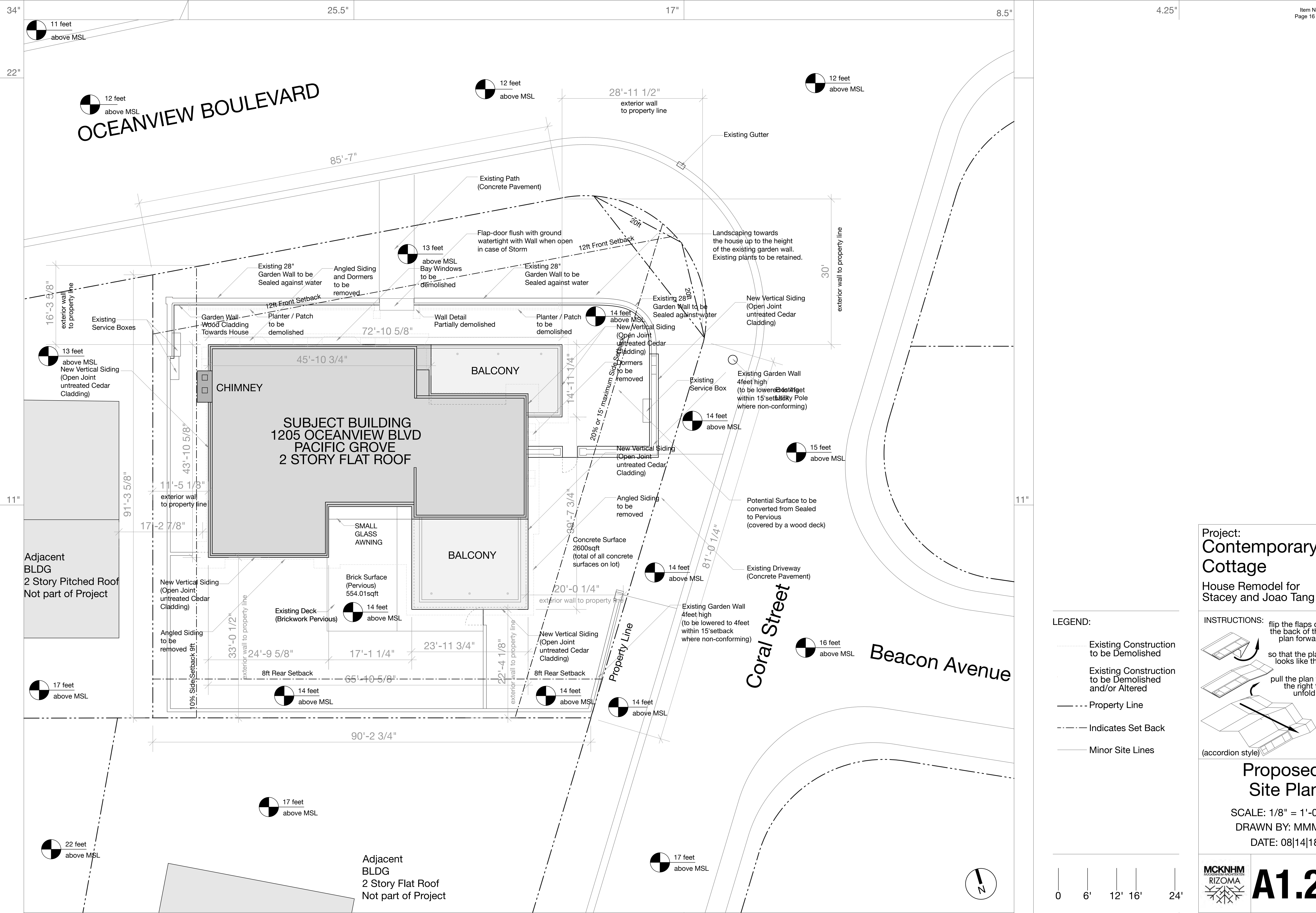
SCALE: 1/8" = 1'-0"  
 DRAWN BY: MMM  
 DATE: 08|08|18



MCKNHM  
 ARCHITECTURE  
 RIZOMA

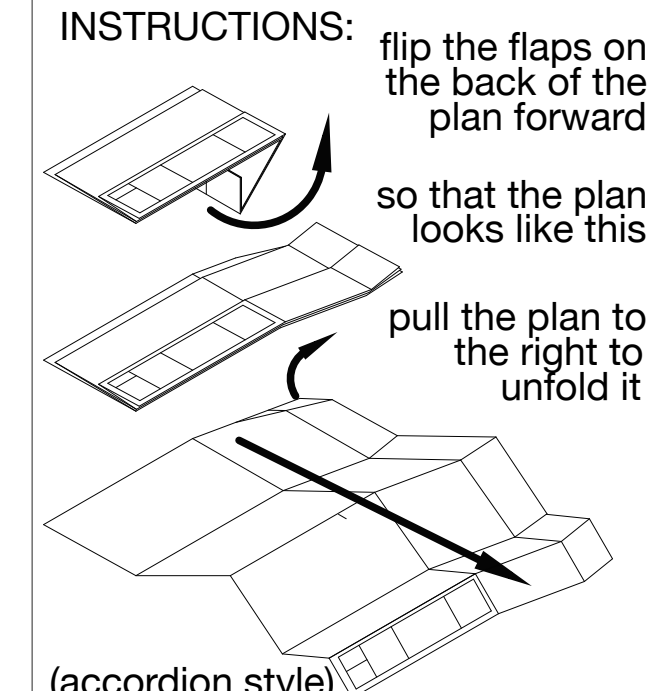
**A1.1**





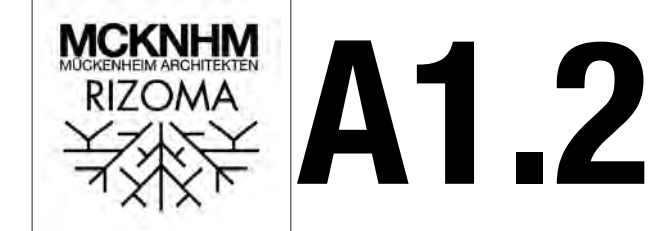
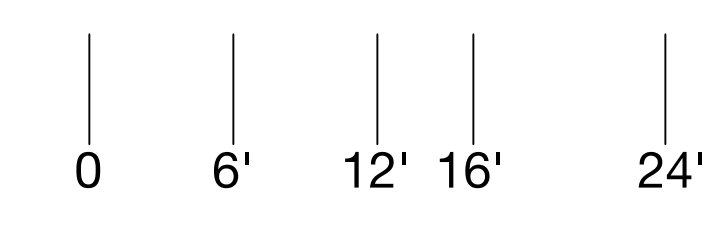
Project:  
**Contemporary Cottage**  
 House Remodel for  
 Stacey and Joao Tang

- LEGEND:**
- Existing Construction to be Demolished
  - Existing Construction to be Demolished and/or Altered
  - Property Line
  - Indicates Set Back
  - Minor Site Lines

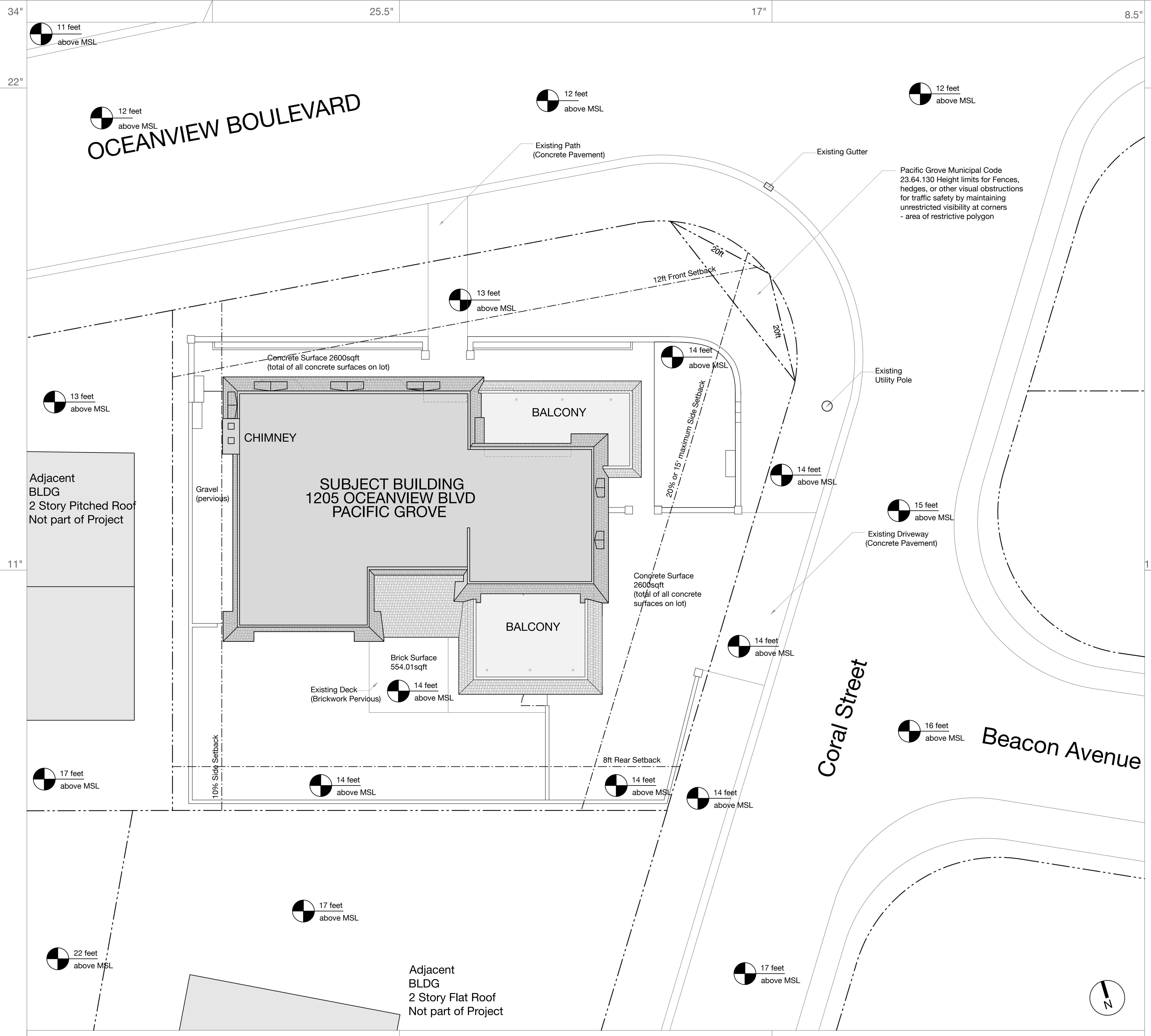


**Proposed Site Plan**

SCALE: 1/8" = 1'-0"  
 DRAWN BY: MMM  
 DATE: 08|14|18



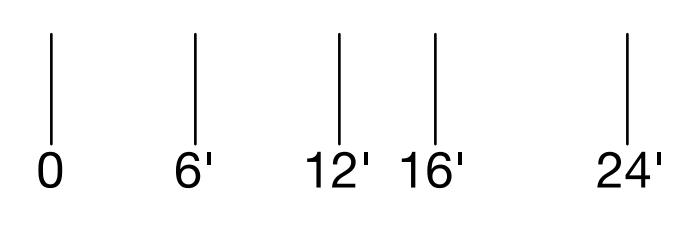




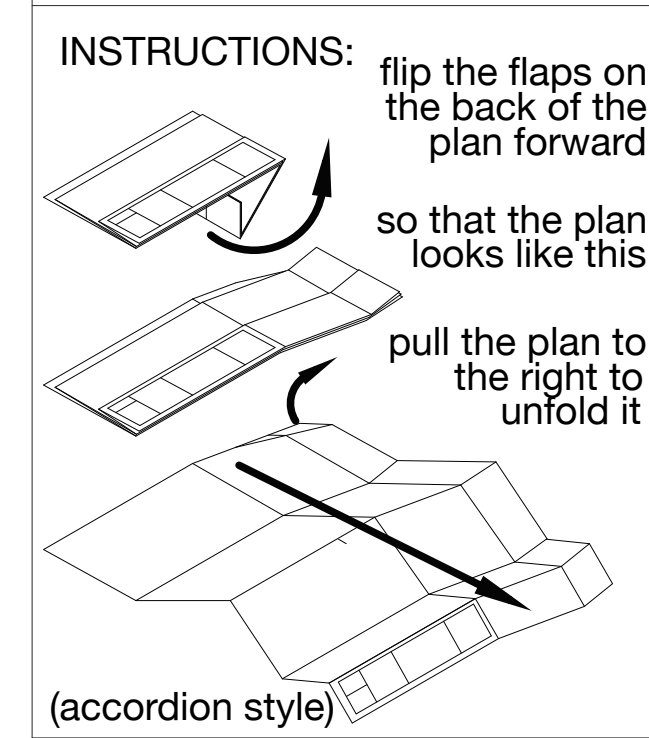
impervious outdoor concrete paving	2599.955 sqft
brick deck garden	554.014 sqft
building footprint (existing & proposed)	3087.654 sqft
garden walls	321.944 sqft
<b>Sub-Total</b>	<b>6458.321 sqft</b>
total lot area	10476.894 sqft
60% of total lot area	6286.136 sqft
possible conversion area	- 430.594 sqft
<b>Total</b>	<b>6028.321 sqft</b>

- LEGEND:**
- Existing Construction to be Demolished
  - Existing Construction to be Demolished and/or Altered
  - Property Line
  - Indicates Set Back
  - Minor Site Lines

PLEASE SEE DIGITAL FILE FOR DETAILED SURFACE AREAS AND BOUNDARIES



**Project:**  
**Contemporary Cottage**  
House Remodel for  
Stacey and Joao Tang

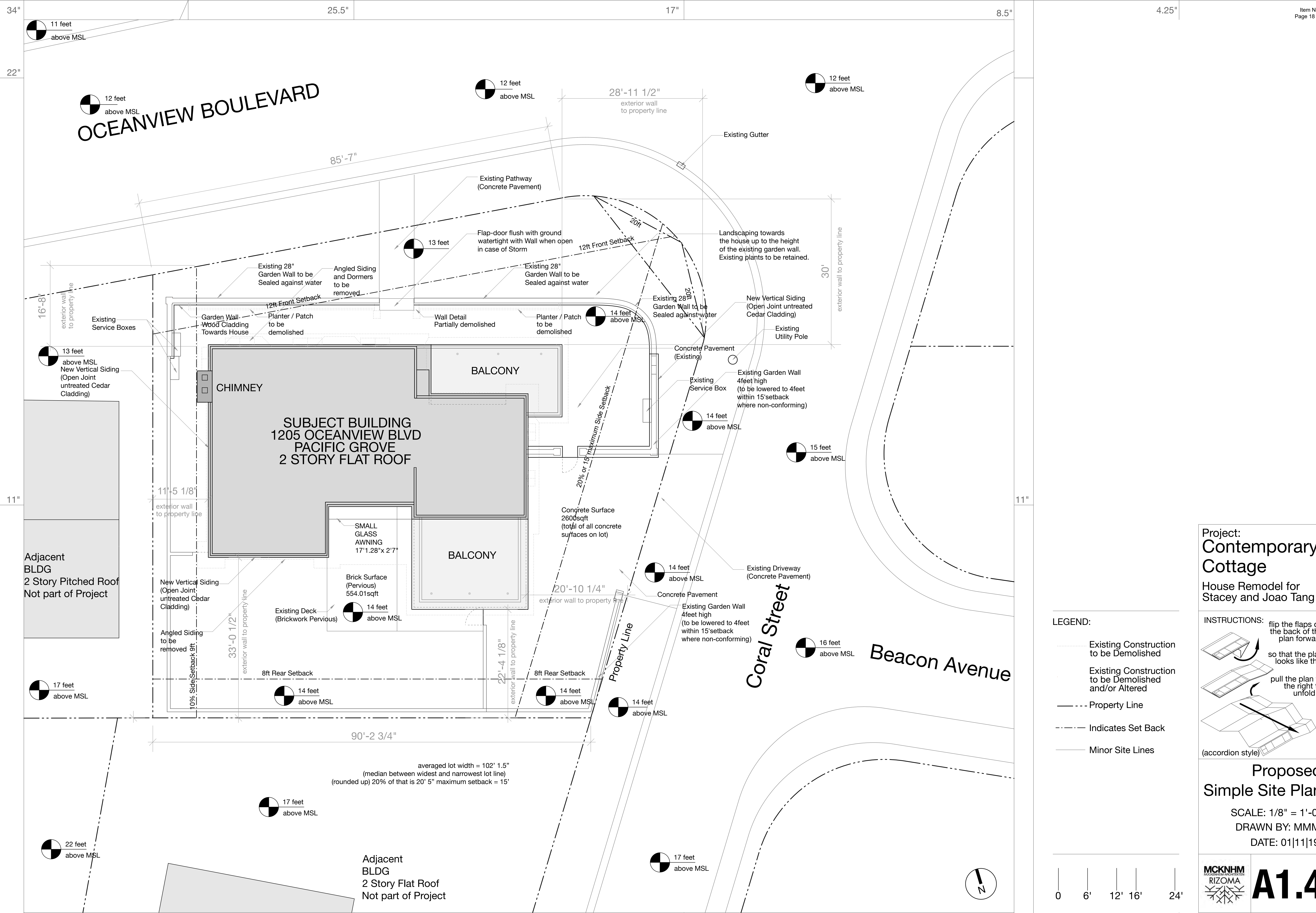


**Site Plan for Calculations**

SCALE: 1/8" = 1'-0"  
DRAWN BY: MMM  
DATE: 01|14|19

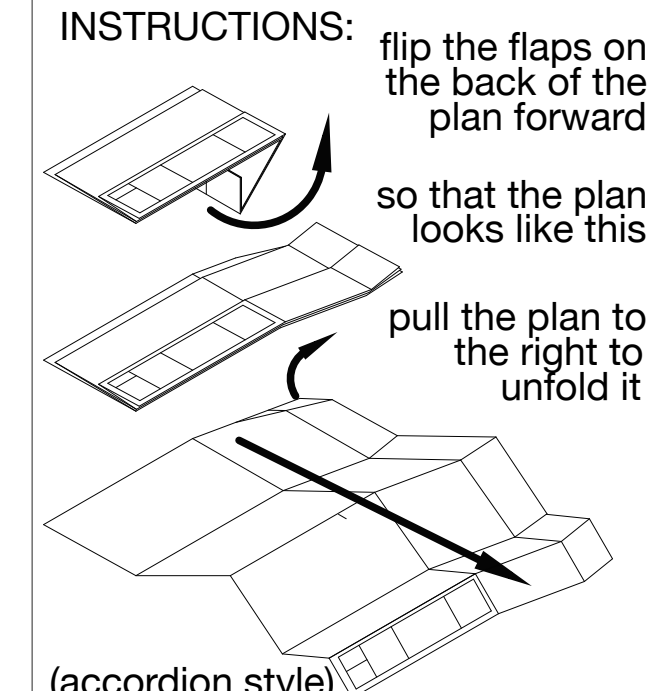
**A1.5**



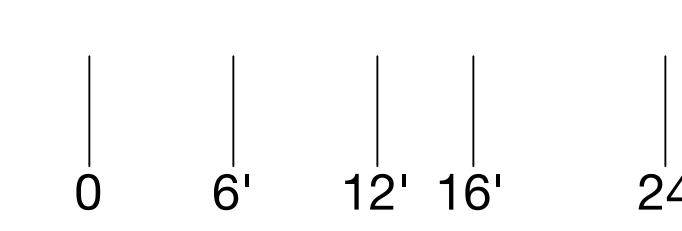


Project:  
**Contemporary Cottage**  
House Remodel for  
Stacey and Joao Tang

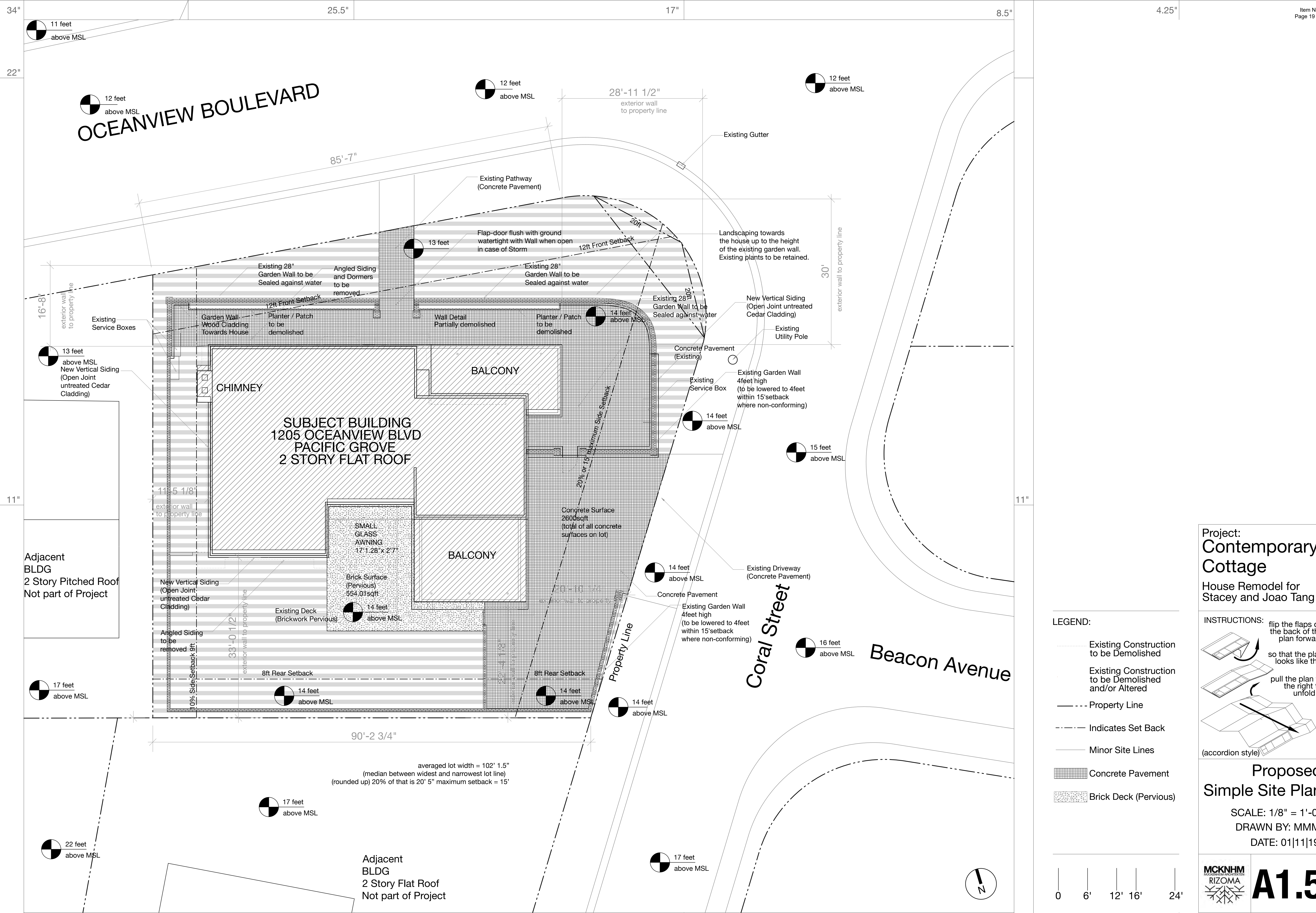
- LEGEND:**
- Existing Construction to be Demolished
  - Existing Construction to be Demolished and/or Altered
  - Property Line
  - Indicates Set Back
  - Minor Site Lines



**Proposed Simple Site Plan**  
SCALE: 1/8" = 1'-0"  
DRAWN BY: MMM  
DATE: 01|11|19

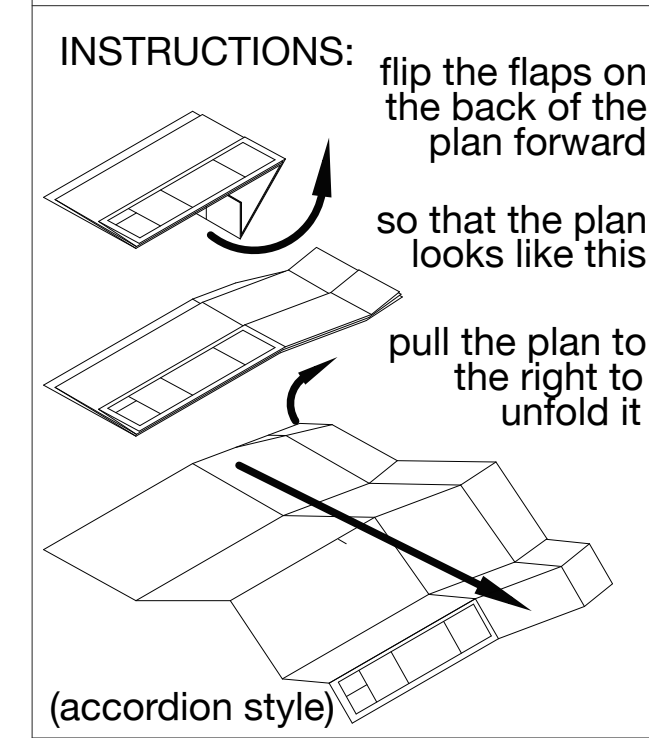




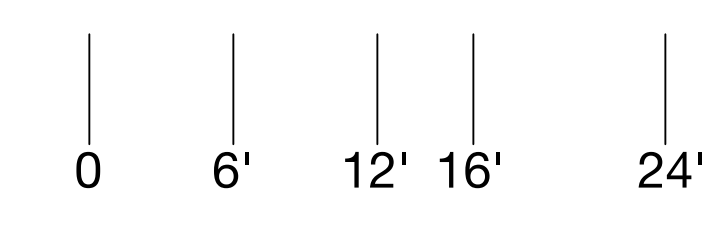


Project:  
**Contemporary Cottage**  
House Remodel for  
Stacey and Joao Tang

- LEGEND:**
- Existing Construction to be Demolished
  - Existing Construction to be Demolished and/or Altered
  - Property Line
  - Indicates Set Back
  - Minor Site Lines
  - Concrete Pavement
  - Brick Deck (Pervious)



