



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: October 23, 2018

PERMIT APPLICATION NO.: Architectural Permit (AP) & Variance (VAR) Application No. 18-0679

LOCATION: 1124 Beacon Avenue, Pacific Grove, CA 93950
(APN 006-021-017)

SUBJECT: The development of a second-story addition and deck to an existing two-story residence within the required front yard setback and a parking pad within the required side setback

APPLICANT: Jeanne C. Byrne, FAIA, on behalf of Hans and Julie Burford

ZONING/LAND USE: R-1-H / Medium Density to 17.4 du/acre

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

RECOMMENDATION

Staff recommends that the Architectural Review Board (ARB) recommend approval of the Architectural Permit and Variance to the Planning Commission for the second-story addition of living space and deck which encroaches into the front yard setback, the replacement of existing siding and windows, and the installation of an uncovered pervious parking pad in the side yard. The recommendation of approval is subject to the recommended findings, conditions and CEQA exemption.

PROJECT DESCRIPTION

The proposed project is for the development of a small second-story 217 sq. ft. addition with a 313 sq. ft. second-story deck on an existing two-story single-family residence. The proposed addition and deck seek to follow the same front yard setback the existing second-story that was allowed to encroach 4'1" into the setback under an approved Variance in 1976