**Proposed Simple Site Plan**  
SCALE: 1/8" = 1'-0"  
DRAWN BY: MMM  
DATE: 01|11|19



**MCKNHM**  
MUSKOGEE COUNTY ARCHITECTS  
**RIZOMA**  
**A1.5**

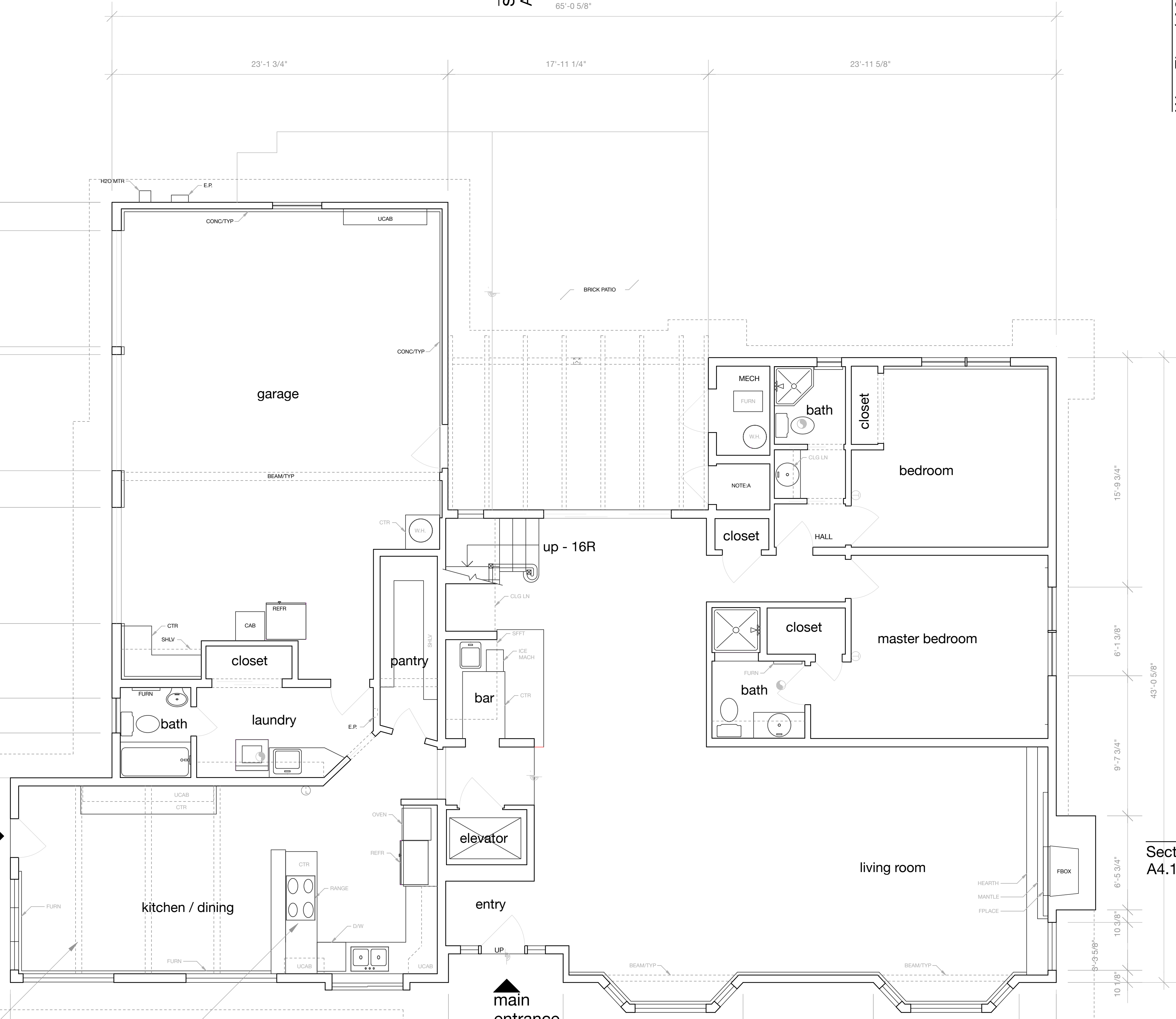


South Elev. / A3.3

East Elev. / A3.4

Section B-B  
A012A1.1

West Elev. / A3.2



decorative "beams"  
on ceiling  
to be removed

existing kitchen  
to be removed  
and relocated

existing bay  
windows  
to be removed

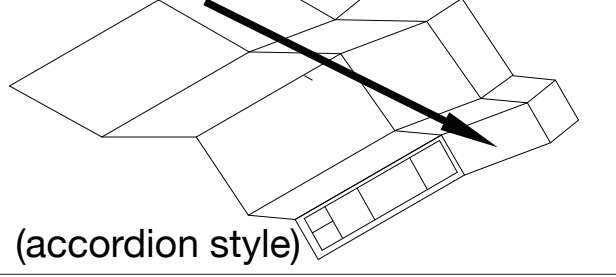
**LEGEND**

- ⊖ THERMOSTAT
- ⊙ FAN

**Project:**  
**Contemporary  
Cottage**  
House Remodel for  
Stacey and Joao Tang

**INSTRUCTIONS:** flip the flaps on  
the back of the  
plan forward  
so that the plan  
looks like this

pull the plan to  
the right to  
unfold it



**Existing  
Ground Floor**

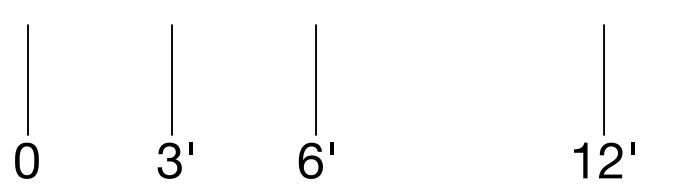
SCALE: 1/4" = 1'-0"

DRAWN BY: MMM

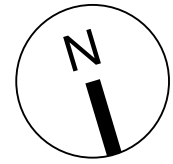
DATE: 03|08|18



**A2.1**



North Elev. / A3.1



34"

22"

11"

34"

25.5"

17"

8.5"

4.25"

South Elev. / A3.3

Section B-B  
A4.2

West Elev. / A3.2

East Elev. / A3.4

new vertical siding  
(open joint untreated cedar cladding)

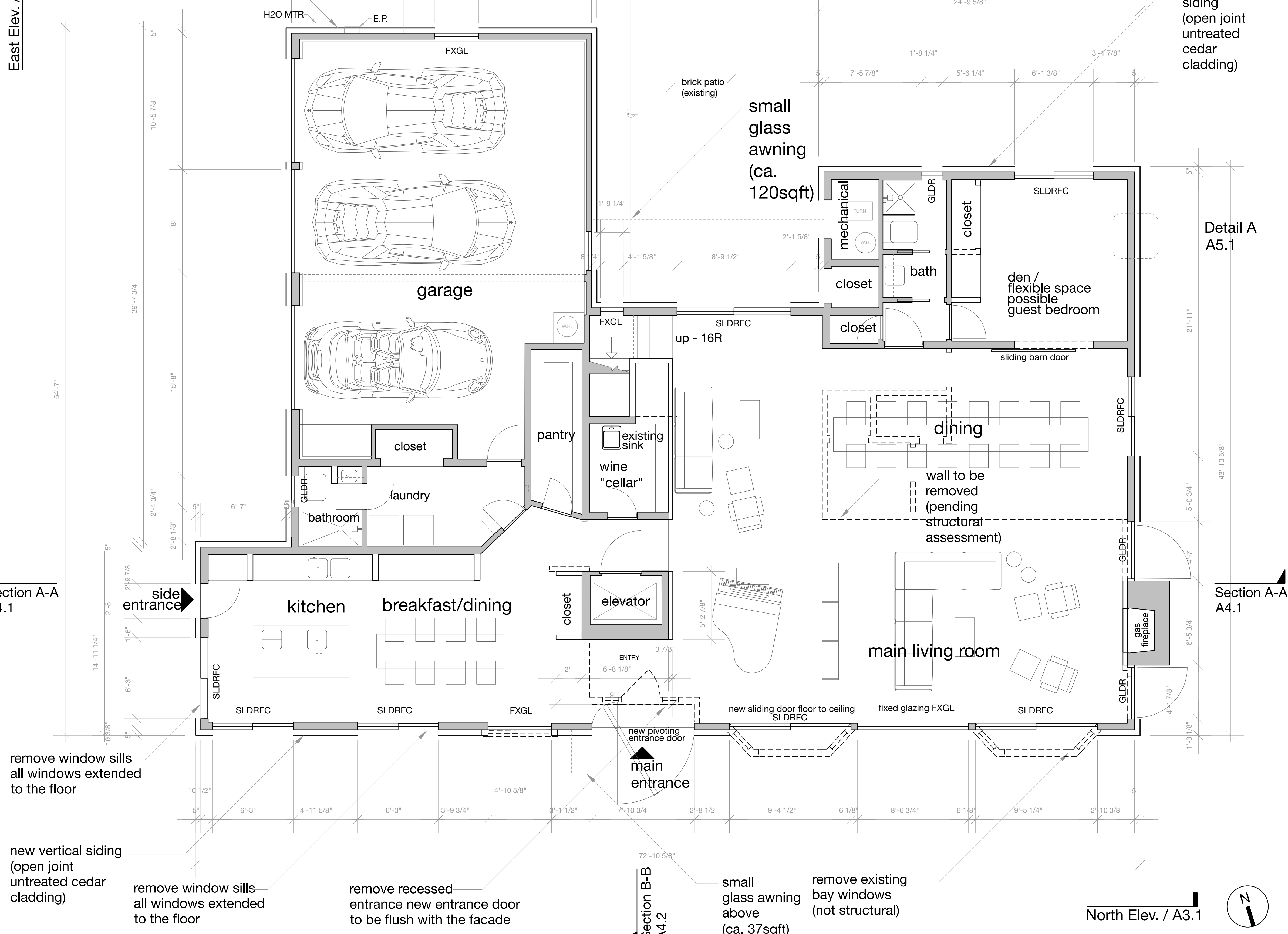
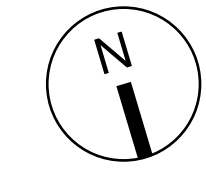
new vertical siding  
(open joint untreated cedar cladding)

Section A-A  
A4.1

Section A-A  
A4.1

Section B-B  
A4.2

North Elev. / A3.1



remove window sills  
all windows extended  
to the floor

new vertical siding  
(open joint untreated cedar cladding)

remove window sills  
all windows extended  
to the floor

remove recessed  
entrance new entrance door  
to be flush with the facade

small glass awning  
above  
(ca. 37sqft)

remove existing  
bay windows  
(not structural)

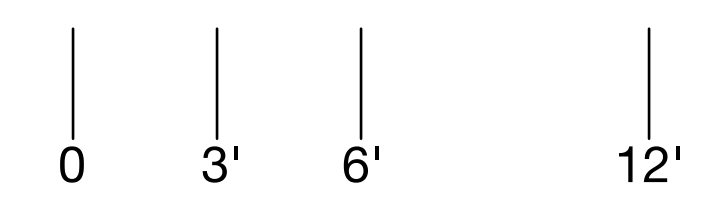
small glass awning  
(ca. 120sqft)

wall to be removed  
(pending structural assessment)

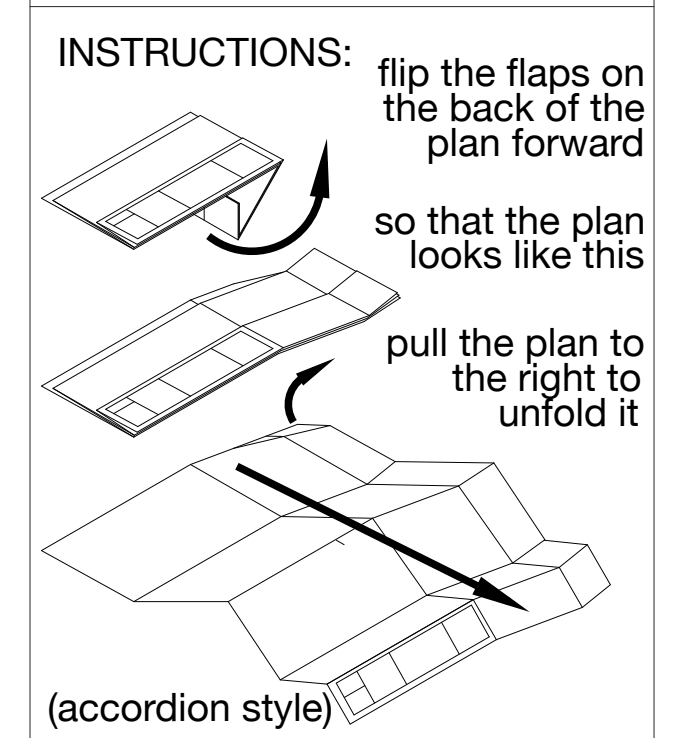
Detail A  
A5.1

LEGEND:

- sliding pocket door
- interior swinging door
- sliding glass door
- shower with floor drain
- existing walls
- walls demolished
- walls new



Project:  
**Contemporary Cottage**  
House Remodel for  
Stacey and Joao Tang



**Proposed Ground Floor**  
SCALE: 1/4" = 1'-0"  
DRAWN BY: MMM  
DATE: 02|22|18



South Elev. / A3.3

East Elev. / A3.4

Section B-B  
A4.2

West Elev. / A3.2

all dormers  
to be  
removed

roof to be  
removed

Section A-A  
A4.1

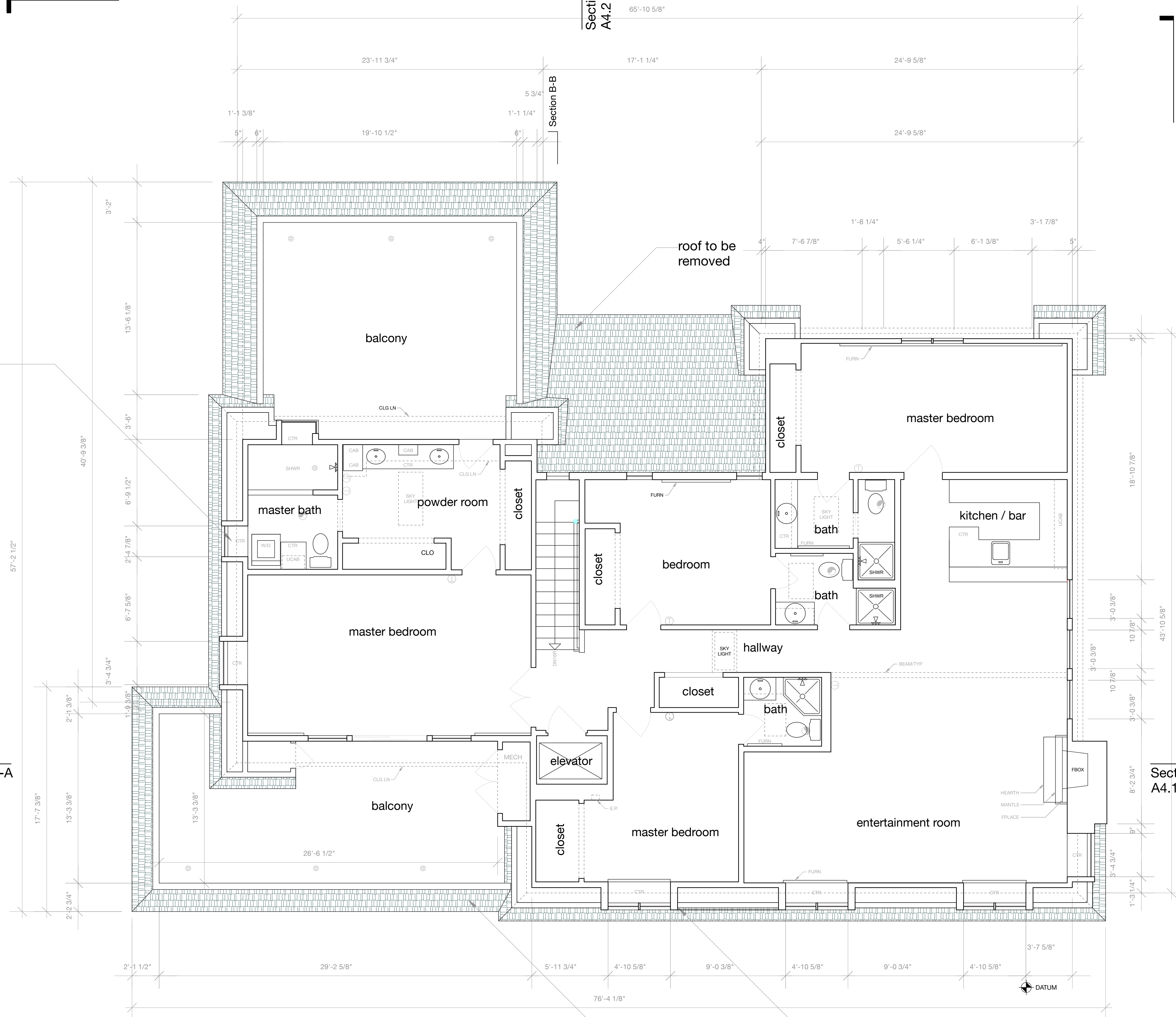
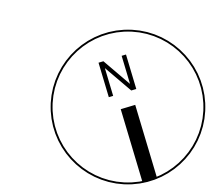
Section A-A  
A4.1

Section B-B  
A4.2

angled  
shingle siding  
(faux roof)  
to be removed

all dormers  
to be  
removed

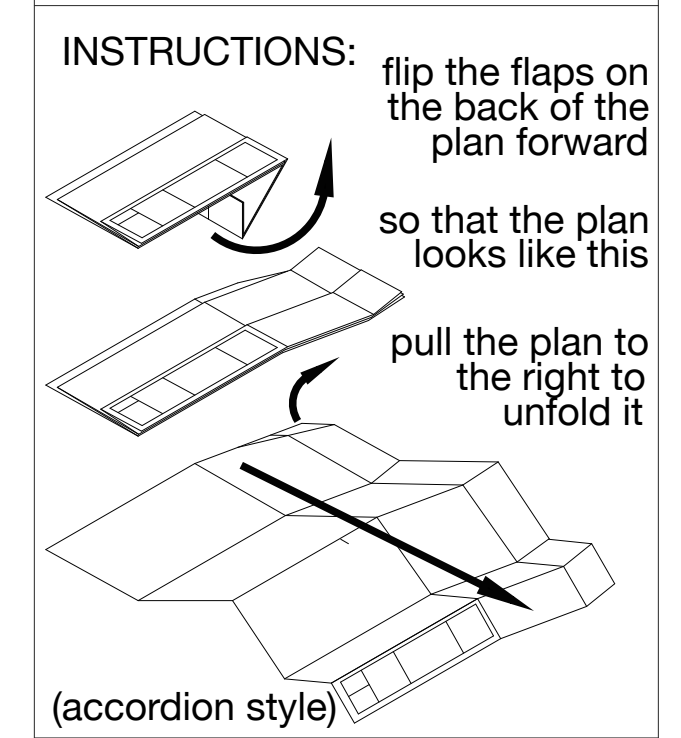
North Elev. / A3.1



LEGEND

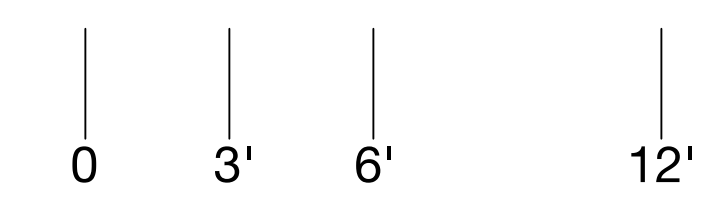
- ⊕ THERMOSTAT
- ⊙ FAN

Project:  
**Contemporary  
Cottage**  
House Remodel for  
Stacey and Joao Tang



**Existing  
Second Floor**

SCALE: 1/4" = 1'-0"  
DRAWN BY: MMM  
DATE: 03|16|18





South Elev. / A3.3

Section B-B  
A4.2

West Elev. / A3.2

new vertical siding  
(open joint untreated cedar cladding)

wall to be removed  
(pending structural assessment)

dormers to be removed

balcony / roof deck

old roof line

small glass awning  
(ca. 120sqft)

angled siding to be removed

Detail A  
A5.1

### Project: Contemporary Cottage

House Remodel for  
Stacey and Joao Tang

#### LEGEND:

sliding pocket door

interior swinging door

sliding glass door

shower with floor drain

existing walls

walls demolished

walls demolished

#### INSTRUCTIONS:

flip the flaps on the back of the plan forward

so that the plan looks like this

pull the plan to the right to unfold it

(accordion style)

### New Upper Floor Plan

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

DRAWN BY: MMM

UPDATE 04|05|19



Section A-A  
A4.1

Section A-A  
A4.1

East Elev. / A3.4

North Elev. / A3.1

new vertical siding  
(open joint untreated cedar cladding)

remove window sills all windows extend to the floor

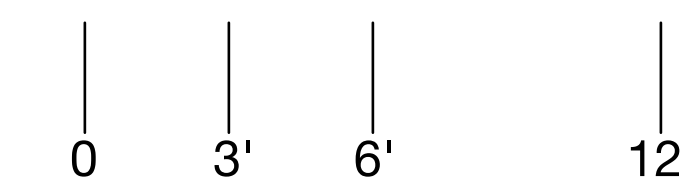
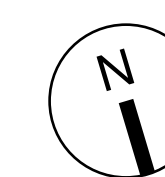
Section B-B  
A4.2

small glass awning ca. 37sqft (entrance)

dormers to be removed

new vertical siding  
(open joint untreated cedar cladding)

remove window sills all windows extended to the floor





34"

22"

11"

34"

25.5"

25.5"

8.5"

8.5"

4.25"

4.25"

South Elev. / 01 A1.1

Section B-B / 01 A1.1

West Elev. / 01 A1.1

all dormers to be removed

roof to be removed

balcony

flat roof

flat roof

flat roof

balcony

Section A-A / 01 A1.1

Section A-A / 01 A1.1

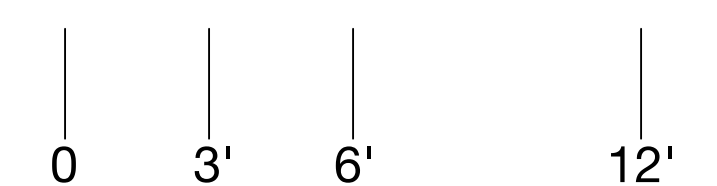
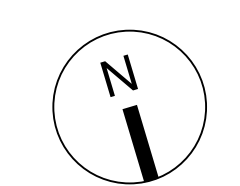
East Elev. / 01 A1.1

North Elev. / 01 A1.1

Section B-B / 01 A1.1

angled shingle siding faux roof to be removed

all dormers to be removed



Project:  
**Contemporary Cottage**  
House Remodel for  
Stacey and Joao Tang

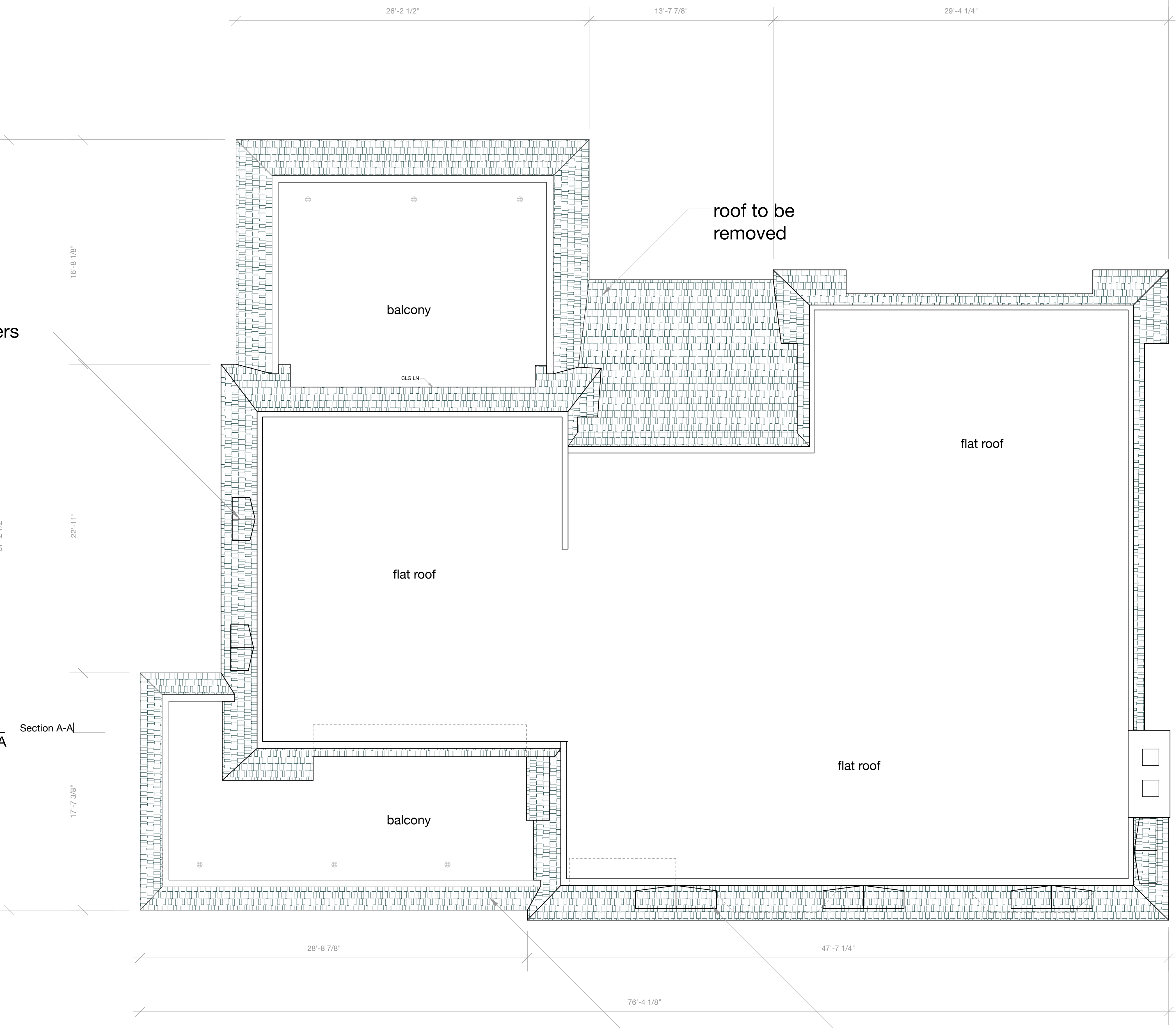
INSTRUCTIONS:

- flip the flaps on the back of the plan forward
- so that the plan looks like this
- pull the plan to the right to unfold it

(accordion style)

**Existing Roof Plan**  
SCALE: 1/4" = 1'-0"  
DRAWN BY: MMM  
DATE: 03|20|18

**A2.5**



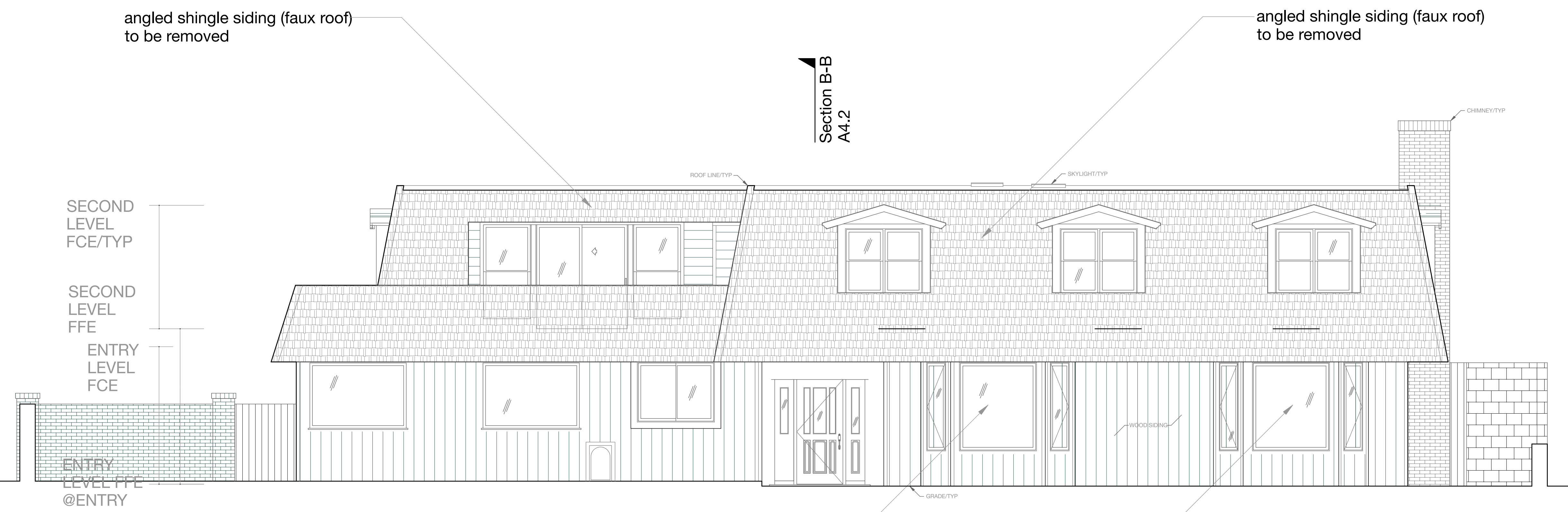
34"

22"

8.5"

4.25"

22"



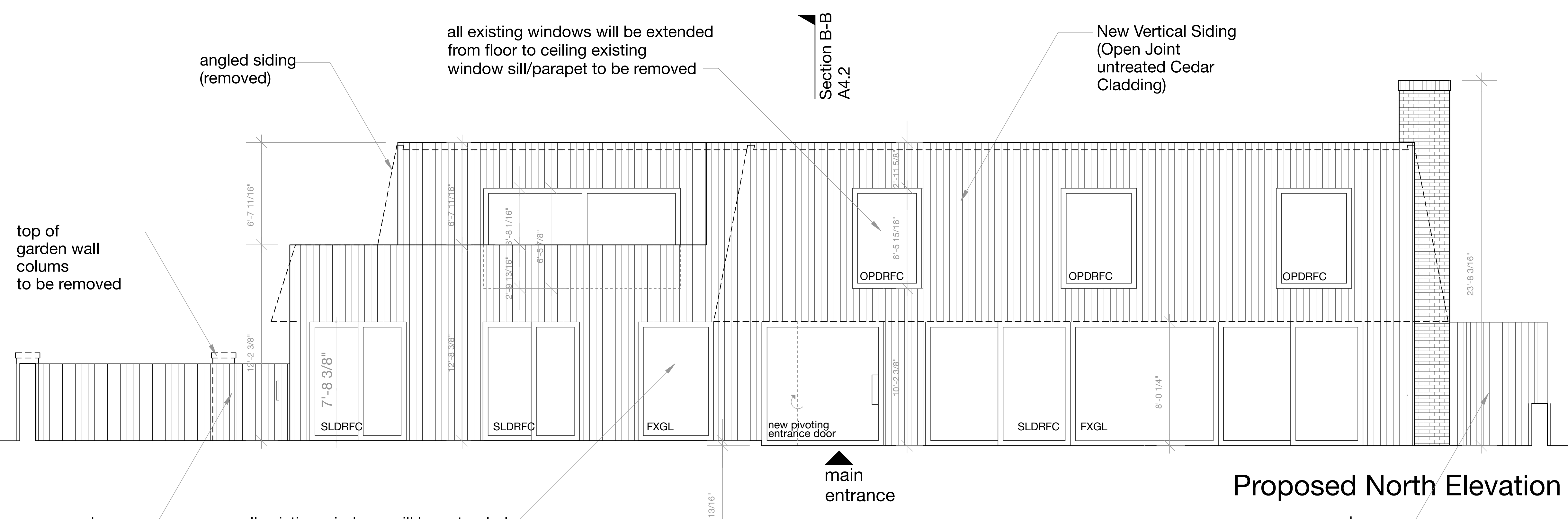
Existing North Elevation

existing bay windows to be removed the new facade will be straight

existing bay windows to be removed the new facade will be straight

11"

11"



Proposed North Elevation

LEGEND:

to be demolished

Project:  
**Contemporary Cottage**  
House Remodel for  
Stacey and Joao Tang

INSTRUCTIONS:

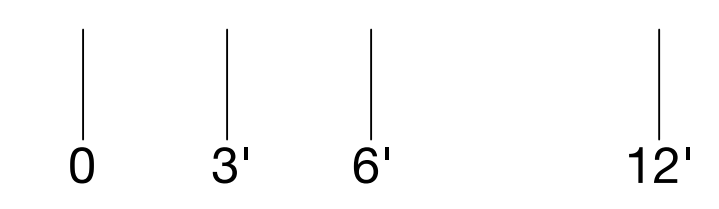
flip the flaps on the back of the plan forward so that the plan looks like this

pull the plan to the right to unfold it

(accordion style)

North Elevations

SCALE: 1/4" = 1'-0"  
DRAWN BY: MMM&MPDC  
DATE: 05|09|18



MCKNHM  
RIZOMA

**A3.1**

34"

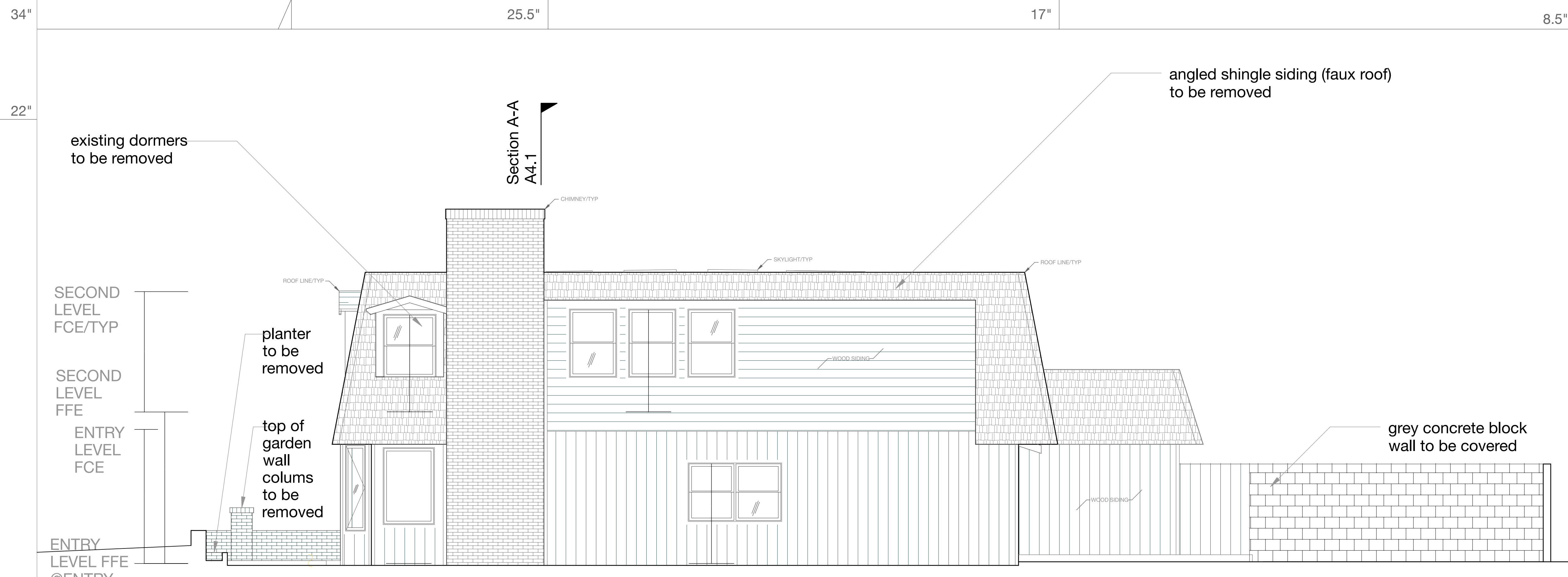
11"

8.5"

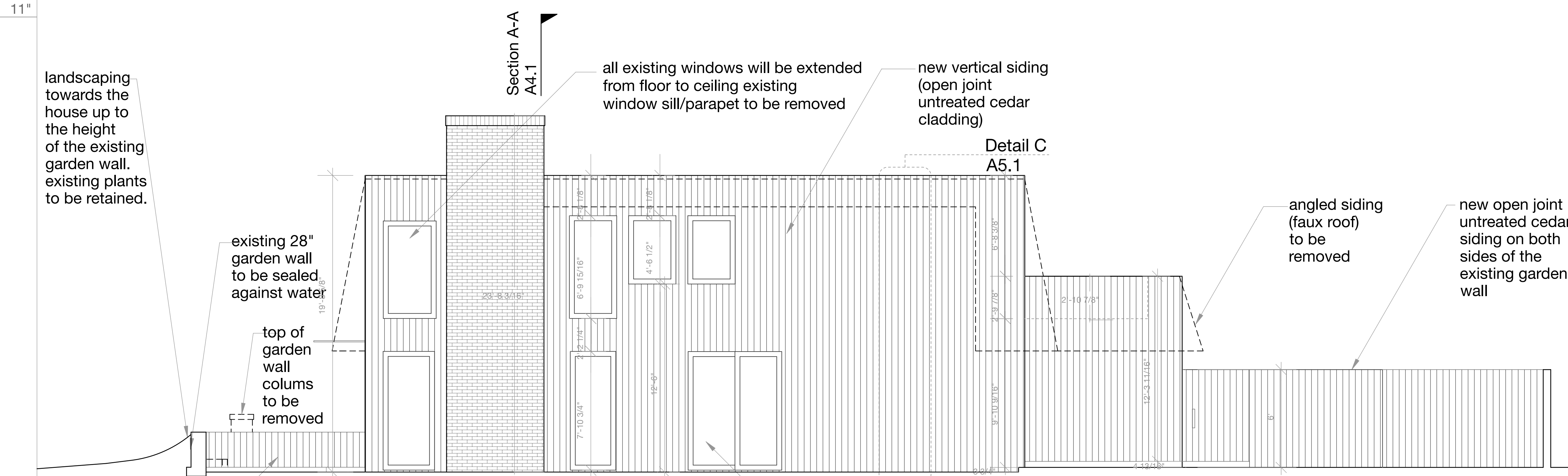
4.25"

11"

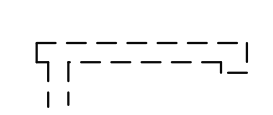




Existing West Elevation



Proposed West Elevation

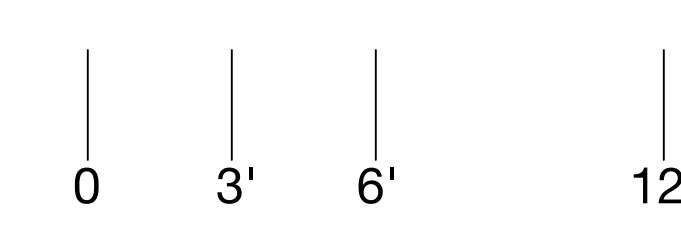
LEGEND:  
 to be demolished

Project:  
**Contemporary Cottage**  
 House Remodel for  
 Stacey and Joao Tang

INSTRUCTIONS: flip the flaps on the back of the plan forward so that the plan looks like this  
 pull the plan to the right to unfold it  
 (accordion style)

**West Elevations**

SCALE: 1/4" = 1'-0"  
 DRAWN BY: MMM&MPDC  
 DATE: 05|17|18



34"

25.5"

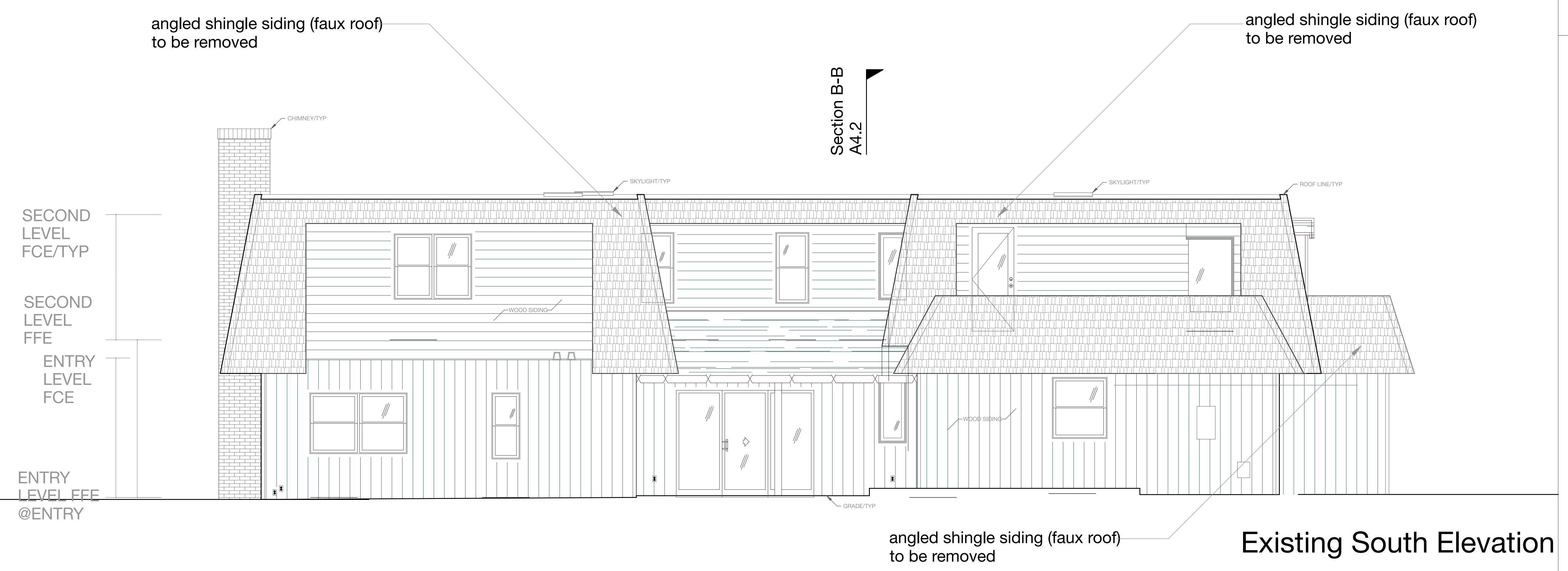
17"

8.5"

4.25"

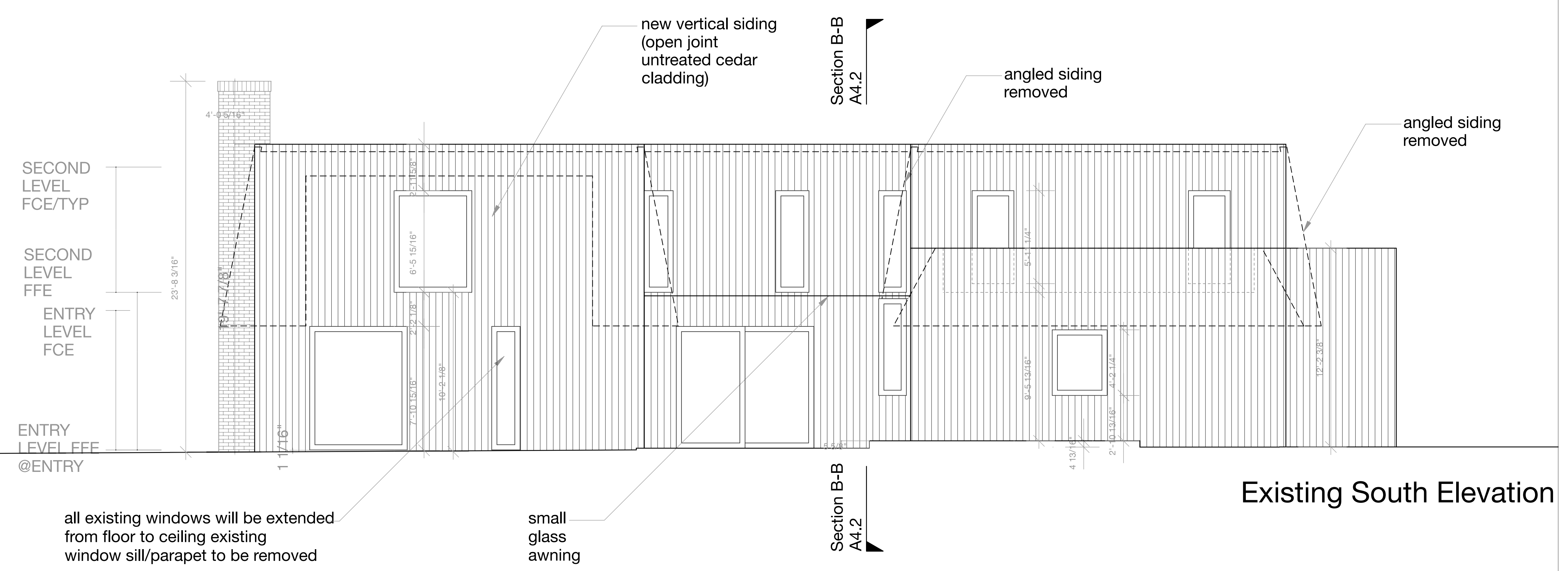
22"

22"



11"

11"



34"

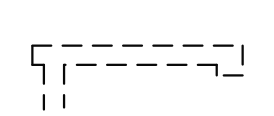
25.5"

Page 63 of 121

8.5"

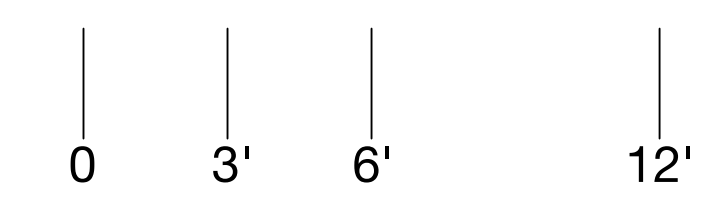
4.25"

Project:  
**Contemporary Cottage**  
House Remodel for  
Stacey and Joao Tang

LEGEND:  
 to be demolished

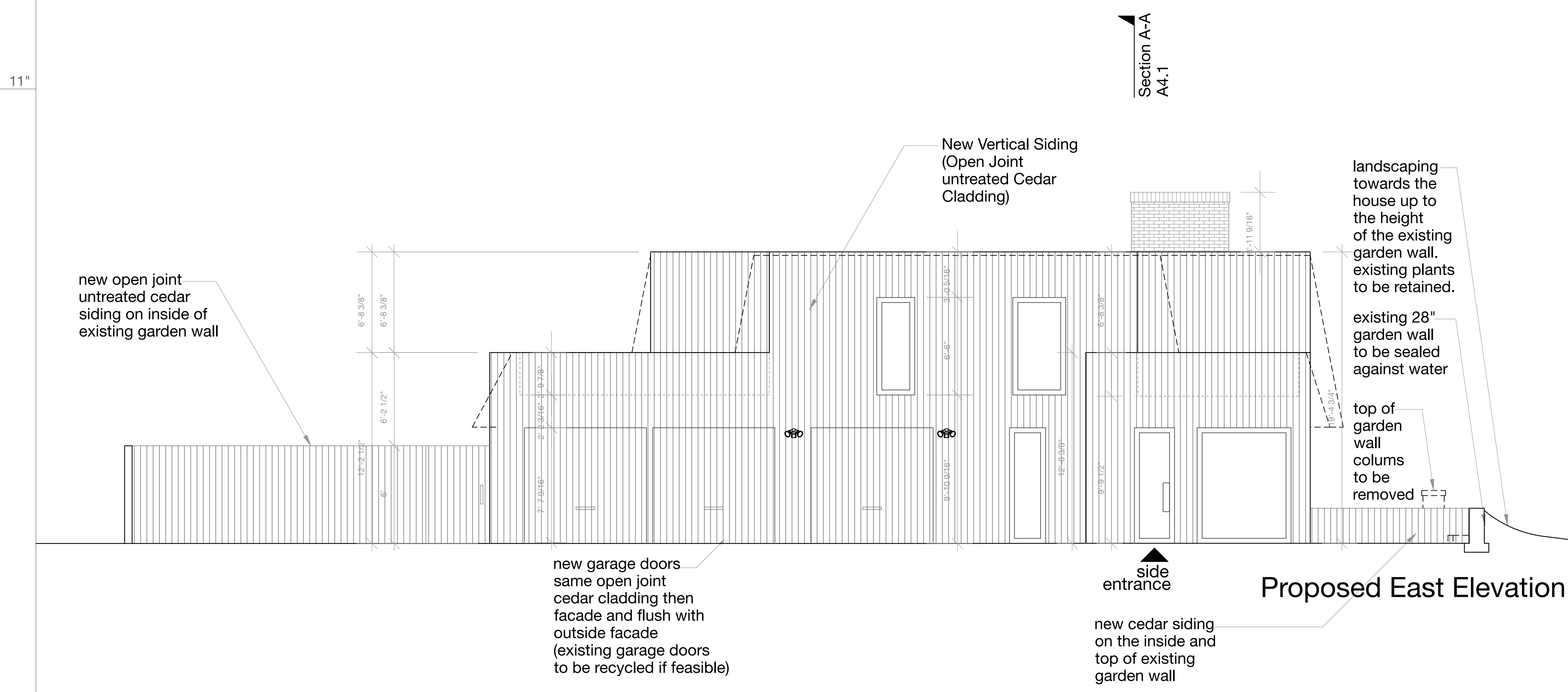
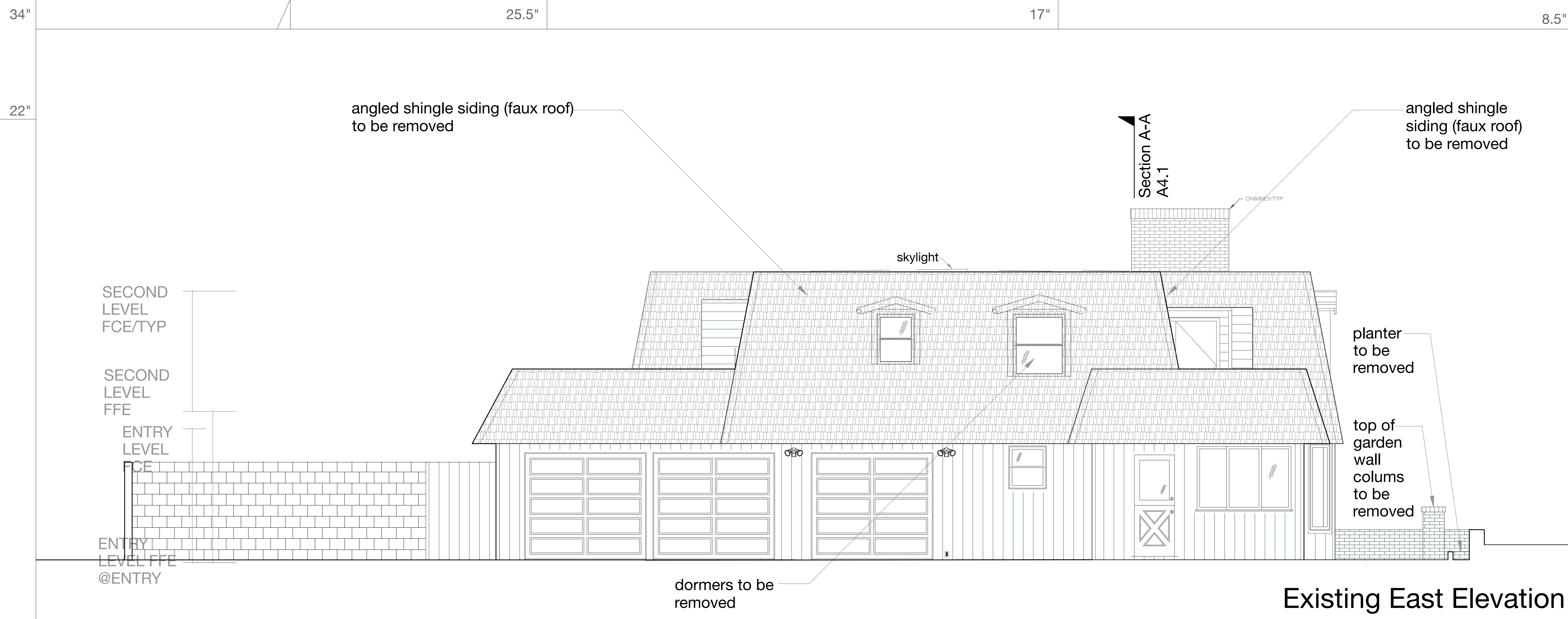
INSTRUCTIONS:  
 flip the flaps on the back of the plan forward so that the plan looks like this  
 pull the plan to the right to unfold it  
 (accordion style)

**South Elevations**  
 SCALE: 1/4" = 1'-0"  
 DRAWN BY: MMM&MPDC  
 DATE: 04|26|18



**MCKNHM**  
 ARCHITECTS  
 RIZOMA  
 ARCHITECTS  
**A3.3**

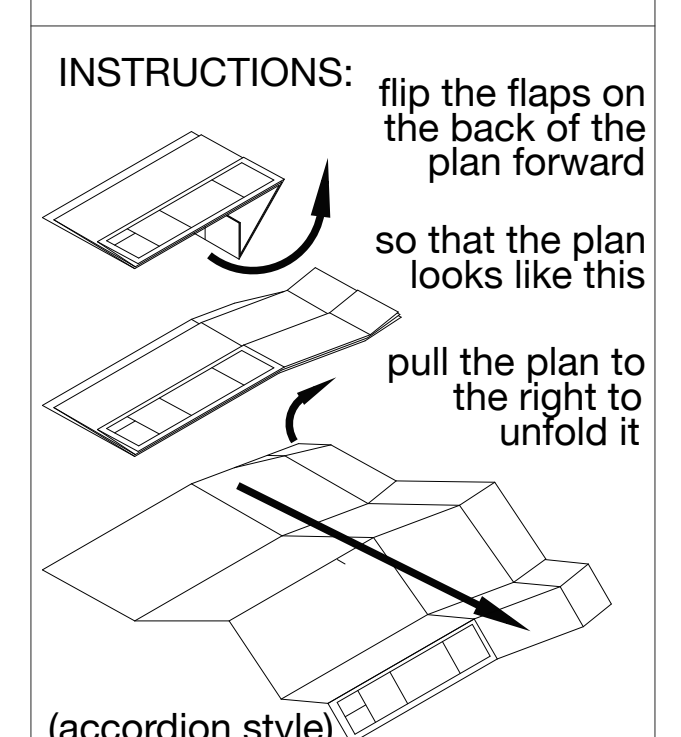




LEGEND:

to be demolished

Project:  
**Contemporary Cottage**  
House Remodel for  
Stacey and Joao Tang



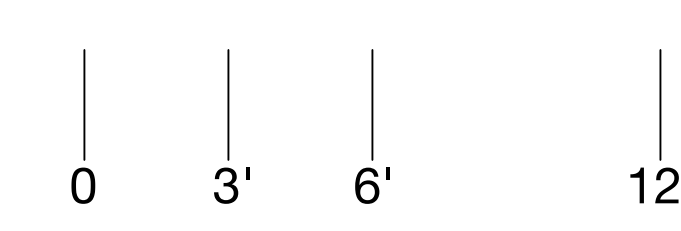
**East Elevations**

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

DRAWN BY: MMM&MPDC

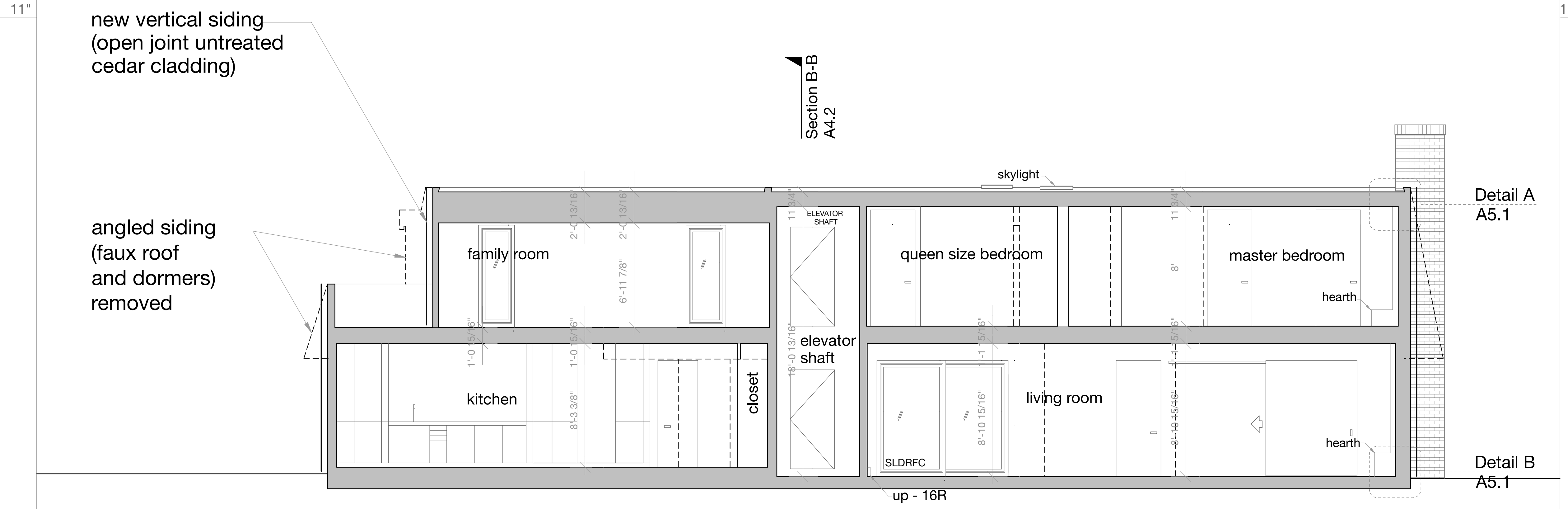
DATE: 05|24|18

**A3.4**



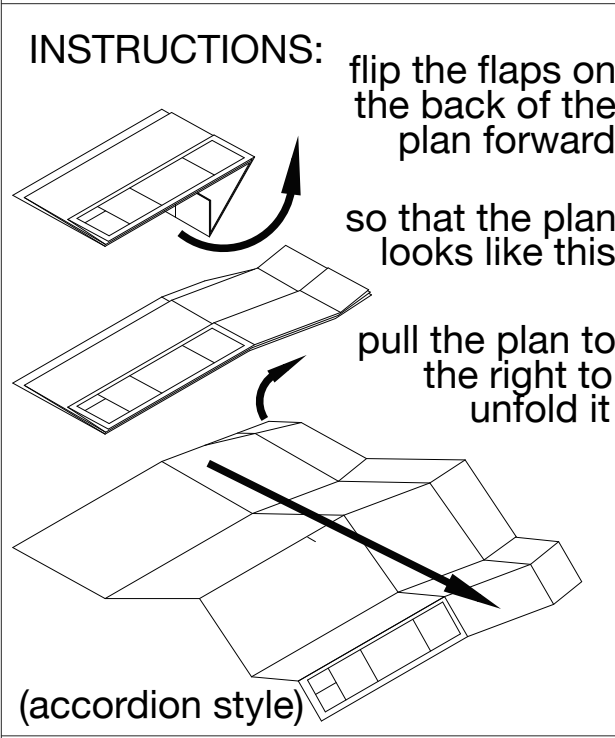


Existing Longitudinal Section A-A



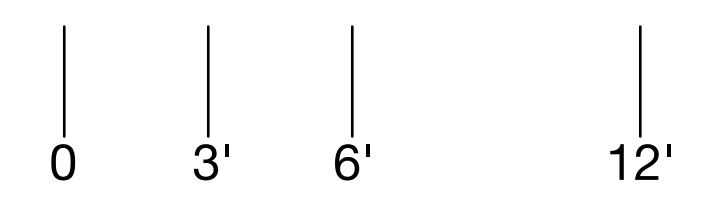
Proposed Longitudinal Section A-A

Project:  
**Contemporary Cottage**  
 House Remodel for  
 Stacey and Joao Tang



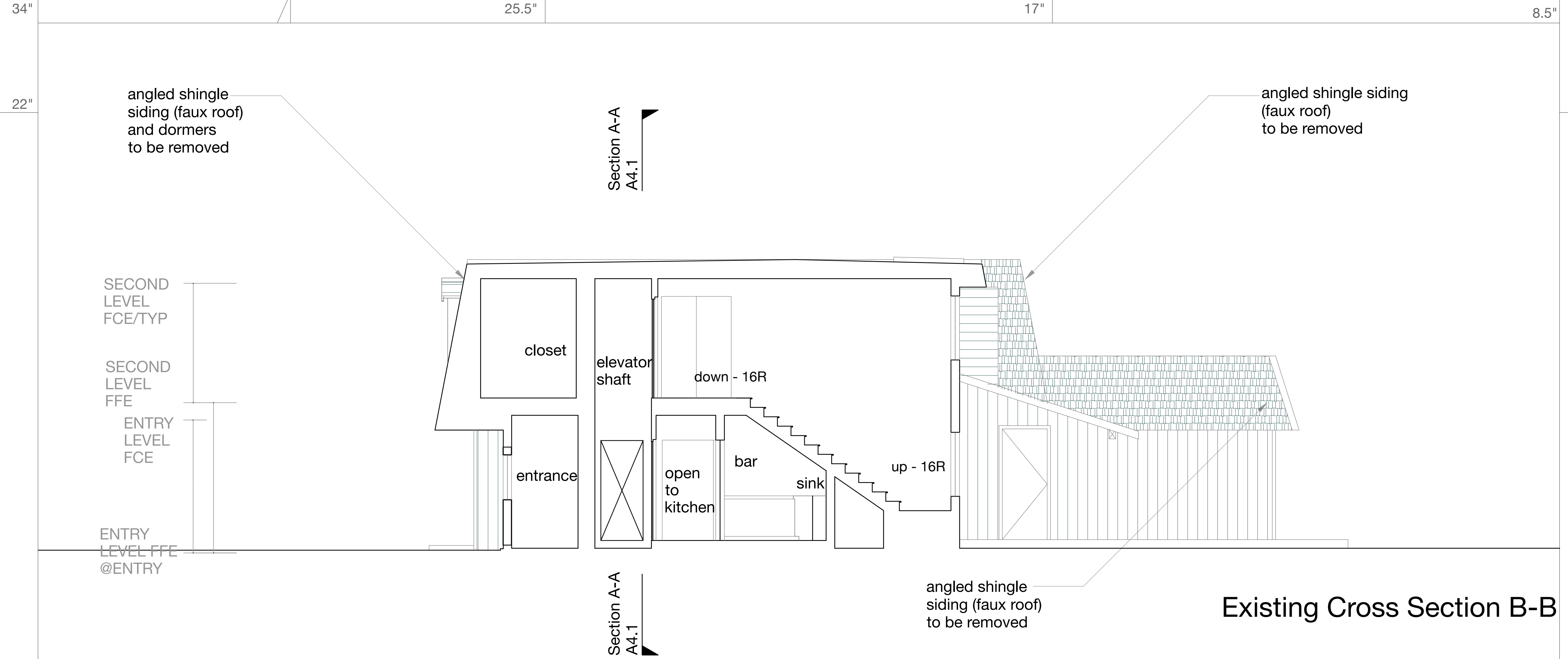
**Longitudinal Sections**

SCALE: 1/4" = 1'-0"  
 DRAWN BY: MMM&MPDC  
 DATE: 06|04|18

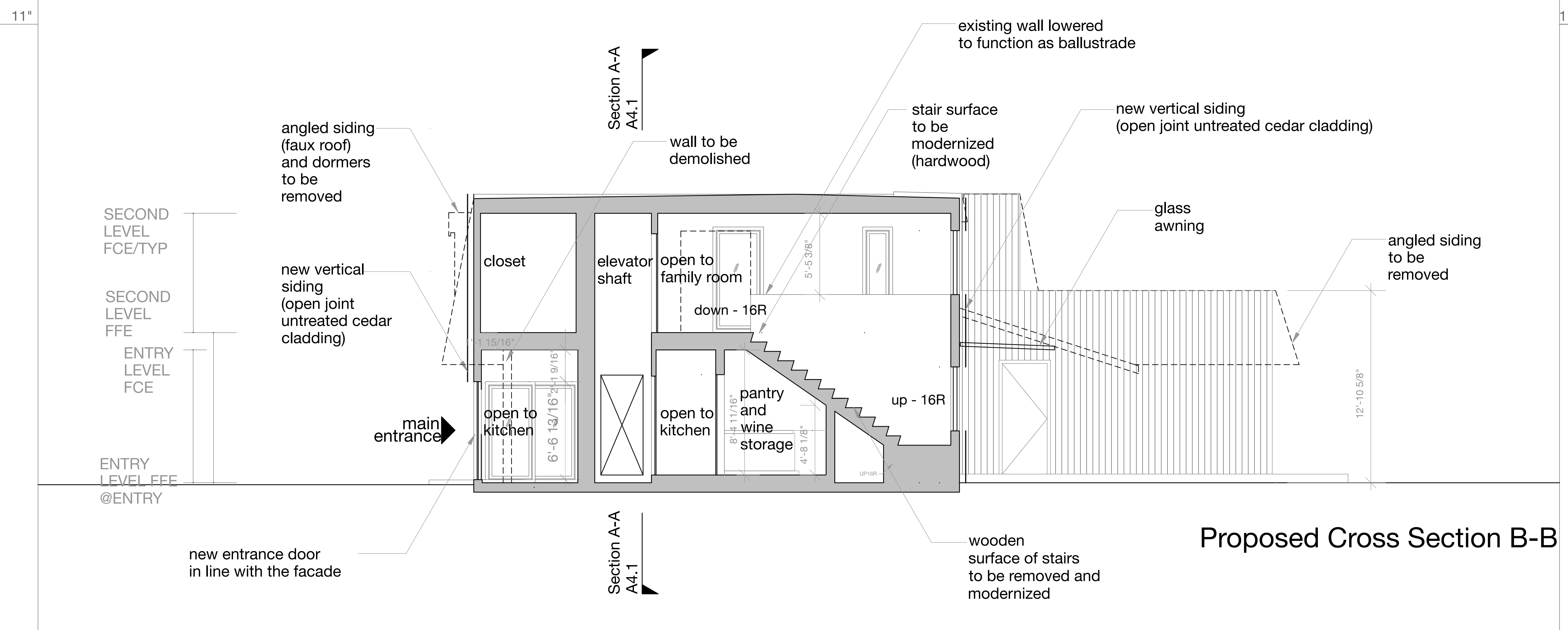


MCKNHM  
 RIZOMA  
 ARCHITECTS

**A4.1**

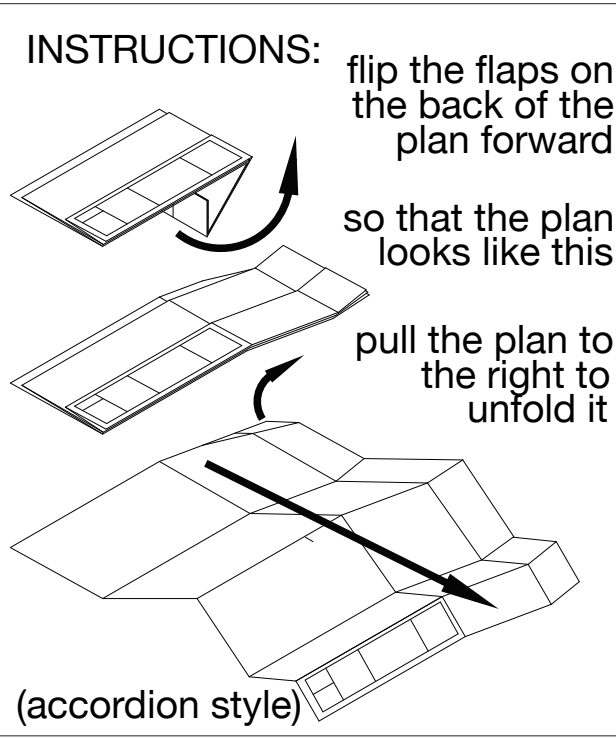


Existing Cross Section B-B



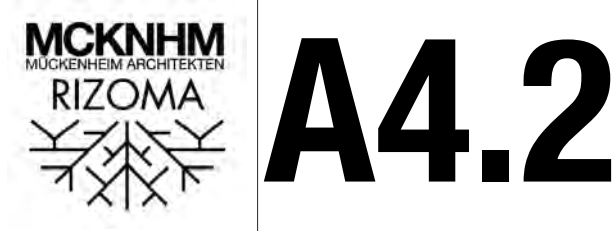
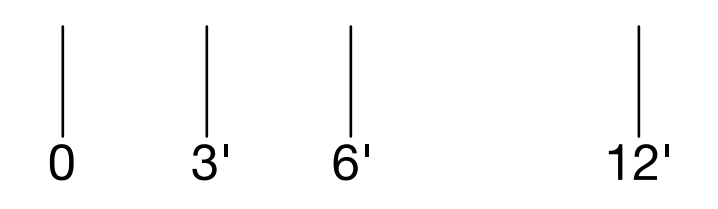
Proposed Cross Section B-B

Project:  
**Contemporary Cottage**  
House Remodel for  
Stacey and Joao Tang



**Cross Sections**

SCALE: 1/4" = 1'-0"  
DRAWN BY: MMM&MPDC  
DATE: 06|13|18





### Enlarged Detail Elevation

### Wall Section

black breathable UV resistant and water resistant membrane  
Dorken DELTA®-FASSADE S or DuPont Tyvek UV

2"x 4" horizontal cladding support fixing batten pre-treated and painted black machine angled to 15° to shed water into cavity starting 6" off the ground and then every three feet

1"x 2" vertical battens pre-treated and painted black frequent distribution around 2' and additional as needed

2x2" open joint untreated raw cedar cladding with 1" gaps machine angled to 45° on top and sealed cross cut on top and bottom

5"

existing metal cap to be re-used if possible

existing roof membrane water proof to be re-used if possible

existing wall and roof

outside

existing wall

inside

membrane sealed to footing of existing facade

6"

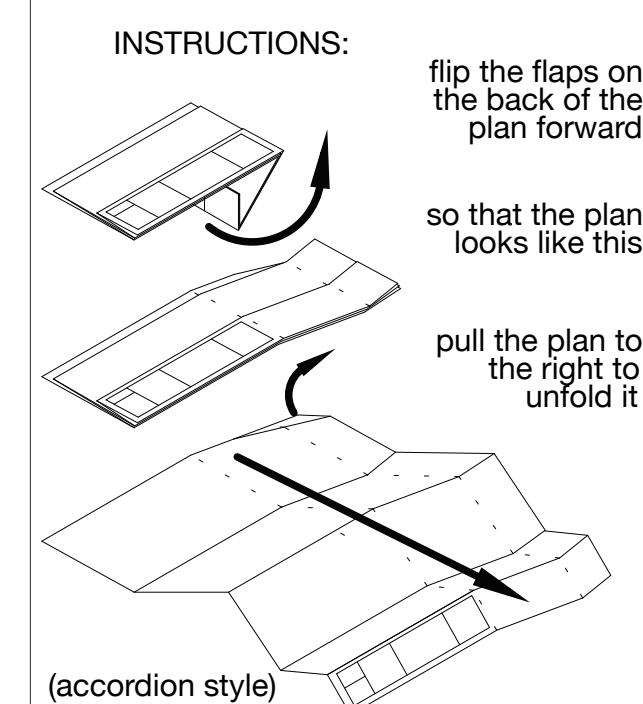
3"

existing floorplate

outside pavement

outside pavement

Project:  
**Contemporary Cottage**  
House Remodel for  
Stacey and Joao Tang

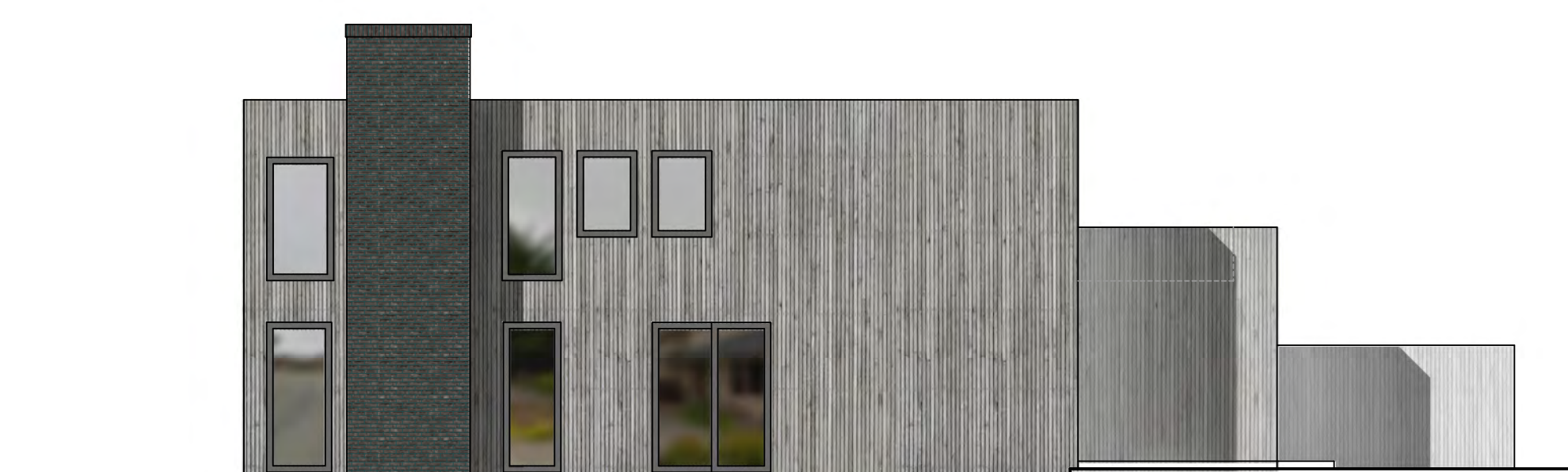


### Façade Detail

SCALE: 2" = 1'-0"  
DRAWN BY: MMM  
DATE: 08|20|18







West Elevation



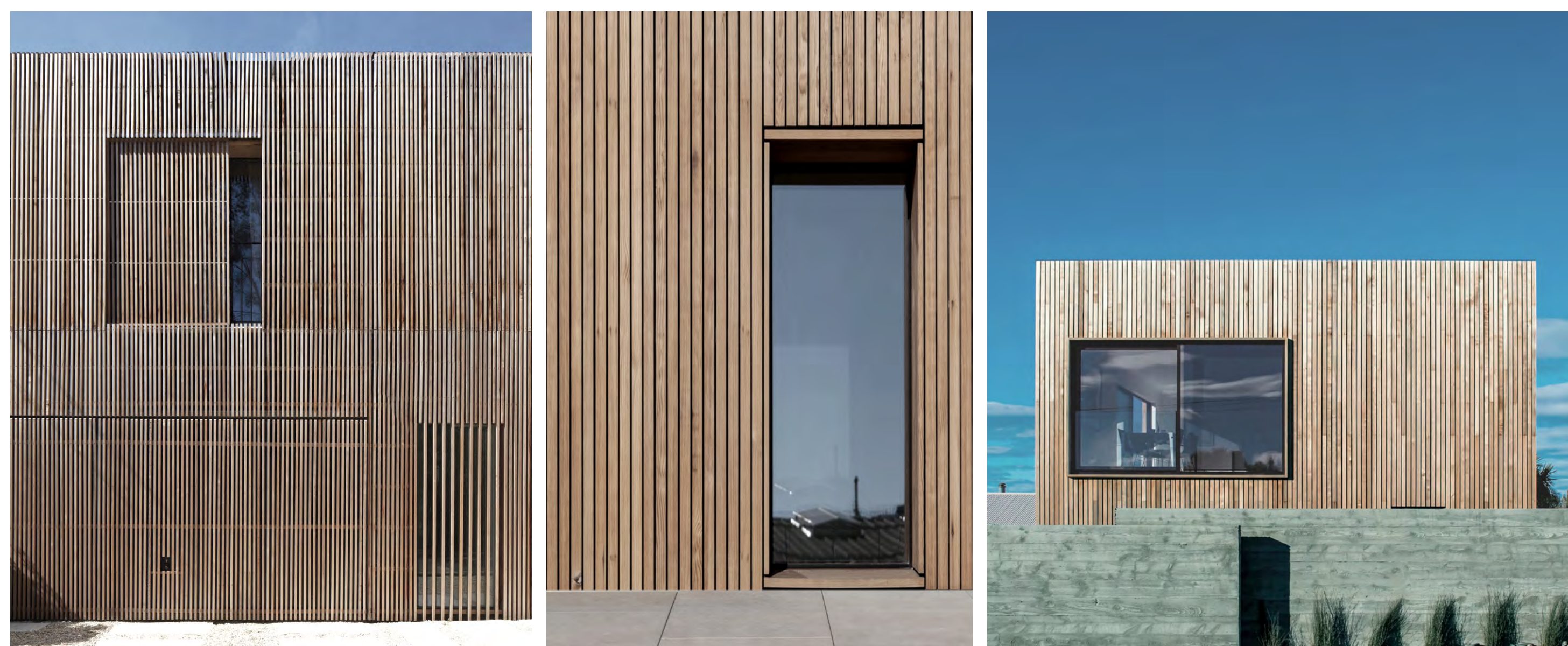
North Elevation



East Elevation



South Elevation



### Examples of the newly projected untreated open Cedar Cladding

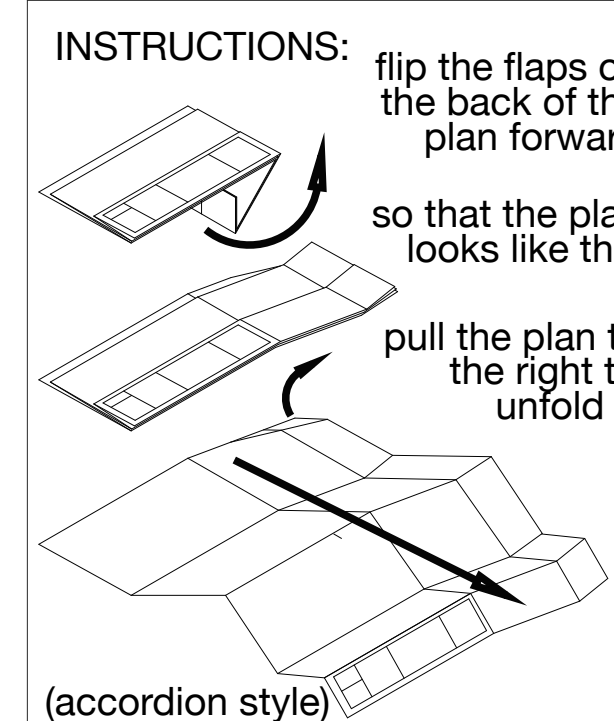
The wood will attain a beautiful natural grey over time, this weathered look is in line with many contemporary or modern buildings along the Northern California Coast since the 1960s (Sea Ranch)



### Door and Window Frames

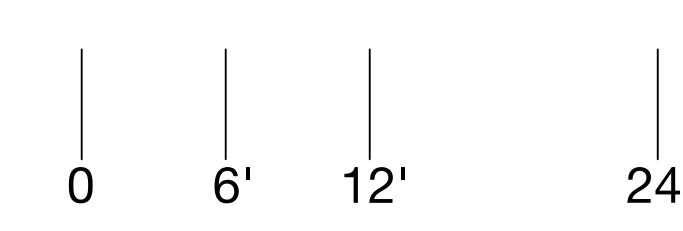
Modern Fleetwood or Western Window Systems  
Clear Anodize (Aluminum) or Dark Bronze Anodize  
Frames (the elevations above show the Bronze version  
which we probably prefer)

Project:  
**Contemporary  
Cottage**  
House Remodel for  
Stacey and Joao Tang



### Material Elevations

SCALE: 1/8" = 1'-0"  
DRAWN BY: MMM  
DATE: 12|20|18







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

**AGENDA REPORT**

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

**FROM:** Alyson Hunter, Associate Planner

**MEETING DATE:** July 9, 2019

**PERMIT APPLICATION NO.:** Architectural Permit (AP) & Use Permit (UP) Application No. 19-0173

**LOCATION:** 301 Grand Ave. Pacific Grove (APN 006-287-006, -012)

**SUBJECT:** An Architectural Permit to develop three (3) second-story residential units on APN -006 over the five (5) space parking area approved for the adjacent mixed-use development. The proposed units are allowed under the Density Bonus provisions in §23.79 of the Pacific Grove Municipal Code (PGMC). The project includes a Use Permit for 8 or more residential units per Table 23.31.030 of the PGMC.

**APPLICANT:** Safwat Malek, on behalf of Manal Mansour & Ayman Adeeb, owner(s)

**ZONING/LAND USE:** C-D / Commercial

**CEQA:** Categorical Exemption, Section 15332, Class 32, In-Fill Development Projects

**RECOMMENDATION**

Make a recommendation of approval to the Planning Commission of an Architectural Permit for the development of three (3) additional second-story units and a Use Permit to allow the total number of units on the property to exceed eight (8) as required by Table 23.31.030 of the PGMC. The recommendation is subject to recommended findings, conditions, and a Class 32 CEQA categorical exemption.

**PROJECT DESCRIPTION**

An Architectural Permit to develop three (3) second-story residential units on APN -006 over the five (5) space parking area approved for the adjacent mixed-use development known as AP 18-0273. The units will be 424 – 490 sf in size with 1 bedroom and 1 bathroom each. The proposed units are allowed under the Density Bonus provisions in [§23.79](#) of the Pacific Grove Municipal Code (PGMC). The owner will enter into a long-term affordable housing agreement with the City for all three (3) of the proposed units. One of the incentives the owner will enjoy as a result of providing



the 3 income-qualified affordable units is the relaxation of the parking requirements typically assigned to mixed-use developments.

## **BACKGROUND**

### **Site Description**

The subject 7,560 sf property is located on Laurel Avenue between Grand and Fountain Avenues. The proposed development will be located on a 30' x 63' (1,890 sf) portion of the larger property. The parcels were merged in 2018, but the Assessor's Office has not yet assigned a new Assessor Parcel Number (APN).

A new, two-story mixed-use project consisting of eight (8) small residential units and a variety of commercial uses will be located on the second floor. This development was approved under Architectural Permit 18-0273 and is currently under construction. The Architectural Review Board (ARB) approved a reduction in the required number of parking spaces for the residential uses from 10.4 to 5 with the other spaces to be accommodated in the City's municipal parking lot on the northeast corner of Laurel and Fountain Avenues. The owner will provide annual parking passes for tenants as a condition of approval. The current proposal includes a request to waive parking completely and to have additional parking passes provided, as well as transit passes, in exchange for providing affordable units.

### **Surrounding Land Uses**

As mentioned previously, the proposed project is adjacent and accessory to an approved mixed-use development on the same property currently under construction. Adjacent to the east are three (3) residential units zoned R-4, but other than those properties, the neighborhood is zoned C-D and developed with a wide variety of commercial uses.

## **DISCUSSION**

### **Applicable General Plan Policies**

The Pacific Grove General Plan provides a framework for future growth and development within the City. The Land Use Element includes goals and policies that call for the orderly, well-planned, and balanced development, consistent with the historic nature of Pacific Grove, the capacity of the City's infrastructure, and ability to assimilate new growth. Specific General Plan land use policies relevant to the proposed project include the following:

#### *Chapter 2, Land Use*

- Policy 12: Promote and maintain a healthy local economy while preserving the local community character.
- Policy 14: Promote Pacific Grove businesses and industries.
- Policy 16: Attract and retain a variety of businesses and services in the community.
- Policy 23: Encourage new residential uses in the Downtown, but limited to the upper stories of new and existing buildings.

#### *Chapter 3, Housing*

- Policy 2.1: Strive to accommodate the City's share of the region's housing needs.



Policy 2.3: Encourage affordable housing through incentives including Density Bonus and facilitating mixed-use developments in the downtown.

Policy 3.4 Minimize regulatory constraints on housing development including reducing parking requirements for affordable housing.

The proposed second-story residences will be accessory and subordinate to the first floor retail and other commercial spaces provided by the adjoining development under construction now. The affordability of the proposed units will directly meet the goals of the City's Housing Element reflected in the Housing policies above.

The General Plan states that a Use Permit is required for residential uses in the Commercial designation. This corresponds to the C-D zoning district, [Table 23.31.040](#) which allows mixed-use residential development that is accessory and subordinate to the first-floor commercial uses as a principally permitted use, but for 8 or more residential units, a Use Permit is required.

### **Applicable Zoning Code Regulations**

The City of Pacific Grove's Zoning Map designates the subject parcel as Downtown Commercial. This designation provides for ground floor commercial establishments and upper floor residential and professional uses.

Other than residential density and parking, the proposed project is in full compliance with the zoning regulations set forth in PGMC [§23.31.040](#). This includes and is not limited to the 40 foot height limit, 0' and 5' foot minimum setback requirements, and allowable 100% site coverage.

### **Density Bonus**

As stated in PGMC [§23.79](#), the Density Bonus Regulations are intended to provide incentives for the production of housing for low- and moderate-income, or senior households in accordance with state density bonus law (Section [65915](#) et seq. of the California Government Code). In enacting this chapter, it is the intent of the City of Pacific Grove to facilitate development of affordable housing and to implement the goals, objectives and policies of the City's Housing Element.

The subject 7,560 sf lot allows a maximum density of 5 units under the Commercial land use designation. The existing approved development was authorized to develop 8 units and was given a waiver of 5 of the required 10 parking spaces in exchange for providing 5 parking permits to be used by tenants in the City's parking lot across the street. The 3 units over the density allowed in the previous AP were not required to be "affordable" in the sense of the owner being required to enter into a long-term agreement with the City for the purposes of providing income-qualified housing that meets California's Housing & Community Development (HCD) standards.

The 3 currently proposed affordable housing units produced pursuant to this chapter will meet the "Low Income" threshold as depicted on the attached Income Guidelines Memo and shall be administered by the Community Development Department through the verification of tenant income documentation supplied by the property owner, in conformance with State Density Bonus Law. A deed restriction will be recorded against the property's title for a 50-year term to ensure that affordability requirements stay with the property even in the event that it is sold or otherwise conveyed.



In addition to the density bonus, the conditions of approval (attached) require additional parking permits for the City lot across the street, the provision of bicycle storage facilities within the covered parking area, and the provision of transit passes for the tenants of the affordable units.

### **Architecture and Design Consideration**

The proposed building will match the adjacent building in design, form, massing and materials (see attached site plan and elevations). That design was developed with the former building (now demolished) in mind and the proposed building is following in that vein. The building consists of a 29.5' wide façade along Grand Avenue which includes a 16' wide driveway opening and a "window" opening in the wall to the south of the driveway to provide a visual break in the wall and to allow for additional visibility for vehicles backing out of the development.

The units will be accessed by a stairway and uncovered walkway within the open area between the two buildings, overlooking the interior of the property. Creating an interior courtyard for the parking and trash receptacle areas, as well as access for the proposed units, creates a more traditional street frontage with 0' setback and openings along the façade, consistent with the C-D zoning district. The proposed addition will continue the look of the approved first-floor commercial development which is a typical character defining element of downtown Pacific Grove.

### **Materials**

The exterior materials and finishes will match those approved for the adjacent building: horizontal wood dutch-lap siding, wood trim, double-paned vinyl windows with true divided lights, metal doors, and wood banisters and railings.

### **Landscape**

The C-D zoning district allows 100% site coverage and the proposed project will maximize coverage accordingly. There will be a minor planter boxes and a small landscaped stormwater planter on the Fountain Ave. side of the development currently under construction.

### **Stormwater Treatment Measures**

The project includes a combination of permeable pavers and an underground stormwater detention facility under the parking area to detain stormwater from downspouts and impervious surfaces. A Tier 2 Stormwater Control Plan has been prepared by a qualified engineer and reviewed by City Public Works staff for compliance with the City's requirements. All stormwater facilities shall be maintained by the property owner in perpetuity and a condition of approval has been included allowing City staff access to inspect all stormwater treatment measures on an annual basis.

### **Transportation & Parking**

In-lieu of the onsite parking spaces that are typically required for residential uses in the downtown area and as an incentive for providing three (3) income-qualified affordable housing units, the applicant requests that the 4 spaces that would be required be waived. This project is conditioned on the applicant providing parking passes for the City's public parking lot across the street and Monterey-Salinas-Transit (MST) transit passes to tenants for the term of the affordability agreement. Additionally, there is an MST bus stop on Fountain Ave., less than a block north of the proposed development.

The applicant is required to provide a secure bicycle parking area within the covered parking area in an effort to encourage the use of bicycles which in turn contributes to a reduction in vehicle traffic and parking impacts in the downtown area.



## Water

Upon approval of this Architectural and Use Permits, the project will be added to the City's water wait list and prioritized according to the City Council's direction at its May 15, 2019, meeting.

### **CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)**

In reviewing this action, the City has followed guidelines adopted by the State of California as published in California Administrative Code, Title 14, §15000, et seq. The proposed project is found to be exempt under the CEQA Guidelines Categorical Exemption, Section 15332, Class 32, In-fill Development Projects. This categorical exemption can be used if the project meets all of the following criteria:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services, because no building permit will be issued until water is available.

This Class of exemption is subject to exceptions from the exemption under [15300.2](#) of the CEQA Guidelines pertaining to location, cumulative impacts, significant effects, scenic highways, hazardous waste sites, and historical resources. Staff finds that none of these exceptions applies and that the proposed project qualifies for the Class 32 In-fill exemption.

### **ATTACHMENTS**

- A. Application
- B. Draft Permit
- C. Project Data Sheet
- D. Residential Water Release Form
- E. Stormwater Control Plan
- F. CEQA Documentation
- G. Income Guidelines Table
- H. Site Plan & Elevations

RESPECTFULLY SUBMITTED:

*Alyson Hunter*

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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 #

AP19-0173

Date:

3/13/19

Total Fees:

\$3,945.80

APPLICANT/OWNER:

Project Address: 301 Grand ave APN: 006-287-012 & 006

Project Description: Addition of three upper studio

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

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

**Applicant**

Name: Mahad Mansour

Phone: 831-869-3641

Email: Jmaresidentials@gmail.com

Mailing Address: PO Box 565 Monterey CA 93942

**Owner**

Name: Mahad Mansour

Phone: (831) 869-3641

Email: JMAresidentials@gmail.com

Mailing Address: PO Box 565 Monterey CA 93942

PLANNING STAFF USE ONLY:

**Permit Request:**

- |  |   |  |   |
|--|---|--|---|
| <input type="checkbox"/> CRD: Counter Determination          | <input type="checkbox"/> SP: Sign Permit          | <input type="checkbox"/> IHS: Initial Historic Screening | <input type="checkbox"/> VAR: Variance              |
| <input checked="" type="checkbox"/> AP: Architectural Permit | <input type="checkbox"/> UP: Use Permit           | <input type="checkbox"/> HPP: Historic Preservation      | <input type="checkbox"/> MMP: Mitigation Monitoring |
| <input type="checkbox"/> AAP: Administrative AP              | <input type="checkbox"/> AUP: Administrative UP   | <input type="checkbox"/> A: Appeal                       | <input type="checkbox"/> Stormwater Permit          |
| <input type="checkbox"/> ADC: Arch Design Change             | <input type="checkbox"/> ADU: Acc. Dwelling Unit  | <input type="checkbox"/> TPD: Tree Permit W/ Dev't       | <input type="checkbox"/> Other: _____               |
| <input type="checkbox"/> ASP: Admin Sign Permit              | <input type="checkbox"/> LLA: Lot Line Adjustment | <input type="checkbox"/> EIR: Environmental Impact       | <input type="checkbox"/> Other: _____               |

**CEQA Determination:**

- Exempt  
 Initial Study & Mitigated Negative Declaration  
 Environmental Impact Report

**Review Authority:**

- Staff  HRC  
 ZA  PC  
 SPRC  CC  
 ARB  \_\_\_\_\_

**Active Permits:**

- Active Planning Permit  
 Active Building Permit  
 Active Code Violation Permit #: \_\_\_\_\_

**Overlay Zones:**

- Butterfly Zone  
 Coastal Zone  
 Area of Special Biological Significance (ASBS)  
 Environmentally Sensitive Habitat Area (ESHA)

**Property Information**

Lot: 1, 2, 3 (merged)

Block: 35

Tract: 1st Addn PG

ZC: C-D

GP: Commercial

Lot Size: 5,670 sf ±

- Historic Resources Inventory  Archaeologically Sensitive Area

**Staff Use Only:**

Received by: AH

MAR 13 2019

Assigned to: AH

CITY OF PACIFIC GROVE  
COMMUNITY DEV DEPT

**\$ PAID**  
3,945.80  
3-13-19





# CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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

Application # \_\_\_\_\_

Item No. 7C  
Page 7 of 37

## Planning Permit Fee Calculation

Permit	Select	Fee
Architectural Permit – Single Family		\$2,921
Administrative Architectural Permit		\$1,406
Architectural Design Change		\$1,406
Counter Review & Determination – no new square footage		\$136
Counter Review & Determination – new square footage		\$603
Initial Historic Screening		\$432
Sign Permit		\$1,611
Administrative Sign Permit		\$788
Use Permit and Amendments – Single Family		\$1,753
Major Administrative Use Permit		\$1,133
Minor Administrative Use Permit		\$1,147
Variance and Amendment		\$2,438
Administrative Variance and Amendment		\$1,363
Inquiry Fee		\$320
Historic Preservation Permit		\$1,660
Accessory Dwelling Unit Permit		\$1,706
Tree Permit with Development		\$260
Appeal		25% of base permit fee or \$1,000 whichever is greater plus noticing costs
Other <i>AP for multi-family</i>	<input checked="" type="checkbox"/>	<i>3,573.00</i>

### Additional Fees

General Plan Update Fee	5% of Permit Fee		
CEQA Exemption Fee	\$266	<input checked="" type="checkbox"/>	<i>\$266</i>
Butterfly Buffer Zone	5% of Permit Fee		
Coastal Zone	25% of Permit Fee		
Area of Special Biological Significance	5% of Permit Fee		
Environmentally Sensitive Habitat Area	15% of Permit Fee		
Noticing – Mailings	\$0.48 * (# of Mailings)	<input checked="" type="checkbox"/>	<i>4.80</i>
Noticing – Herald Ad	\$334		
Stormwater Fee	Varies	<input checked="" type="checkbox"/>	<i>\$51</i>
County filing fee	Varies	<input checked="" type="checkbox"/>	<i>\$51</i>
File maintenance fee	Varies		
Other	Varies		

**Total Fees:** *\$3,945.80*

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.

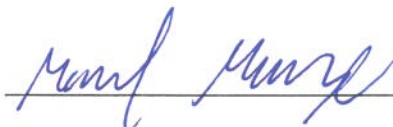
This indemnification condition shall not require the Owner/Applicant to indemnify the City or other Indemnitees: (a) to the extent that an obligation is actually paid by an insurer pursuant to an insurance policy; (b) in connection with any remuneration paid to the City, if it shall be finally adjudged 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:** 5/13/19

**Owner Signature (Required):** 

**Date:** 5/13/19





## CITY OF PACIFIC GROVE

### Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • www.cityofpacificgrove.org

#### ARCHITECTURAL PERMIT & USE PERMIT (AP/UP) 19-0173

**FOR A COMMERCIAL PROPERTY LOCATED AT 301 GRAND AVENUE. AN (AP) IS REQUIRED FOR THE DEVELOPMENT OF THREE (3) ADDITIONAL SECOND-STORY RESIDENTIAL UNITS AND THE (UP) IS REQUIRED IN THE COMMERCIAL-DOWNTOWN DISTRICT FOR EIGHT (8) OR MORE UNITS. THE PROPOSED THREE (3) UNITS COMBINE WITH THE APPROVED EIGHT (8) FOR A TOTAL OF ELEVEN (11) UNITS. THE PROJECT INCLUDES USE OF THE CITY'S DENSITY BONUS ORDINANCE TO EXCEED ALLOWED DENSITY PER §23.79 OF THE PACIFIC GROVE MUNICIPAL CODE (PGMC).**

#### FACTS

1. The subject site is located at 301 Grand Avenue, Pacific Grove, 93950 APNs 006-287-006, -012
2. The subject site has a designation of Commercial on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the C-D zoning district.
4. The subject site is 7,560 square feet (sf).
5. The subject site was developed with a 6,179 sf mixed use building with 2 retail units and 5 residential units which was demolished under a Notice to Vacate and Demolish issued by the City in December 2017.
6. An Architectural Permit (AP 16-0121) for the development of a new, two-story mixed-use commercial building with eight (8) residential units was approved by the Architectural Review Board (ARB) in July 2016. This building is currently under construction.
7. The subject site is within the Area of Special Biological Significance, but it is not on the Historic Resources Inventory, is not in the Coastal zone, nor in an archaeologically sensitive area.
8. The current project seeks to utilize the City's Density Bonus provisions in PGMC §23.79 to exceed the allowed density (5 units) by six (6) units for a total of eleven (11) units in exchange for the dedication of the three (3) proposed units as low income-qualified units regulated through a deed restriction and administered by the City's Housing Division for a 50-year term.
9. This project has been determined to be categorically exempt under CEQA Guidelines §15332, Class 32, for In-fill Development.

#### FINDINGS

##### **For Architectural Permits per PGMC [§23.70.060\(f\)](#):**

1. The architecture and general appearance of the completed project are compatible with the neighborhood;
2. 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; and
3. The board has been guided by and has made reference to applicable provisions of the architectural review guidelines in making its determinations on single-family residences.

##### **For Use Permits per PGMC [§23.70.80\(a\)\(4\)](#):**

1. The proposed use is allowed with a use permit within the applicable zoning district and complies with all applicable provisions of these regulations;
2. The proposed use is consistent with the general plan, the local coastal program, and any applicable specific plan;
3. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;

4. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city; and
5. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

The architectural design and materials of the proposed project will be a continuation of the design authorized under AP 16-0121 and currently under construction. It appears the proposed project would not be detrimental to the development of the City; nor would it would impair the desirability of investment or occupation in the neighborhood. The project does not consist of a single-family residence and this City does not presently have downtown commercial architectural guidelines.

According to PGMC [Table 23.31.030](#), the C-D zoning district principally permits mixed-use (residential above or behind commercial – no density specified) and multi-family (8 or more units) with a Use Permit (UP). This application includes a Use Permit as 11 units total are proposed to be developed, 3 of which will be income-qualified low-income units. But for the UP for the number of residential units and the waiver of required parking as an incentive for providing dedicated income-qualified units, the project is in conformance with the development standards of the C-D zoning and the Commercial General Plan and, specifically, the goals and policies of the Housing Element for the development of affordable units.

## PERMIT

Architectural Permit & Use Permit (AP/UP) 19-0173:

An Architectural Permit to develop three (3) second-story residential units on APN -006 over the five (5) space parking area approved for the adjacent mixed-use development. The proposed units are allowed under the Density Bonus provisions in §23.79 of the Pacific Grove Municipal Code (PGMC). The project includes a Use Permit for 8 or more residential units per Table 23.31.030 of the PGMC.

## 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 two (2) years 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 and/or Planning Commission approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land; it is the intention of the City 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 by the City, 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. **Affordable Housing Term.** The property owner shall enter into a 50-year agreement with the City through issuance and recordation of a deed restriction to ensure the three (3) affordable units are retained and actively used as income-qualified rental units for the life of the term.



6. **Occupancy of Affordable Units.** To ensure immediate occupancy of the affordable units, the construction plans for the proposed development shall be amended to the existing Building Permit (PGBP 18-1432) and shall be issued a Certificate of Occupancy at the same time or before occupancy of the market-rate residential units.
7. **Water.** The affordable units may qualify for entitlement water from the affordable housing reserve established City Council Resolution on May 15, 2019, but available water is not assured by this AP/UP . Applicant shall apply for, acquire and pay for any water needed by the units; applicant may request, but is not assured the City will share in the cost of water needed for the project. Approved use of water to the property must comply with requirements of the Monterey Peninsula Water Management District (District). Limitations may apply regarding installation and use of Cal-Am water meters.
8. **Bike Storage.** The owner shall install and maintain a minimum of four (4) covered bicycle parking facilities onsite.
9. **Transit Passes.** The owner shall provide annual all-access transit passes to the tenants of the three (3) affordable units for the life of the term agreement.
10. **Stormwater Treatment Measure.** The stormwater treatment measures shall be maintained by the property owner in perpetuity and City of Pacific Grove staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.
11. **Parking.** The project is located in the Downtown Parking District; commercial uses may use City parking lots and on-street parking. The three (3) affordable units require an additional 4.5 spaces onsite, but t City Density Bonus provisions allow waiver of these additional onsite spaces provided the owner provides five (5) additional City parking permits to tenants of those units throughout the 50 year term of the affordable agreement.
12. **Construction Hours.** Given the proximity of nearby dwellings and to coincide with construction hours allowed for the existing project, construction activities shall not occur before 8:30 a.m. or after 5:00 p.m. Monday through Friday, or at any time on Saturday or Sunday. Furthermore, windows shall be closed during interior construction. Contractors are required to park in the City lot.
13. **Building Plans.** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

**NOW, THEREFORE, BE IT RESOLVED BY THE ARCHITECTURAL REVIEW BOARD OF THE CITY OF PACIFIC GROVE RECOMMENDS TO THE PLANNING COMMISSION THE FOLLOWING:**

1. The Board recommends the Planning Commission determine 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 recommends that the Planning Commission authorize Approval of Architectural Permit and Use Permit (AP/UP) 19-0173.
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 9<sup>th</sup> day of July, 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.

\_\_\_\_\_  
Manal Mansour, owner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Ayman Adeeb, owner

\_\_\_\_\_  
Date



3 UNIT ADDITION OVER PARKING  
PROJECT DATA SHEET

Project Address: 301 Grand Ave  
Applicant(s): Mausum Trust

Submission Date: 5/20/19  
Permit Type(s) & No(s): Residential Planning

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	CD	CD ✓	CD	
Building Site Area		5760	576	
Density (multi-family projects only)		✓		
Building Coverage		23 UNITS/AC		
Site Coverage		N/A		
Gross Floor Area <u>w/2NDFC</u>		6179	7579	TOTAL
Square Footage not counted towards Gross Floor Area		<del>1458</del>		
Impervious Surface Area Created and/or Replaced		<del>5715</del>	5505	
Exterior Lateral Wall Length to be demolished in feet & % of total*		NONE	0/0%	
Exterior Lateral Wall Length to be built		166		
Building Height	40	23	27	
Number of stories	2	2	2	
Front Setback	0	0	0	
Side Setback (specify side)	0	0	0	
Side Setback (specify side)	0	0	0	
Rear Setback	5	5	5	
Garage Door Setback				
Covered Parking Spaces		N/A		
Uncovered Parking Spaces		N/A 5	5	
Parking Space Size (Interior measurement)	9' x 20'	N/A	9x20	
Number of Driveways	1	N/A 1	1	
Driveway Width(s)	14	N/A	14	
Back-up Distance	N/A	N/A	N/A	
Eave Projection (Into Setback)	3' maximum	NONE	NONE	
Distances Between Eaves & Property Lines	3' minimum	N/A	N/A	
Open Porch/Deck Projections		N/A	N/A	
Architectural Feature Projections		See plans		
Number & Category of Accessory Buildings		N/A	N/A	
Accessory Building Setbacks		N/A	N/A	
Distance between Buildings		N/A	N/A	
Accessory Building Heights		N/A	N/A	
Fence Heights		N/A	6'	

**REVISED**

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JUN 03 2019

CITY OF PACIFIC GROVE  
COMMUNITY DEV DEPT

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

[Rev. 01/14/14]

**MONTEREY PENINSULA WATER MANAGEMENT DISTRICT  
RESIDENTIAL WATER RELEASE FORM AND WATER PERMIT APPLICATION**

**NOTE: When approved and signed by the jurisdictions, this form must be submitted with final and complete Construction Plans to:**  
 Monterey Peninsula Water Management District Permit Office  
 5 Harris Court, Bldg. G ♦ Monterey, CA 93940 ♦ (831) 658-5601 ♦ www.mpwmd.net ♦ Fax (831) 644-9558  
 Completing the Water Release Form & Water Permit Application does not guarantee issuance of a Water Permit.

**ALL SPACES BELOW MUST BE COMPLETED OR THE APPLICATION MAY NOT BE PROCESSED. (Please print firmly)**

**1. OWNERSHIP INFORMATION:**

Name: AYMAN ADIB Name: SAFIAT MALEK  
 Daytime telephone: 831 / 920-2127 Daytime telephone: 650/619-8760  
 Mailing Address: 656 - Munras Av Mailing Address: Samalek@aol.com  
 E-Mail Address: monterey E-Mail Address: PO Box 1734 Pebble Beach

**3. PROPERTY INFORMATION:** Existing Square-footage \_\_\_\_\_ Proposed Square-footage CA 83953  
 Address: 301 GRAND AV Assessor Parcel Number 006-282-006

Water Company serving parcel: CAL AM Cal-Am Account Number: \_\_\_\_\_

Is a water meter needed?  YES or  NO If yes, how many? 1

*NOTE: Separate water meters are required for each User. Residential uses require separate meters for all auxiliary housing that includes a kitchen.*

**4. PROJECT DESCRIPTION (Be thorough and detailed):** \_\_\_\_\_

**5. INSTRUCTIONS: Table #1 should list the fixtures on the property as they exist before the project. Table #2 should reflect all fixtures on the property after the project is completed. Only one Master Bathroom can be designated per dwelling unit.**

**Table No. 1 Existing Property Fixture Count  
(All fixtures before project)**

Type of Fixture	Fixture	Value	Count
Washbasin		x 1.0 =	
Two Washbasins in the Master Bathroom		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)		x 1.8 =	
Toilet, High Efficiency (HET)		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)		x 0.8 =	
Urinal, Pint (0.125 gallon maximum)		x 0.1 =	
Urinal, Zero Water Consumption		x 0.0 =	
Masterbath (one per Dwelling); Tub&Shower Stall		x 3.0 =	
Large Bathub (may have Showerhead above)		x 3.0 =	
Standard Bathub or Shower Stall (one head)		x 2.0 =	
Shower, each additional (heads, body spray, etc)		x 2.0 =	
Shower system, Rain Bar/ Custom Shower (specs)		x 2.0 =	
Kitchen Sink (with optional Dishwasher)		x 2.0 =	
Kitchen Sink with High Efficiency Dishwasher		x 1.5 =	
Dishwasher, each additional (with optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer		x 2.0 =	
Clothes Washer, (HEW) 5.0 water factor or less		x 1.0 =	
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	
Other		x _____ =	
Other		x _____ =	
Other		x _____ =	

• Use this fixture count if a previous Permit was issued utilizing the Master Bathroom Credit. (Tub may be large.) See District staff for more information.

**EXISTING FIXTURE UNIT COUNT TOTAL = \_\_\_\_\_**

**Table No. 2 Post Project Fixture Count  
(All fixtures after project)**

Type of Fixture	Fixture	Value	Count
Washbasin	<u>3</u>	x 1.0 =	<u>3</u>
Two Washbasins in the Master Bathroom		x 1.0 =	
Toilet, Ultra Low-Flush (1.6 gallons-per-flush)	<u>3</u>	x 1.8 =	<u>5.4</u>
Toilet, High Efficiency (HET)		x 1.3 =	
Toilet, Ultra High Efficiency (UHET)		x 0.8 =	
Urinal, Pint (0.125 gallon maximum)		x 0.1 =	
Urinal, Zero Water Consumption		x 0.0 =	
Masterbath (one per Dwelling); Tub&Shower Stall		x 3.0 =	
Large Bathub (may have Showerhead above)		x 3.0 =	
Standard Bathub or Shower Stall (one head)	<u>3</u>	x 2.0 =	<u>6</u>
Shower, each additional (heads, body spray, etc)		x 2.0 =	
Shower system, Rain Bars/Custom Shower (specs)		x 2.0 =	
Kitchen Sink (optional dishwasher)	<u>3</u>	x 2.0 =	<u>6</u>
Kitchen Sink with High Efficiency Dishwasher		x 1.5 =	
Dishwasher, each additional (optional sink)		x 2.0 =	
Dishwasher, High Efficiency (with opt. sink)		x 1.5 =	
Laundry Sink/Utility Sink (one per Site)		x 2.0 =	
Clothes Washer		x 2.0 =	
Clothes Washer, (HEW) 5.0 water factor or less		x 1.0 =	
Bidet		x 2.0 =	
Bar Sink		x 1.0 =	
Entertainment Sink		x 1.0 =	
Vegetable Sink		x 1.0 =	
Instant-Access-Hot-Water System (fixture credit)	<u>3</u>	x -0.5 =	<u>(1.5)</u>
Subtotal proposed indoor fixtures		=	
Landscage - Refer to District Rule 142.1		=	
"Water Efficient Landscape Requirements"		x _____ =	
Swimming Pool (each 100 sq-ft of pool surface)		x 1.0 =	

**PROPOSED FIXTURE UNIT COUNT TOTAL = 18.9**

In completing the Water Release Form, the undersigned acknowledges that any discrepancy or mistake may cause rejection or delay in processing of the application. Additionally, the undersigned is responsible for accurately accounting for all water fixtures. If the fixture unit count changes without notification to the District, or if a difference in fixtures is documented upon official inspection, Water Permits for the property may be canceled. In addition, water fixtures installed without a Water Permit may be cause for interruption of the water service to the Site, additional fees and penalties, the imposition of a lien on the property, and deduction of water from the local Jurisdiction's Allocation. The property owner/Applicant is required to notify the District and provide Construction Plans as appropriate for each change in the Project made prior to use or occupancy that may affect the Project's Capacity to use water. **"PUBLIC ACCESS TO WATER RECORDS" DEED RESTRICTION IS REQUIRED FOR ALL WATER PERMITS.**

**6. I certify, under penalty of perjury, that the information provided on this Water Release Form & Water Permit Application is to my knowledge correct, and the information accurately reflects water use presently planned for this property.**

Signature of Owner/Agent: [Signature] Date: 6/18/19  
 Signature of Owner/Agent: SAFIAT MALEK Location Where Signed: CARMEL

Print Name \_\_\_\_\_ File or Plan Check Number \_\_\_\_\_

**AUTHORIZATION FOR WATER PERMIT - JURISDICTION USE ONLY**

AF Paralta Allocation \_\_\_\_\_ AF Public Credits \_\_\_\_\_ AF Second Bathroom Protocol \_\_\_\_\_  
 AF Pre-Paralta Credits \_\_\_\_\_ WDS (Private Well) \_\_\_\_\_ Water Entitlement \_\_\_\_\_ No water needed \_\_\_\_\_

Notes: \_\_\_\_\_ Authorized by: \_\_\_\_\_ Date: \_\_\_\_\_

This form expires one year from date of authorization for this project by the jurisdiction.  
 White copy-MP/WMD Yellow copy-applicant Pink copy-jurisdiction  
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Stormwater Control Plan  
for  
NEW UPPERTHREE STUDIO

3/12/2019

The Manal Mansour  
Revocable Living Trust  
c/o Dr. Ayman Adeeb, DDS  
PO Box 565 Monterey, CA 93942  
(831) 869-3641  
APN: 006-287-212 & 006

prepared by:

Jaime Barcelos-EIT  
11 w laurel Dr. Ste: 225 Salinas, ca 93906  
(831) 756-0324

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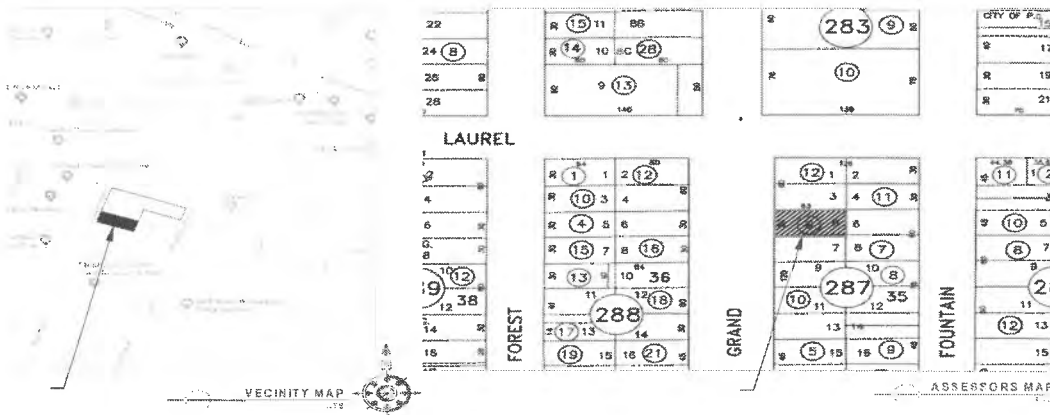
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### Vicinity Map



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**Attachments**

Stormwater Control Plan Exhibit

**Appendices**

This Stormwater Control Plan was prepared using the template dated 18 February 2014.



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**I. Project Data**

Table 1. Project Data

Project Name/Number	Upper Three Studio
Application Submittal Date	
Project Location	APN: 006-287-212 & 006
Project Phase No.	Phase 2
Project Type and Description	Two story Multi residential which includes three units (studio) at 2 <sup>nd</sup> floor and 4 parking stalls below at finish grade
Total Project Site Area (acres)	.172
Total New Impervious Surface Area	0.00
Total Replaced Impervious Surface Area	6,768.00
Total Pre-Project Impervious Surface Area	6,768.00
Total Post-Project Impervious Surface Area	6,768.00
Net Impervious Area	6,768.00
Watershed Management Zone(s)	4
Design Storm Frequency and Depth	Not Tier 3
Urban Sustainability Area	Not Tier 3

**II. Setting**

**II.A. Project Location and Description**

The subject property is located at 301 Grand Ave. at the intersection of Grand Ave to the Northwest and Laurel Ave to the Northeast. The property abuts a property with residential use exclusively to the Southeast and a commercial use zone on the south boundary. The property belongs to C-D zoning where upper residential use is allowed. Required setbacks based on zoning classification are the following: 0 ft to adjacent commercial zone and 5 ft to any residential zoning boundary.

Based on section 23. 64.190 Off-street Parking, Storage for apartment house or dwelling group, the required number off street parking shall be 1.5 spaces for each unit having less than two bedrooms. The characteristics of the proposed upper floor falls within this category and it requires 4.5 parking spaces which will be rented out from the city's parking facility.

The total gross upper floor area for the proposed project will be 1734.00 sq. ft which includes three studios and a balcony.

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## II.B. Existing Site Features and Conditions

The subject property has a total acreage of .172 ( $\pm 7492$  sq. ft) . Site topography range from maximum elevation of 135 ft to minimum elevation of 121 ft according to the survey done by Monterey Bay Engineers, Inc. There is no hydrologic features, wet lands, watercourses, seeps or springs found at the subject property.

Soil found near the surface consist of silty, fine to coarse grained, micaceous sand to a depth of one foot and of dense to very dense, silty, fine to coarse grained, micaceous sand with scattered gravels to a depth of three feet and of very dense, clayed, silty, fine to coarse grained, decomposed granitic sand with scattered decomposed granitic gravels to the bottom of the boring at 5.5 feet in depth "Soils Survey Group".

The proposed upper three studios will replace an additional 1734.00 sq. ft of impervious area plus 5,034.00 impervious that in-progress building replaced, ending to total impervious at the site of 6,768.00 sq. ft.

Storm water runoff at the site drains directly to the street and collected by the municipal storm sewer.

The increase of site coverage with impervious surfaces, 6,768.00 sq. ft impervious area, falls under tier 2 based on tier determination. The goal will be to treat the 95<sup>th</sup> percentile of a 24 hour storm, with a return period of 25 years.

## II.C. Opportunities and Constraints for Stormwater Control

The main constraint for stormwater control is difference in elevation of about 14 ft from low point to high point. One solution to reduce stormwater runoff is to make use of storm water capture/treatment facilities that will be installed strategically underground to retain and treat the water before it is discharged into the street's gutter. This method will allow the rain water from the existing roof, building in progress, to be partially collected in pipes and sent to the treatment facility. All the rain water from new roofs will also be routed to the treatment facility. Also, collect rain water from paved areas where possible and send to the facility.

## III. Low Impact Development Design Strategies

### III.A. Optimization of Site Layout

#### III.A.1. Limitation of development envelope

In the limited C-D commercial the city allows 100% site coverage.

#### III.A.2. Preservation of natural drainage features

There is no natural drainage feature found at the site and so storm water control measures will be implemented. Storm water from roofs and paved areas will be treated before discharge to the street gutter with detention/treatment structures.

#### III.A.3. Setbacks from creeks, wetlands, and riparian habitats

There is no creeks, wetlands and riparian habitats near the subject property.

#### III.A.4. Minimization of imperviousness.

Due to site size and location it is the owner's wishes to maximize the site coverage to maximum allowed based on zoning regulations. There will be a small percent of planting and pervious asphalt.



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III.A.5. Use of drainage as a design element

Storm water from roofs and paved areas will be treated before discharge to the street gutter with detention/treatment structures.

III.B. Use of Permeable Pavements

There is approximately 368 sq. ft of permeable pavement proposed at the site

III.C. Dispersal of Runoff to Pervious Areas

Because the scarce if pervious area left after development, storm water from roofs and paved areas will be treated before discharge to the street gutter with **Vault-Based High-Flowrate Media Filters**.

III.D. Stormwater Control Measures

Storm water control measures include the installation of precast concrete storm capture structures fabricated by local precast concrete companies to help property owners meet the regulations regarding stormwater. Specifically, the one that will be used is a rectangular unit called Perk Filter 6' wide concrete vault, which will be installed underground at parking area, below the proposed three upper units.

IV. Documentation of Drainage Design

IV.A. Descriptions of each Drainage Management Area

IV.A.1. Table of Drainage Management Areas

DMA Name	Surface Type	Area (square feet)
DMA1	ROOF	2470
DMA2	ROOF	2124
DMA3	ROOF	1734

IV.A.2. Drainage Management Area Descriptions

**DMA1**, totaling 2,470.00 square feet of roof area, drains to Bioretention Basin and then to municipal storm sewer

**DMA2**, totaling 2,124.00 square feet of roof area, drains to Perk Filter Concrete Vault for treatment

**DMA3**, totaling 1,734.00 square feet of roof area, drains to Perk Filter Concrete Vault for treatment

**DMA4**, totaling 368.00 square feet of permeable asphalt is considered self-retaining area. This area has a factor of 0 when sizing Non-LID facilities.

**DMA5**, totaling 288.00 square feet of pervious "self treating", drains directly to municipal storm sewer

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## IV.B. Tabulation and Sizing Calculations

### IV.B.1. Information Summary for LID Facility Design

Total Project Area (Square Feet)	7492.00
Design Storm Depth	Not tier 3
Applicable Requirements	Tier 2

### IV.B.2. Self-Treating Areas

[Extend table to list additional DMAs. Note: For Tier 3 projects, submit your Excel file for the Central Coast SCM Sizing Calculator, available at <http://www.montereySEA.org>. The calculator may also be used, at your option, for Tier 2 projects.]

DMA Name      Area  
(square feet)

PLANTING	288
----------	-----

### IV.B.3. Self-Retaining Areas

[Extend table to list additional DMAs. Include areas for which runoff is to harvested and used.]

DMA Name      Area  
(square feet)

PEARMEABLE ASPHALT	368
--------------------	-----



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IV.B.4. Areas Draining to Self-Retaining Areas

N/A

IV.B.5. Areas Draining to Bioretention Facilities (Tier 2 Projects)

DMA Name	DMA Area (square feet)	Post-project surface type	DMA Runoff factor	DMA Area × runoff factor	SCM Name		
					BIORETENTION POND		
					SCM Sizing factor	Minimum SCM Size	Proposed SCM Size
DMA1	2470	ROOF	1	2470			
Total>				2470	0.04	98.8	101

IV.B.6. Areas Draining to Non-LID facility (Tier 2 Projects)

DMA Name	DMA Area (square feet)	Post-project surface type	DMA Runoff factor	DMA Area × runoff factor	SCM Name		
					PERK FILTER 6' WIDE		
					SCM Sizing factor	Minimum SCM Size	Proposed SCM Size
DMA2	2124	ROOF	1	2124			
DM3	1734	ROOF	1	1734			
P. ASPHALT	368	P. ASPHALT	0	0			
Total>				3858	0.04	154.32	160

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V. Source Control Measures

V.A. Site activities and potential sources of pollutants

Parking

V.B. Source Control Table

[See the instructions on page 3-6 of the *Stormwater Technical Guide* and the checklist in Appendix A.]

Potential source of runoff pollutants	Permanent source control BMPs	Operational source control BMPs
Unauthorized non-stormwater discharges and accidental spills and leaks	"No dumping! Flows To Bay"	<ol style="list-style-type: none"> <li>1. Maintain and periodically repaint and replace inlet markings</li> <li>2. Provide storm water pollution prevention information to new site owners, lessees, or operators</li> <li>3. Immediate repair of any deterioration threatening structural integrity.</li> <li>4. Cleaning before the sump is 40% full. Catch basins should be cleaned as frequently as needed to meet this standard.</li> <li>5. Clean catch basins, storm drain inlets, and other conveyance structures before the wet season to remove sediments and debris accumulated during the summer.</li> <li>6. Conduct inspections more frequently during the wet season for problem areas where sediment or trash accumulates more often.</li> <li>7. Clean and repair as needed. „ Keep accurate logs of the number of catch basins cleaned. „</li> <li>8. Store wastes collected from cleaning activities of the drainage system in appropriate containers or temporary</li> </ol>



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		<p>storage sites in a manner that prevents discharge to the storm drain. „ Dewater the wastes if necessary with outflow into the sanitary sewer if permitted. Water should be treated with an appropriate filtering device prior to discharge to the sanitary sewer. If discharge to the sanitary sewer is not allowed, water should be pumped or vacuumed to a tank and properly disposed. Do not dewater near a storm drain or stream.</p> <p>9. Storm Drain Conveyance System. Locate reaches of storm drain with deposit problems and develop a flushing schedule that keeps the pipe clear of excessive buildup. „ Collect and pump flushed effluent to the sanitary sewer for treatment whenever possible. Pump Stations „ Clean all storm drain pump stations prior to the wet season to remove silt and trash.</p>
Interior parking garages	“Parking Garage Floor Drains will be plumbed to the Sanitary Sewer”	<p>1. Inspect and Maintain drains to prevent blockages and overflow.</p>
Landscape and Bioretention Basin	Self-retaining planting and storm water treatment	<p>1. Maintain landscaping using minimum or no pesticides</p> <p>2. Dispose of grass clippings, leaves, sticks, or other collected vegetation as garbage, or by composting.</p> <p>3. Do not dispose of collected vegetation into waterways or storm drainage systems. o Use mulch or other erosion control measures on exposed soils.</p> <p>4. Dispose of leaves, sticks, or other collected vegetation as garbage, by composting or at a permitted landfill.</p> <p>5. Do not dispose of collected</p>

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		<p>vegetation into waterways or storm drainage systems.</p> <ol style="list-style-type: none"> <li>6. Use mulch or other erosion control measures when soils are exposed.</li> <li>7. Place temporarily stockpiled material away from watercourses and drain inlets, and berm or cover stockpiles to prevent material releases to the storm drain system.</li> <li>8. Consider an alternative approach when bailing out muddy water: do not put it in the storm drain; pour over landscaped areas.</li> <li>9. Use hand weeding where practical</li> </ol>
--	--	--

**V.C. Features, Materials, and Methods of Construction of Source Control BMPs.**

Self-retaining areas “planting” will be composed of native plants and mulch that will infiltrate the first inch of rainfall. Run-off from this area will be directed to storm sewer.

The roof areas will be directed to bioretention basin and Vault-Based High-Flowrate Media Filters for treatment and then release into the storm sewer

**VI. Stormwater Facility Maintenance**

**VI.A. Ownership and Responsibility for Maintenance in Perpetuity**

1. The owner is responsible to execute an agreement that “runs with the land.” The agreement provides the municipality a right of access for inspections and requires the owner to certify annually that facilities have been recently inspected and are functioning as intended.
2. The owner accepts all responsibility for operation and maintenance of facilities until such responsibility is formally transferred.

**VI.B. Summary of Maintenance Requirements for Each Stormwater Facility**

Bioretention facility and Landscape

**Clean up.** Remove any soil or debris blocking planter inlets or overflows. Remove trash that typically collects near inlets or gets caught in vegetation.

**Prune or cut back plants** for health and to ensure flow into inlets and across the surface of the facility. Remove and replant as necessary. When replanting, maintain the design surface elevation and minimize the introduction of soil.



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**Control weeds** by manual methods and soil amendment. In response to problem areas or threatening invasions, corn gluten, white vinegar, vinegar-based products such as Burnout, or non-selective natural herbicides such as Safer's Sharpshooter may be used.

**Add mulch.** Aged mulch, also called compost mulch, reduces the ability of weeds to establish, keeps soil moist, and replenishes soil nutrients. Mulch may be added from time to time to maintain a mulch layer thickness of 1" to 2", but only if the underlying soil surface beneath the mulch layer is a minimum 6" below the overflow elevation, consistently throughout the surface area of the facility.

**Check irrigation**, if any, to confirm it is adequate but not excessive.

Landscape maintenance personnel should be aware of the following:

**Do not add fertilizer** to bioretention facilities. Compost tea, available from various nurseries and garden supply retailers, may be applied at a recommended rate of 5 gallons mixed with 15 gallons of water per acre, up to two weeks prior to planting and once per year between March and June. Do not apply when temperatures are below 50°F or above 90°F or when rain is forecast in the next 48 hours.

**Do not use synthetic pesticides** on bioretention facilities. Beneficial nematodes and non-toxic controls may be used. Acceptable natural pesticides include Safer® products and Neem oil.

Perk filter Concrete Vault

To be maintained per manufacturer's recommendations. A copy of the operation and maintenance manual shall be kept on site for reference

**VII. Construction Checklist**

[See the instructions on page 3-7 of the Stormwater Technical Guide.]

Stormwater

Control

Plan

Page #

BMP Description

See Plan Sheet

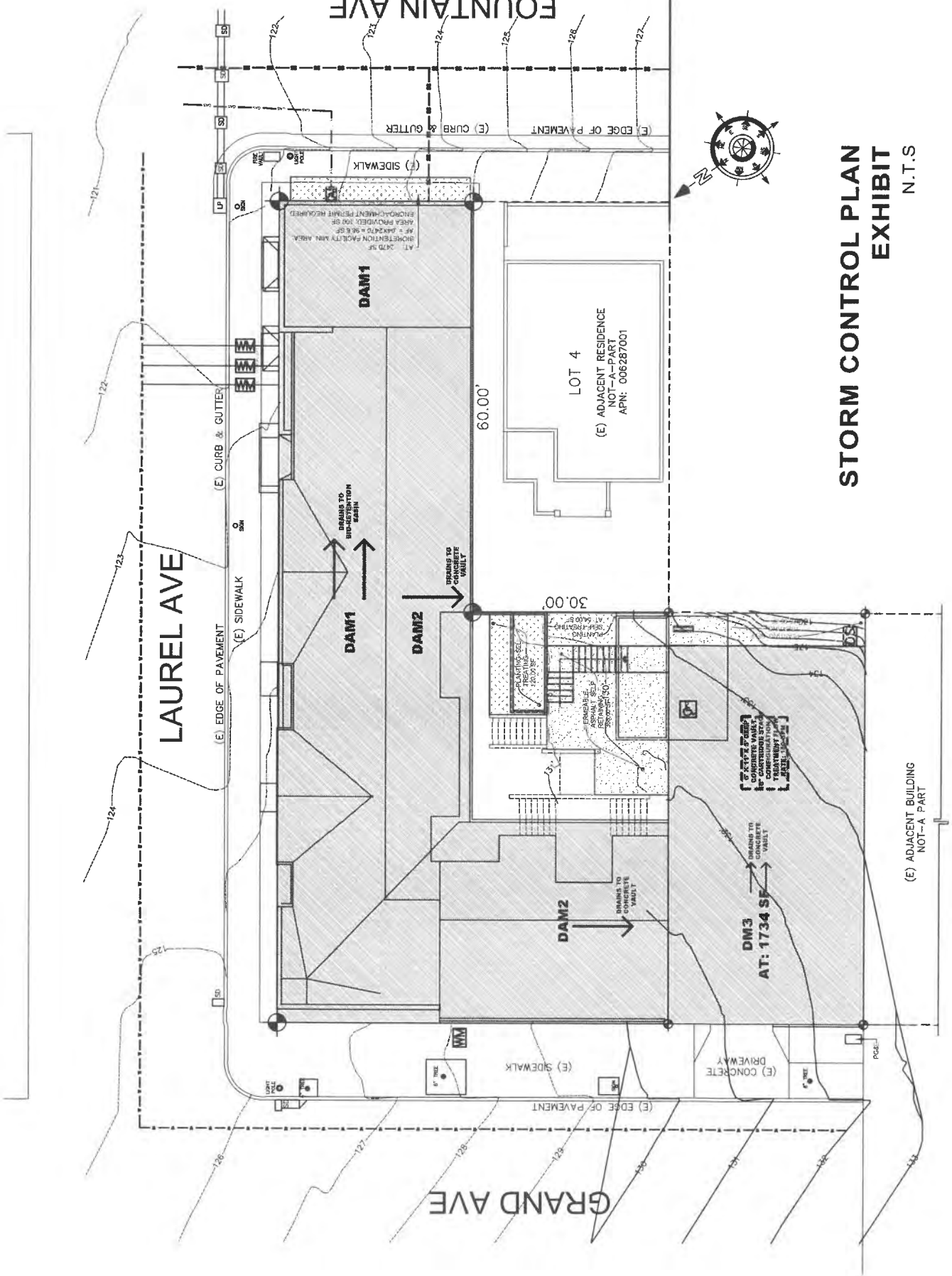
#s

6 of 10	"No dumping! Flows To Bay"	C1.2
7 of 10	Interior parking garages	C1.1
7 of 10	Landscape and Bioretention Basin	

**VIII. Certifications**

The preliminary design of stormwater treatment facilities and other stormwater pollution control measures in this plan are in accordance with the current edition of the Monterey Regional Stormwater Management Program's Stormwater Technical Guide. [Check with local staff regarding other certification requirements.]

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**STORM CONTROL PLAN  
EXHIBIT**  
N.T.S





# CITY OF PACIFIC GROVE

## Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950  
T :: 831.648.3190 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd

### NOTICE OF EXEMPTION FROM CEQA

**Property Address/Location:** 301 Grand Avenue, Pacific Grove, CA 93950

**File No.** AP/UP 19-0173      **APN** 006-287-006, -012

**Project Description:** An Architectural Permit to develop three (3) second-story residential units on APN -006 over the five (5) space parking area approved for the adjacent mixed-use development. The proposed units are allowed under the Density Bonus provisions in §23.79 of the Pacific Grove Municipal Code (PGMC). The project includes a Use Permit for 8 or more residential units per Table 23.31.030 of the PGMC.

**ZC:** Commercial Downtown (C-D)      **GP:** Commercial      **Lot Size:** 7,560 sq. ft.

Applicant Name: Manal Mansour & Ayman Adeb (Owners)      Phone #: 831-915-0797  
Mailing Address: PO Box 565, Monterey 93940  
Email Address: [jmaresidentiala@gmail.com](mailto:jmaresidentiala@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: Class 32, Section 15332
- Statutory Exemptions  
Type and Section Number: \_\_\_\_\_
- Other: \_\_\_\_\_

**Exemption Findings:**  
Class 32, In-fill Development, pertains to developments where:

- (a) The project is consistent with the applicable general plan designation and all applicable general plan policies as well as with applicable zoning designation and regulations.
- (b) The proposed development occurs within city limits on a project site of no more than five acres substantially surrounded by urban uses.
- (c) The project site has no value as habitat for endangered, rare or threatened species.
- (d) Approval of the project would not result in any significant effects relating to traffic, noise, air quality, or water quality.
- (e) The site can be adequately served by all required utilities and public services, because no building permit will be issued until water is available.

The exceptions to exemptions in Section 15300.2 of the CEQA Guidelines apply to the Class 32 exemption, but the proposed project does not fall under any of the parameters of the exceptions.

**Contact:** Alyson Hunter, Associate Planner

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

**Signature:**

**Date:** July 10, 2019



**City of Pacific Grove**  
**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**HOUSING DIVISION**

300 Forest Avenue, Pacific Grove CA 93950  
Email: [tschaeffer@cityofpacificgrove.org](mailto:tschaeffer@cityofpacificgrove.org) Phone: (831) 648-3199

**MEMORANDUM**

TO: Mayor and City Council, Planning Commission, City Staff  
FROM: Housing Division  
DATE: September 28, 2018  
SUBJECT: **2018 INCOME GUIDELINES FOR HOUSING PROGRAMS**

The following table reflects the recently received HUD CDBG income guidelines for Pacific Grove and Monterey County effective June 1, 2018. Income levels are used to define eligibility for City affordable housing and rehabilitation loan programs. These figures will be used until updated by HUD in 2019. Note: Median and Moderate Income levels are based on State HCD Income Limits effective 4/1/18.

	NUMBER OF PEOPLE IN HOUSEHOLD					
MAXIMUM INCOME	1	2	3	4	5	6
<b>EXTREMELY LOW</b>						
Annual (\$)	17,550	20,050	22,550	25,050	27,100	29,100
Monthly (\$)	1,463	1,671	1,879	2,088	2,258	2,425
30% of Monthly (\$)	439	501	564	626	678	728
<b>VERY LOW INCOME</b>						
Annual (\$)	29,250	33,400	37,600	41,750	45,100	48,450
Monthly (\$)	2,438	2,783	3,133	3,479	3,758	4,038
30% of Monthly (\$)	731	835	940	1,044	1,128	1,211
<b>LOWER INCOME</b>						
Annual (\$)	38,580	44,100	49,620	55,080	59,520	63,900
Monthly (\$)	3,215	3,675	4,135	4,590	4,960	5,325
30% of Monthly (\$)	965	1,103	1,241	1,377	1,488	1,598
<b>LOW INCOME</b>						
Annual (\$)	46,800	53,450	60,150	66,800	72,150	77,500
Monthly (\$)	3,900	4,454	5,013	5,567	6,013	6,458
30% of Monthly (\$)	1,170	1,336	1,504	1,670	1,804	1,938
<b>*MEDIAN INCOME</b>						
Annual (\$)	48,350	55,300	62,200	<b>69,100</b>	74,650	80,150
Monthly (\$)	4,029	4,608	5,183	5,758	6,221	6,679
30% of Monthly	1,209	1,383	1,555	1,728	1,866	2,004
<b>*MODERATE</b>						
Annual (\$)	57,700	65,950	74,200	82,450	89,050	95,650
Monthly (\$)	4,808	5,496	6,183	6,871	7,421	7,971
30% of Monthly (\$)	1,443	1,649	1,855	2,061	2,226	2,391

\*State HCD Income Limits Effective 4/1/18



# MIXED-USE BUILDING - 3 UNIT ADDITION

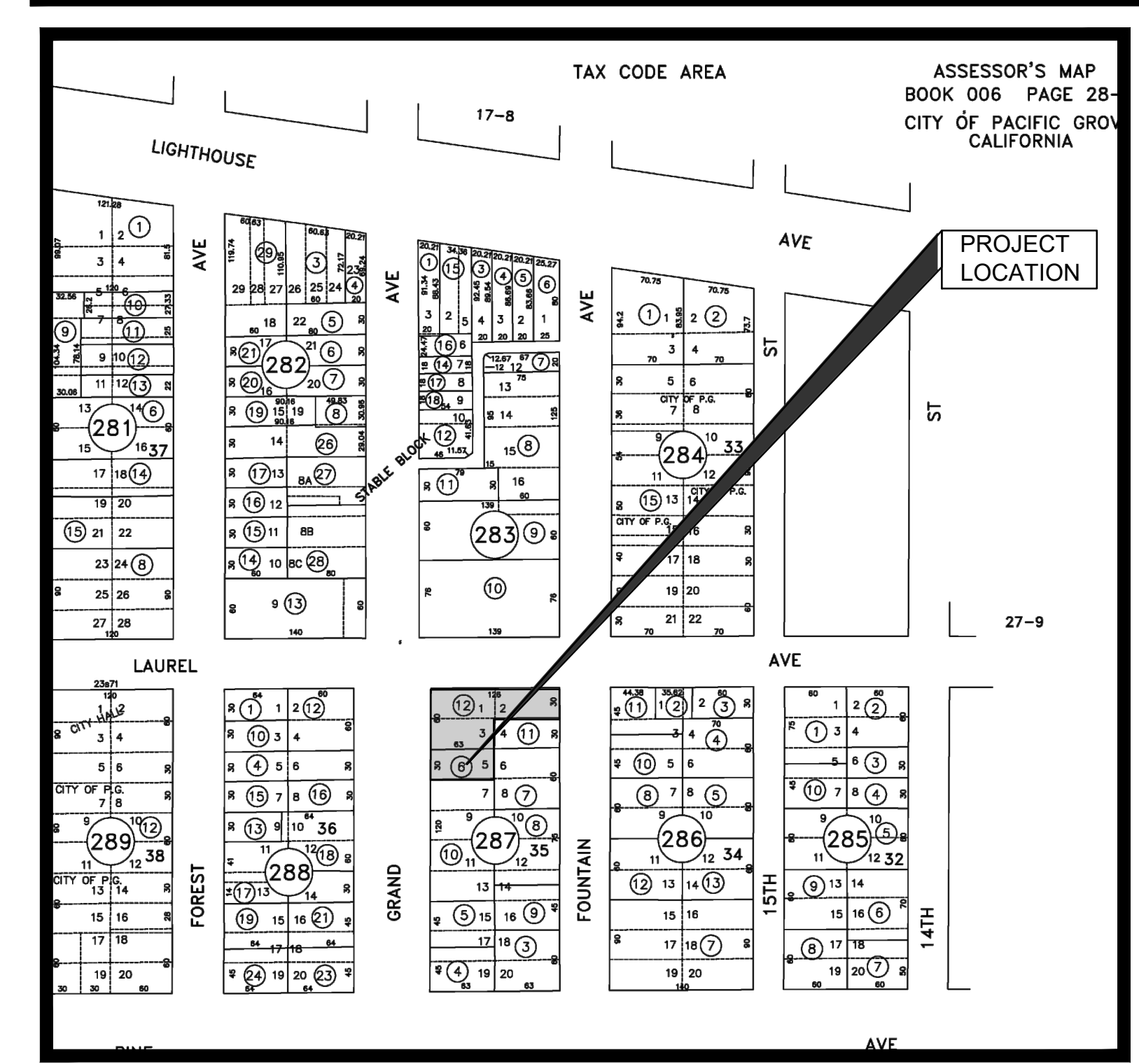
301 GRAND AVE. PACIFIC GROVE, CA



PROPOSED WEST ELEVATION ON GRAND AVE.

LAUREL AVE.

## ASSESSOR'S MAP



## DRAWING INDEX

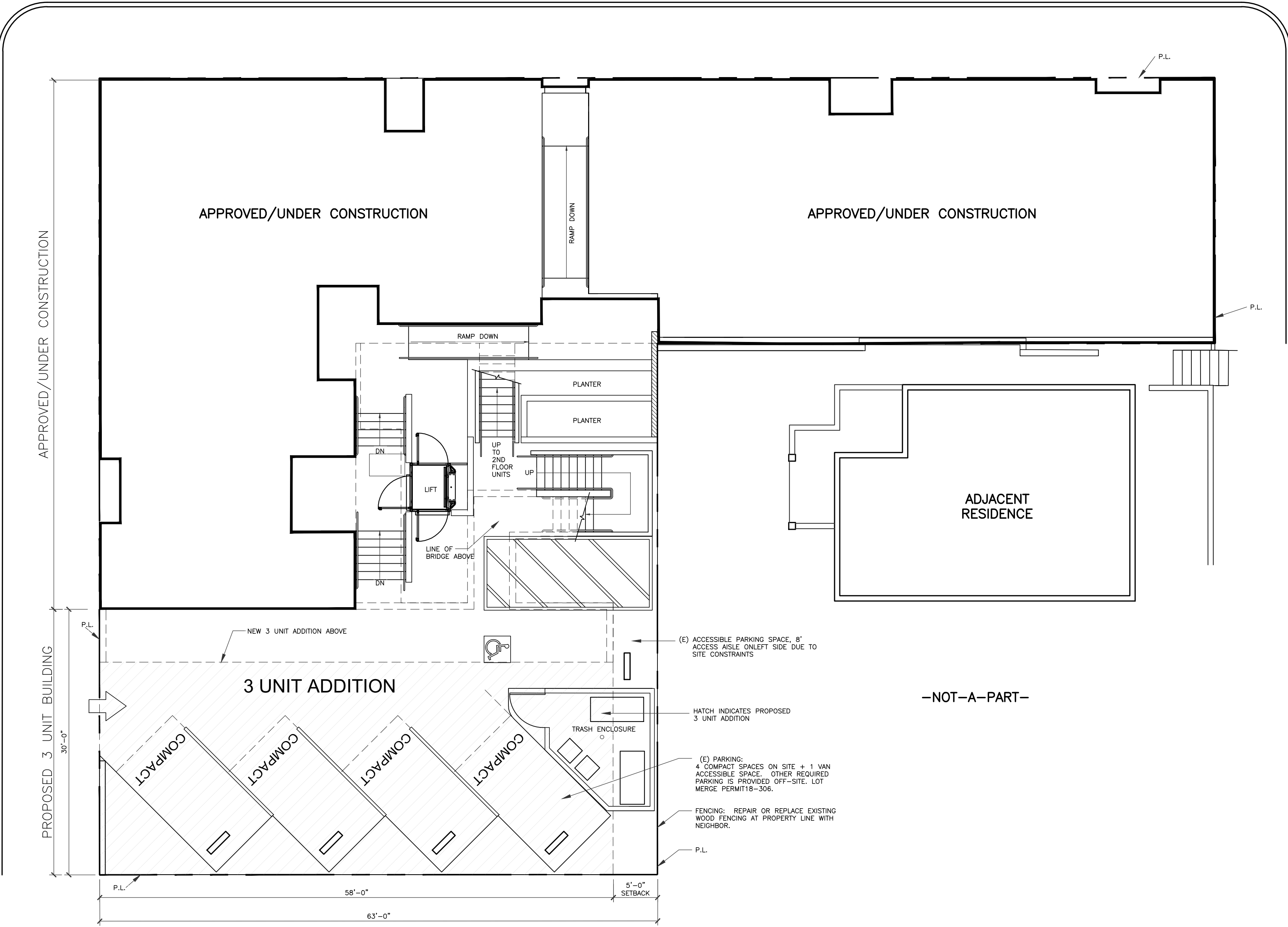
<b>ARCHITECTURAL</b>	<b>ARCHITECT:</b>
A-1 INDEX, LEGEND, NOTES & SITE PLAN	SAFWAT MALEK, AIA
A-2 FLOOR PLAN	ENVIRO-INTL., INC
A-3 ROOF PLAN	PO BOX 1731
A-4.0 ELEVATIONS	PEBBLE BEACH, CA 93953
A-4.1 ELEVATIONS	650-619-8760
A-5 SECTION	
A-6 RENDERING	

## SCOPE OF WORK

A PROPOSED 1,390 SF 3 UNIT ADDITION OVER (E) PARKING TO AN APPROVED BUILDING CURRENTLY UNDER CONSTRUCTION. THE PROJECT WILL PROVIDE AFFORDABLE HOUSING.

## PROJECT DATA

APPLICANT:	DR. AYMAN ADEEB
PROJECT ADDRESS:	301 GRAND AVE. PACIFIC GROVE, CA
ASSESSOR'S PARCEL NUMBER:	006-287-012 LOT 1, 2, 3 & 5 - BLOCK 35
LOT SIZE:	7,560 SF Lot Merge Permit 18-306 - Lots 1,2,3 & 5 of Block 35 Pacific Grove Retreat filed with the Community and Economic Development Department on April 2018.
(E) FIRST FLOOR AREA:	4,607 SF
(E) SECOND FLOOR AREA:	4,374 SF
(N) 3 UNIT ADDITION - 2ND FLR. AREA:	1,392 SF
TOTAL GROSS FLOOR AREA:	10,373 SF
CONSTRUCTION TYPE:	TYPE V-B, SPRINKLERED.
ZONING:	C-D
OCCUPANCIES:	FIRST FLOOR = COMMERCIAL TENANT AREAS EXCEPT 568 SF R-2 OCCUPANCY. <ul style="list-style-type: none"> <li>POTENTIAL TENANTS INCLUDE B, M, AND A-2 OCCUPANCIES. MOST RESTRICTIVE FOR FLOOR AREA IS A-2. IF A-2 OCCUPANCY IS INCLUDED AT FUTURE TIME, 1-HOUR SEPARATIONS FROM THE OTHER USES WILL BE REQUIRED. CURRENT PLANS INCLUDE A B-OCCUPANCY DENTAL OFFICE.</li> </ul> SECOND FLOOR = R-2 APARTMENTS. ALL R-2 APARTMENTS ARE TO BE 1-HOUR SEPARATED FROM OTHER POTENTIAL USES LISTED PER SECTION 508.4, AND 30 MINUTE SEPARATED BETWEEN EACH OTHER IN A SPRINKLERED BUILDING, PER SECTION 708.3, EXCEPTION 2.
PROPOSED SECOND FLOOR AFFORDABLE HOUSING 3 UNIT ADDITION - R-2 APARTMENTS	
F.A.R. + BONUS = 2.3 (GENERAL PLAN - SECTION 2.15.3)	
10,373 SF (TOTAL AREA OF BUILDING) / 7,560 SF (TOTAL AREA OF PARCEL) = 1.4 F.A.R. < 2.3 OK.	
ALLOWABLE AREAS:	PER CBC 505.6.4, EACH FLOOR MUST COMPLY INDIVIDUALLY FOR MIXED OCCUPANCY. PER CBC 508.4.2, THE BUILDING AREA SHALL SUCH THAT THE RATIOS OF ACTUAL DIVIDED BY ALLOWABLE SHALL NOT EXCEED 1. TABULAR ALLOWABLE AREA IS ESTABLISHED BY THE FOLLOWING. 505.6.4 ALLOWS AN INCREASE BASED ON STREET FRONTAGES, BUT THE BUILDING MEETS CODE USING ONLY THE TABULAR AREAS, SO THE STREET FRONTAGE INCREASE IS NOT INCLUDED BELOW.
AT = 18,000 SF FOR A-2 OCCUPANCY, NO HEIGHT INCREASE (27,000 SF FOR B OR M OCCUPANCIES); 7,000 SF FOR R-2 OCCUPANCY WITH MINIMUM NFPA 13R SPRINKLER SYSTEM.	
FIRST FLOOR = (3,190 SF / 18,000 SF) + (583 SF / 7,000 SF) = 0.26<1, THEREFORE OK.	
SECOND FLOOR = 3,859+1,390 SF / 7,000 SF = 0.75<1, THEREFORE OK.	



SITE PLAN  
1/8" = 1'-0"



Cell: 650.619.8760  
PO Box 1734 • Pebble Beach, CA 93953-1734  
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PROJECT/OWNER:  
Dr. Ayman Adeeb, et al  
656 Munras Ave  
Monterey, CA 93940  
(831) 920-2127

APN: 006-287-012

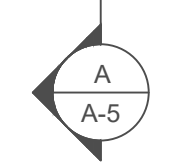
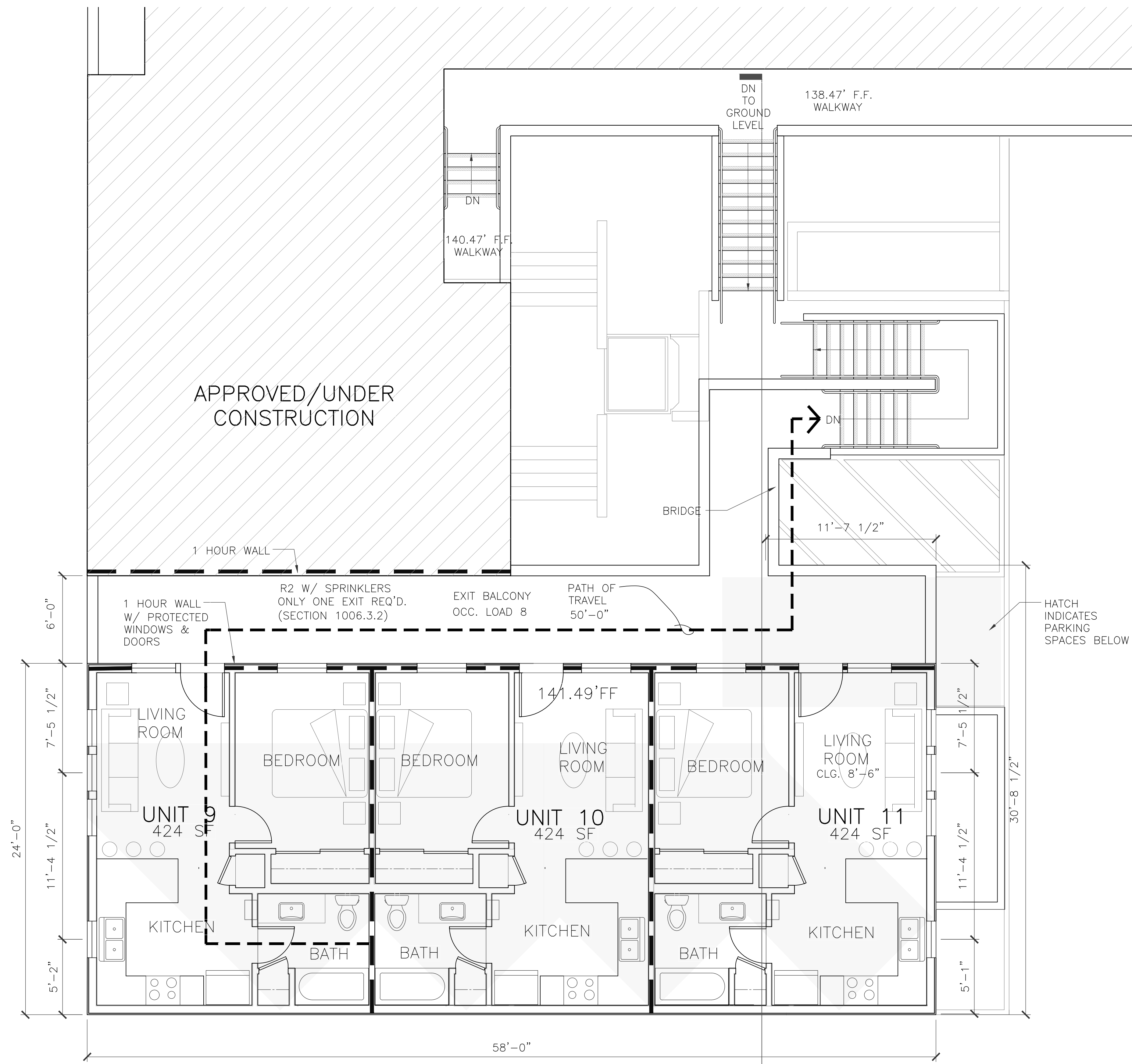
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3 UNIT ADDITION TO  
MIXED USE BUILDING AT  
301 GRAND AVENUE  
PACIFIC GROVE, CA 93955

## INDEX, NOTES & SITE PLAN

Project number	005-001
Date	06/20/19

A-1





**FLOOR PLAN**  
1/4" = 1'-0"



**Safwat Malek**, President  
safwat@enviro-international.com  
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**PROJECT TITLE:**  
3 UNIT ADDITION TO  
MIXED USE BUILDING AT  
301 GRAND AVENUE  
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**FLOOR PLAN**

Project number	005-001
Date	06/20/19

**A-2**





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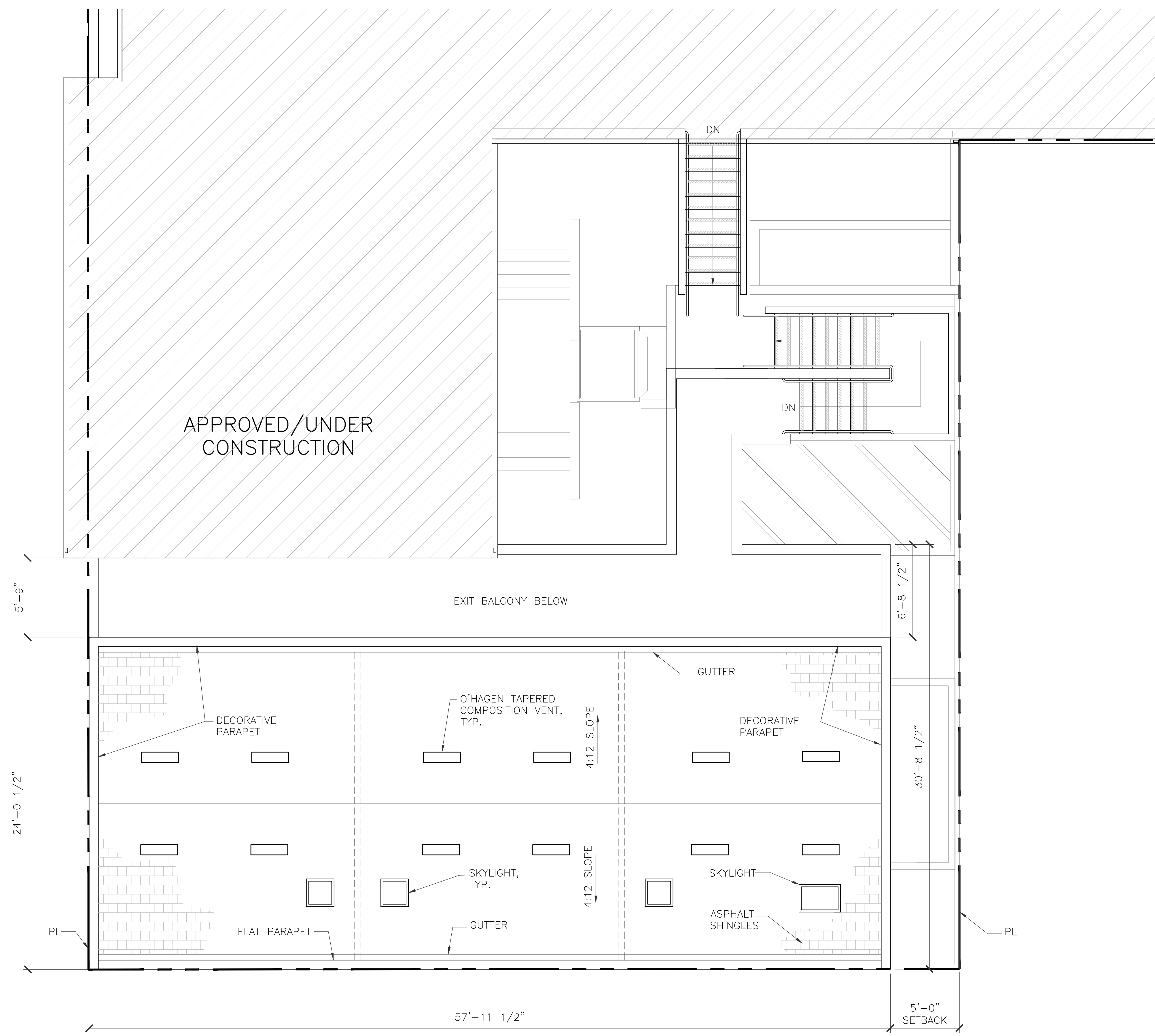
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PROJECT TITLE:  
**3 UNIT ADDITION TO  
MIXED USE BUILDING AT  
301 GRAND AVENUE  
PACIFIC GROVE, CA 93955**

**ROOF PLAN**

Project number 005-001  
Date 06/20/19

**A-3**



**ROOF PLAN**  
1/4" = 1'-0"



Architects 7308 • Builders 930234

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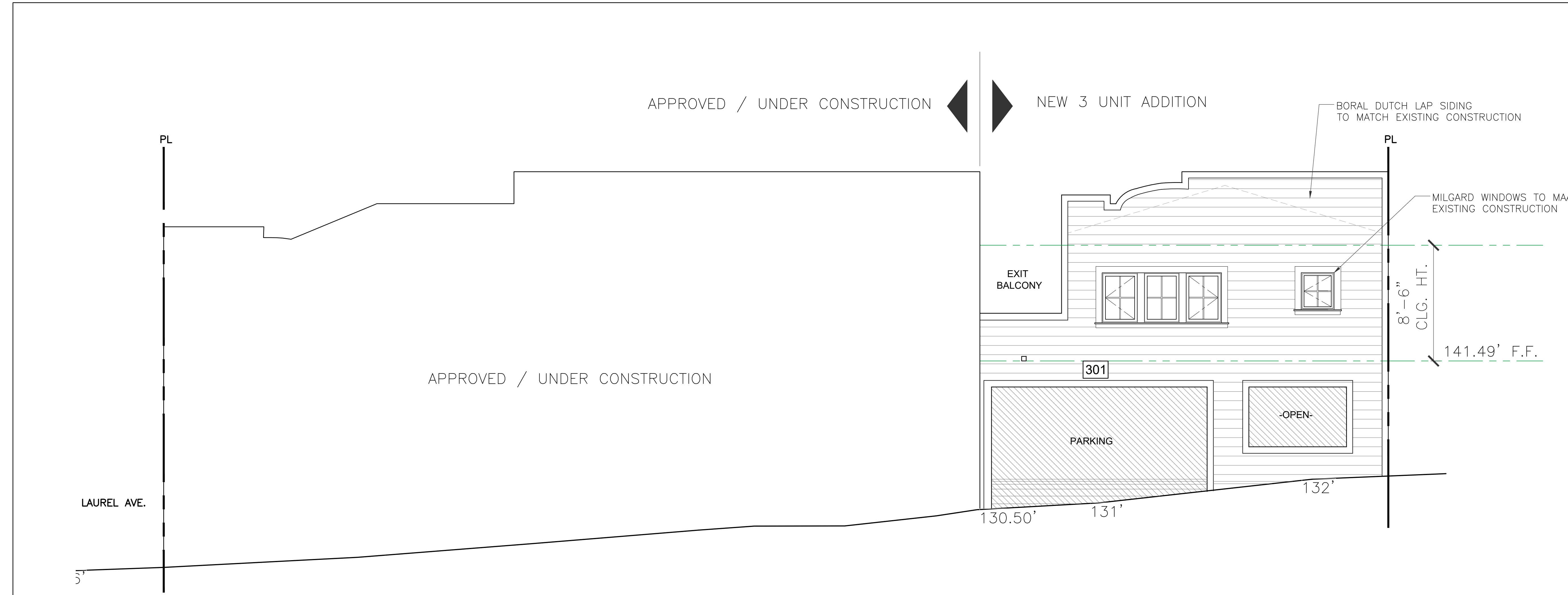
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PROJECT TITLE:  
**3 UNIT ADDITION TO  
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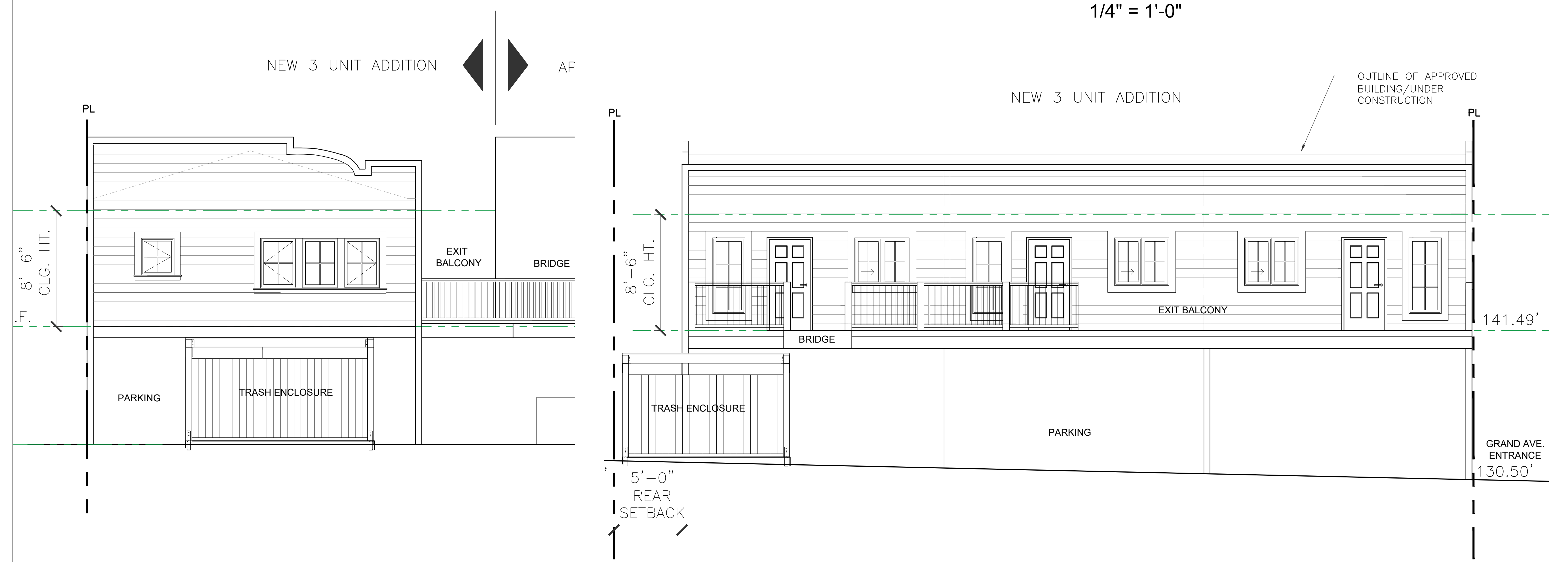
**ELEVATIONS**

Project number 005-001  
Date 06/20/19

**A-4**



**WEST ELEVATION - GRAND AVE.**  
1/4" = 1'-0"



**EAST ELEVATION**  
1/4" = 1'-0"

**NORTH ELEVATION**  
1/4" = 1'-0"

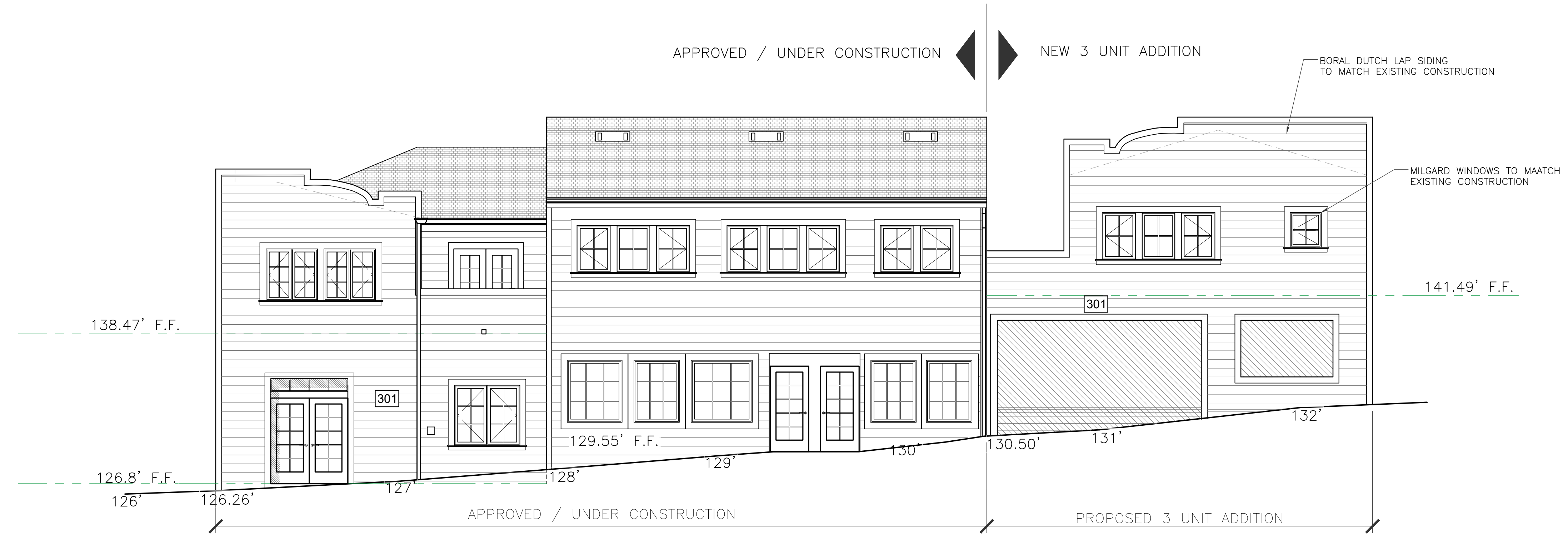




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**WEST ELEVATION - GRAND AVE.**  
3/16" = 1'-0"



**NORTH ELEVATION - LAUREL AVE.**  
3/16" = 1'-0"

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(831) 920-2127

APN: 006-287-012

**PROJECT TITLE:**  
3 UNIT ADDITION TO  
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301 GRAND AVENUE  
PACIFIC GROVE, CA 93955

**EXTERIOR ELEVATIONS**

Project number 005-001  
Date 06/20/19

**A-4.1**



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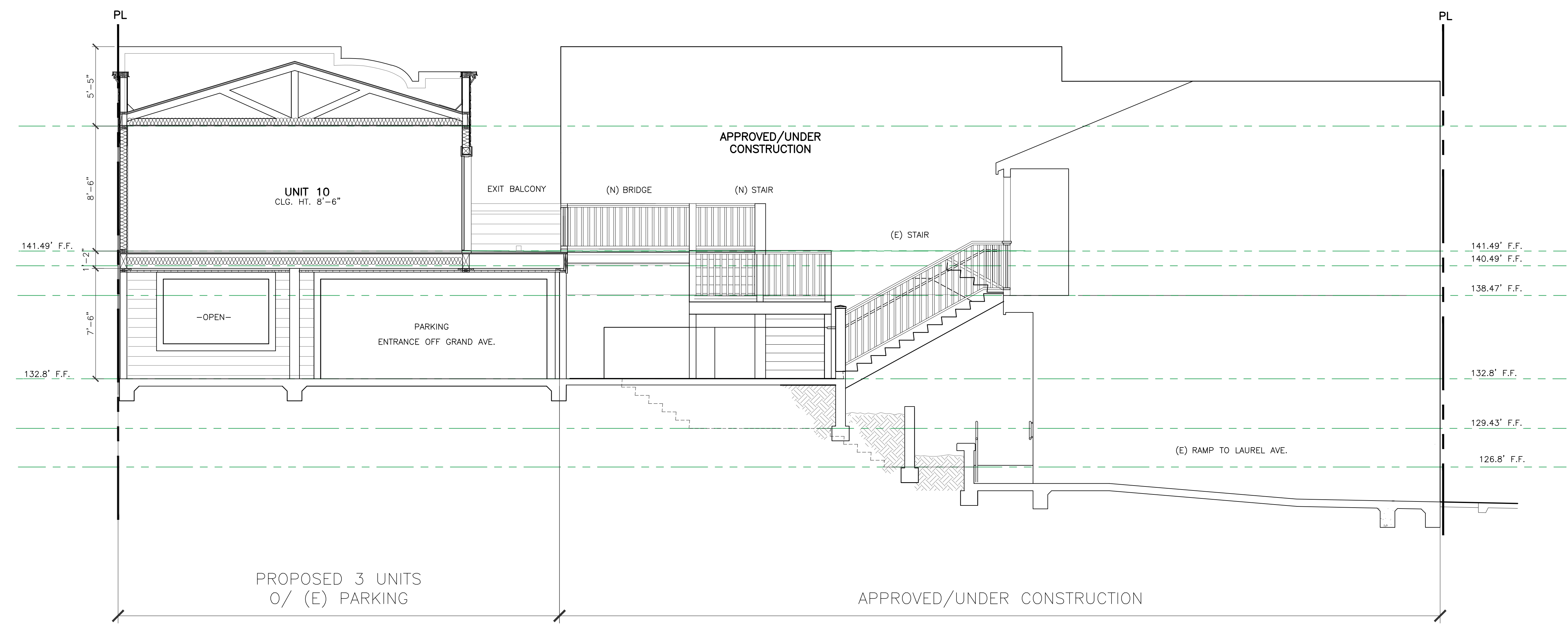
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MIXED USE BUILDING AT  
301 GRAND AVENUE  
PACIFIC GROVE, CA 93955

SECTION

Project number 005-001  
Date 06/20/19

A-5



SECTION A  
1/4" = 1'-0"





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WEST ELEVATION ON GRAND AVE.

**PROJECT/OWNER:**  
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APN: 006-287-012

**PROJECT TITLE:**  
3 UNIT ADDITION TO  
MIXED USE BUILDING AT  
301 GRAND AVENUE  
PACIFIC GROVE, CA 93955

RENDERING

Project number	005-001
Date	06/20/19

A-6



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

**AGENDA REPORT**

**TO:** Honorable Chair Boyle and Members of the Architectural Review Board  
**FROM:** Laurel O'Halloran, Associate Planner  
**MEETING DATE:** July 9, 2019  
**SUBJECT:** Story Poles and Netting Discussion  
**CEQA:** Does not constitute a "Project" under California Environmental Quality Act (CEQA) Guidelines Section 15378

**RECOMMENDATION**

Receive report and attachments, discuss options and provide direction to Staff.

**DISCUSSION**

The City Council adopted Resolution No. 09-028 July 15, 2009 amending Resolution No. 6-023 adopting procedures and requirements for mailing of legal notices, publishing and posting legal notices, story poles and netting.

Architectural Review Board members have requested this item to be discussed and to possibly update the 2009 Resolution and policy concerning story pole and netting.

Staff has reached out to three jurisdictions within California on their procedures for public hearing noticing. The City of San Luis Obispo policy is to notice projects 7-10 days before the hearing with an on-site poster and postcards to the neighbors, story pole and netting are not required on any projects. The Town of Los Gatos policy requires story poles and netting for the following types of Community Development Department, Planning Division, land use applications: new residential (excluding single-story accessory structures) and non-residential buildings, residential second story additions and nonresidential additions exceeding 100 square feet. The City of Hillsborough policy is that story poles are required for all ARB projects twenty-two feet in height or greater (regardless of the number of stories), new two-story houses and second-story additions. Second story additions which are less than 500 square feet in floor area and do not face a street, may be reviewed administratively and may not require installation of story poles, as determined by Planning Staff.

**ATTACHMENTS**

1. May 16, 2018 Council Agenda Report
2. May 28, 1987 Planning Commission Memo

RESPECTFULLY SUBMITTED,

Laurel O'Halloran, Associate Planner



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

**AGENDA REPORT**

**TO:** Honorable Mayor and Members of City Council  
**FROM:** Mark Brodeur, Community & Economic Development Director  
**MEETING DATE:** May 16, 2018  
**SUBJECT:** Consideration of Amendments to City Council Policy on Story Poles  
**CEQA:** Does not Constitute a “Project” per California Environmental Quality Act (CEQA) Guidelines

**RECOMMENDATION**

Provide staff with direction to amend City Council Resolution No. 09-028 with regards to procedures for story poles and public notification.

**BACKGROUND**

Story poles are one of several tools employed by cities to illustrate the height and width of a proposed project. Story poles assist the general public in visualizing the dimensions of a proposed building. In recent months, the City has had three new building proposals in the downtown that have not employed story poles due to safety concerns by the Community Development Director. The Director utilized the waiver of story poles based upon a 2009 City Council Policy, which permits the use of computer simulations when the Director finds story poles are infeasible.

The 2009, the City Council amended a 2006 Council policy (Resolution 06-023) regarding story poles. The current Council Policy regarding story poles provides,

*“H. In rare cases where size or position of a proposed project renders these story pole and netting procedures infeasible, applicants may seek relief and directions for effective alternatives from the Chief Planner. These alternatives may include broader mailings of public notices, a newspaper ad, photomontages, flagging or a combination of the above or other methods”*

While the 2006 policy empowered the Planning Commission to suggest alternatives to the story poles and netting, the 2009 policy shifted that responsibility to the Chief Planner. The 2009 modification came after Planning Commission review on the practicalities of implementing the 2006 policy. The Commission reviewed the procedures for all types of permits, including netting and story pole requirements for architectural approvals involving building additions or modifications to height and mass. The Commission approved the new policy, findings *“due to budget constraints, streamlining of noticing procedures and requirements are necessary to reduce the time associated with planning permit review and approvals.”*

In the case of recent commercial buildings in downtown, the Director waived the story pole deployment due to safety and liability concerns, and in favor of allowing the use of computer generated photomontages to show the proposed building in relation to surrounding properties. This



tool is felt to more accurately depict the actual building in place.

## **DISCUSSION**

Historically story poles have been used for two purposes. The primary purpose is to help illustrate proposed building locations and heights for pending development applications. The second purpose is to alert the community of development applications that are scheduled for consideration at a public hearing. The story pole installations continue to work very well in residential areas.

Proposed development projects in the downtown sit directly on the corners (zero setback) of the property without benefit of a setback. If poles are placed accurately, the four supporting guy lines to support the pole would need to extend into the public right of way. The Chief Building Official and the Community Development Director both agree that placing story poles in the commercial downtown with a zero setback present a safety and liability issue.

### **Alternatives to Story Pole Installation**

As noted in this report, story poles provide two purposes: 1) illustrating proposed building locations and heights of pending development applications and 2) alerting the community of upcoming public hearings on the proposed development. In regards to the first purpose, the 2009 Council Policy permits alternative methods to represent the proposed development. Typically the alternative methods are photo simulations or computer models.

Regarding the second purpose, public notification, most jurisdictions, including Pacific Grove, require posting signs on the property where there is a pending development application. This can be a very useful tool for notifying the public of a pending hearing since the sign could include the photo simulations as well as all the necessary hearing information. While story poles may be effective in communicating building bulk and mass, they only alert the public that a hearing is pending, but do not provide the necessary details on the project and hearing. Those items can be found on the 11x17 postings that Planning Staff currently attaches to each building façade.

In addition, City staff includes information on proposed projects on the City website. Projects that are not suitable for story poles could be given a special location on the Department webpage (“What’s New and Exciting”) to draw the residents’ attention.

As an alternative, the City could develop standards for posting **larger signs** on the property. The standards can include sign size requirements based on the type of application, color, detailed project description, hearing information, staff contact information, photo simulations, etc. The City could establish standards for the number and location of signs. For example the standards could require the placement of pending development signs on two property frontages. Staff recommends that such signs be of sufficient size to alert motorists as well as pedestrians, such as a 4x4 foot sign that is at least five feet off the ground.

In most cases, the City Council’s 2009 Policy and City staff procedures have been successful in providing a basic understanding of the proposed development and notifying the community of a pending development application. However, due to concerns expressed by some members of the City Council and community members on some recent downtown applications, and based on the review of a survey of other jurisdictions, staff is recommending the following possible modifications to the existing policy and or procedures:

- Only allow applicants to request alternatives to story poles when required due to existing property use or public safety considerations. Requests must be in writing, providing both the justification for the exception and proposed alternatives for increased public noticing and project visualization. Only the Director can approve exceptions ***upon verbal notice to the full Council during “Staff Announcements”***.
- Develop specifications for public notification signs, including but not limited to: number, size, height from the ground, location/placement, required information, color, timelines for when the sign(s) is required to be installed and removed, and maintenance provisions (such as graffiti removal), etc.
- Regularly update the City’s web page (What’s New and Exciting”) that contains the list of pending projects and other news-worthy.

**CEQA**

The recommended action does not constitute a “Project” as that term is defined under the California Environmental Quality Act (CEQA) Guideline Section 15378, as it is an organizational or administrative activity that will not result in direct or indirect physical changes in the environment.

**OPTIONS**

1. Do nothing, thereby continuing the current 2009 Policy to stand.
2. Authorize a “Pilot Project” for one year to see how the new recommendations might work.

**GOAL ALIGNMENT**

Operational Excellence

**FISCAL IMPACT**


No direct impact.

**ATTACHMENTS**

1. Resolution No. 09-028
2. Community Development Handout for Project staking and story poles.

**RESPECTFULLY SUBMITTED,**

**REVIEWED BY,**



---

Mark Brodeur  
Community and Economic Development Director

---

Ben Harvey  
City Manager



**RESOLUTION NO. 09-028**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PACIFIC GROVE  
AMENDING RESOLUTION NO. 6-023 ADOPTING PROCEDURES AND  
REQUIREMENTS FOR MAILING OF LEGAL NOTICES, PUBLISHING AND  
POSTING LEGAL NOTICES, STORY POLES AND NETTING**

**WHEREAS**, on October 4, 2006, the City Council adopted Resolution 6-023, specifying procedures and requirements for mailing of legal notices, publishing and posting legal notices, story poles and netting; and

**WHEREAS**, based on the Planning Commission's review and the practicalities of implementing this resolution, the modifications to Resolution 6-023 clarify and improve the noticing procedures for all types of permits, including netting and story pole requirements for architectural approvals involving building additions or modifications to height and mass; and

**WHEREAS**, due to budget constraints, streamlining of noticing procedures and requirements are necessary to reduce the time and cost associated with planning permit review and approval; and

**WHEREAS**, the procedures and requirements for noticing for use permits, variances, or equivalent permits are consistent with California Planning and Zoning Laws, as defined by Government Code Sections 65090, 65091 and 65905;

**WHEREAS**, the procedures and requirements for noticing of Architectural Approvals are consistent with Municipal Code Section 23.73.050 and the City of Pacific Grove Architectural Review Guidelines for Single-Family Residences.

**WHEREAS**, the Planning Commission reviewed this resolution and recommends the Council adopt it as presented; and

**WHEREAS**, adoption of this resolution is not defined as a project under the California Environmental Quality Act (CEQA), as set forth in CEQA Guideline Section 15378(B)(5)), organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment;

**NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF  
PACIFIC GROVE:**

SECTION 1. The foregoing recitals are adopted as findings of the City Council as though set forth fully herein.

SECTION 2. This council hereby adopts as City Policy the procedures specified in attachment "A," attached hereto and incorporated herein by reference, regarding mailing legal notices, publishing and posting legal notices, story poles and netting and projects for which story poles and netting are required.

SECTION 3. The Chief Planner, and his/her designates, is directed to administer these new policies and ensure compliance for all projects where these policies are applicable.

SECTION 4. This resolution shall become effective immediately following passage and adoption thereof.


PASSED AND ADOPTED BY THE COUNCIL OF THE CITY OF PACIFIC GROVE THIS 15<sup>th</sup> day of July, 2009, by the following vote:

AYES: Council Members Bennett, Cohen, Garcia, Kampe, Lindsay, and Stilwell


NOES: None

ABSENT: Mayor Cort


APPROVED:

  
\_\_\_\_\_  
DANIEL E. CORT, Mayor

ATTEST:

  
\_\_\_\_\_  
JAMES L. BECKLENBERG, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
DAVID C. LAREDO, City Attorney



**Attachment A****I. PROCEDURES FOR NOTICING OF PUBLIC HEARINGS FOR VARIANCE, USE PERMIT, AND HISTORIC PRESERVATION PERMIT APPLICATIONS AND RELATED APPEALS**Community Development Department Responsibilities:

1. Use the Notice of Public Hearing format in Attachment C for posting on site as well as for mailing. The Notice of Public Hearing shall include the project's status under the California Environmental Quality Act.
  - A. The onsite posting shall consist of the two following elements, each on a separate sheet of 11x17-inch bright yellow paper: 1) A copy of the Notice of Public Hearing and 2) The most affected elevation(s) of the project.
  - B. The two sheets shall be laminated and secured side by side to a signboard by the Community Development Department.
  - C. A signboard with the public notice and drawings of the project (if applicable) shall be posted on each street frontage of the subject site within three feet of the property line in a place that is visible from the street and sidewalk. The signboards and notice(s) must remain on site until the appeal period has closed, and shall not be removed except by Community Development Department staff.
2. Mailed notices shall be sent ten days in advance of the public hearing and mailed to owners and occupants within a 300 foot radius of the project site, except for projects in the Asilomar Dunes neighborhood, as delineated in the Land Use Plan of the Local Coastal Program, where the mailing radius shall be 350 feet.
3. For adoption of zoning amendments or projects that may impact residents throughout the City, additional forms of noticing may also be required, as determined by the Planning Commission.
4. Publish notices in the legal section of a newspaper of general circulation within the City of Pacific Grove at least ten days in advance of the public hearing at which an application will be considered. Consolidate items for the same meeting into one notice and include the City seal.
5. Post all vital information from the notices in agenda form on the City of Pacific Grove website. After the hearings, leave agendas on the website for no less than two years.
6. Post courtesy copies of notices and agendas at the Pacific Grove Public Library.
7. Post agendas on the exterior City Hall bulletin board.
8. Upon request, send courtesy notices and/or agendas by mail or e-mail at no cost to the recipient. Post this policy on the agenda section of the City of Pacific Grove website.

9. The subject property shall have a notice posted on site at least ten days in advance of the hearing.
10. Include the following in the submittal checklist for all applications: "Owners and applicants are encouraged to contact adjacent property owners and discuss the proposed project with them."

Applicant Responsibilities:

1. The applicant shall ensure the notice(s) are maintained in good condition until the appeal period is over.
2. For commercial or multi-family projects greater than 7,000 square feet, the Planning Commission may determine noticing may be required beyond the minimum mailing radius, prior to the application being deemed complete. Such additional noticing shall be at the expense of the applicant.

**II. NOTICING AND NETTING PROCEDURES FOR ARCHITECTURAL APPROVALS**

Community Development Department Responsibilities:

1. Notices of Architectural Review Board hearings shall be posted at the project site (as specified in Municipal Code Section 23.73.050) and mailed to the owners and occupants of adjacent properties and those directly across the street. The City is required to post notices at least seven days in advance of the hearing.

Applicant Responsibilities:

1. Story poles and netting are required for all projects involving building additions or modification of massing or height. They shall be installed and maintained by the applicant as follows:
  - A. The proposed ridgelines and exterior wall lines of such projects shall be delineated with international orange netting supported by poles or other appropriate materials. Netting shall be a minimum of one foot in width.
  - B. The netting and supports shall accurately reflect the extent of the proposed project as well as its position on the site. A pole and flag shall indicate the chimney height. New or modified architectural details such as windows, doors, or small gables need not be indicated by netting. Changes to exterior materials also are exempt.
  - C. Story Poles and netting shall be in place at the time the public notice or notices are posted for "concept" architectural approval of building height and mass of a building addition or modification. Netting shall remain in place until all appeal and call-up periods have ended for the "concept" architectural approval. If substantial building mass or height changes are made to the project after



“concept” approval, new story poles and netting may be needed, as determined by the Chief Planner.

- D. Story poles and netting shall not be required for “final” architectural approval.
- E. Netting and its supports shall be kept in an accurate, well-maintained, and safe condition until the end of the appeal period, or as long as they remain in place.
- F. If trees or branches are proposed for removal as part of a project, they shall have fluorescent pink or red flagging ribbon, with a minimum width of 1”, tied around their most visible portion. This ribbon shall be in place by the time the notice or notices are posted and shall remain in place until the end of the appeal period.
- G. It is the applicant/property owner’s responsibility to ensure the accuracy of the staking and flagging of the proposed project. If staking and netting is found to be inaccurate in the field, the project may be continued to a future meeting date.
- H. In rare cases where the size or position of a proposed project renders these story pole and netting procedures infeasible, applicants may seek relief and directions for effective alternatives from the Chief Planner. These alternatives may include broader mailings of public notices, a newspaper ad, photomontages, flagging, or a combination of the above or other methods.
- I. EXCEPTIONS: Proposed netting procedures will not apply to projects deemed eligible for administrative approval by the Chief Planner or to projects that are exempt from discretionary review. Refer to Section 23.73.042 of the Pacific Grove Municipal Code for these exceptions.

## **CITY OF PACIFIC GROVE COMMUNITY DEVELOPMENT DEPARTMENT**

### **APPLICANT REQUIREMENTS FOR PROJECT STAKING AND STORY POLES & IDENTIFICATION OF TREES OR BRANCHES PROPOSED FOR REMOVAL**

Story poles and netting are required for all projects involving building additions or modification of massing or height. They shall be installed and maintained by the applicant as follows:

- A. The proposed ridgelines and exterior wall lines of such projects shall be delineated with international orange netting supported by poles or other appropriate materials. Netting shall be a minimum of one foot in width.
- B. The netting and supports shall accurately reflect the extent of the proposed project as well as its position on the site. A pole and flag shall indicate the chimney height. New or modified architectural details such as windows, doors, or small gables need not be indicated by netting. Changes to exterior materials also are exempt.
- C. Story Poles and netting shall be in place at the time the public notice or notices are posted for architectural approval. Netting shall remain in place until all appeal and call-up periods have ended.
- D. Netting and its supports shall be kept in an accurate, well-maintained, and safe condition until the end of the appeal period, or as long as they remain in place.
- E. If trees or branches are proposed for removal as part of a project, they shall have fluorescent pink or red flagging ribbon, with a minimum width of 1", tied around their most visible portion. This ribbon shall be in place by the time the notice or notices are posted and shall remain in place until the end of the appeal period.
- F. It is the applicant/property owner's responsibility to ensure the accuracy of the staking and flagging of the proposed project. If staking and netting is found to be inaccurate in the field, the project may be continued to a future meeting date.
- G. In rare cases where the size or position of a proposed project renders these story pole and netting procedures infeasible, applicants may seek relief and directions for effective alternatives from the CDD Director. These alternatives may include broader mailings of public notices, a newspaper ad, photomontages, flagging, or a combination of the above or other methods.
- H. EXCEPTIONS: Proposed netting procedures will not apply to projects deemed eligible for administrative approval by the CDD Director or to projects that are exempt from discretionary review. Refer to Section 23.73.042 of the Pacific Grove Municipal Code for these exceptions.

Approved by City Council on July 15, 2009



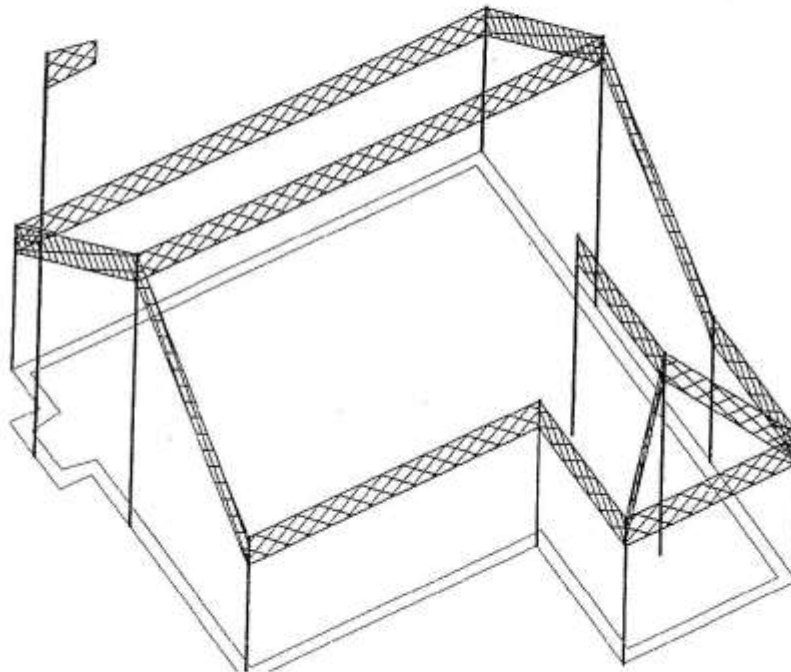
**DUE DATES FOR NETTING AND SUBMITTAL OF SITE PLAN**

**PLANNING COMMISSION MEETINGS**

Monday	Tuesday	Wednesday	Thursday	Friday
<b>NETTING &amp; PLAN DUE</b>				
Monday	Tuesday	Wednesday	Thursday	Friday
			<b>MEETING DAY</b>	

**ARCHITECTURAL REVIEW BOARD MEETINGS**

Monday	Tuesday	Wednesday	Thursday	Friday
				<b>Netting and Plan Due for Historic Preservation Permit Projects</b>
<b>Monday Netting and Plan Due for Architectural Approval Projects</b>	Tuesday	Wednesday	Thursday	Friday
Monday	Tuesday	Wednesday	Thursday	Friday
	<b>MEETING DAY</b>			



**NETTING SAMPLE**

CITY OF PACIFIC GROVE, CALIFORNIA

C O U N C I L P O L I C Y

SUBJECT	POLICY NO.	DATE
Requirements for Graphic Presentation	600-2	8/05/87



June 9, 1987

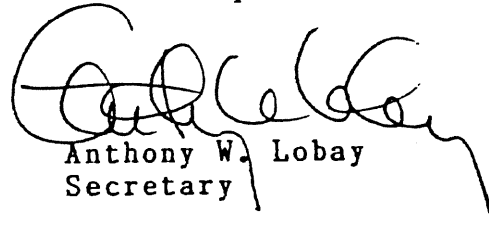
**MEMORANDUM**

**TO:** Mayor and City Council  
**FROM:** Planning Commission  
**SUBJECT:** POLICY RE REQUIREMENTS FOR GRAPHIC PRESENTATIONS  
FOR DEVELOPMENT PERMITS

At your request, the Planning Commission developed a policy governing the types of graphic materials to be requested of applicants during the permit review process.

Attached is a copy of the Commission's subcommittee report which was considered at the June 4, 1987 meeting.

On a motion by Schmidt, seconded by Robertson, the Planning Commission voted 5 - 0 to recommend to the City Council the policy contained in the subcommittee's report.

  
Anthony W. Lobay  
Secretary

enclosure

Approved By City  
Council 6/17/87

**MEMORANDUM**

**DATE:** May 28, 1987  
**TO:** Planning Commission  
**FROM:** Commissioners Flatley, Honegger, and Cram  
**SUBJECT:** Presentation Material Requirements for Applicants

Discussion:

At the request of the City Council, a Planning Commission subcommittee has reviewed methods of providing sufficient information about a project to enable decision-makers and the public to assess a proposal in a comprehensive manner. Commissioners Cram and Honegger replaced former Planning Commissioners Cotham and Culp in serving on this subcommittee.

The subcommittee acknowledges a desire to not unduly burden applicants with costly requirements, but concludes that the obligation of decision-makers to make reasoned choices necessitates certain requirements for applicants.

The subcommittee has reviewed the photomontage technique of simulating a project and concluded that this is generally a more effective planning tool than a model. Models may offer unrealistic views of a project as well as often not providing contextual information.

The subcommittee met with local architects to discuss various aspects of the application process. The importance of notifying applicants of submittal requirements as early as possible was stressed by participants in this meeting. The issue of a standard policy vs. case-by-case flexibility was also discussed, with varying opinions expressed.

Recommendation:


The subcommittee recommends that the following policy be adopted:

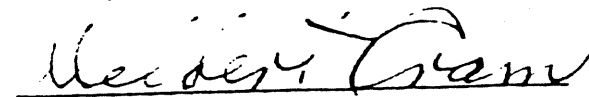
Applicants for new construction and proposed additions which in staff's judgement have the potential for massing and height impacts and/or which are located in visually sensitive areas are required to include photomontages in their application documents. For some applications, other means of simulation and representation may provide more information and therefore be preferable to a photomontage. During the course of project review, further information may




**Requirements for photomontages:**

- 1) Photomontages must be technically accurate and be certified as such by the preparer.
- 2) Photomontage simulations shall include at least two views for an interior location on a block's frontage, and at least three views for a corner location. More points may be required if necessitated by grade or other aspects of the site or project. View points shall be approved by staff in consultation with the applicant.
- 3) Visual simulations shall be considered part of the application and retained with the project file.

  
John Flatley  
Subcommittee Chairman

  
Delbert Cram

  
Steve Honegger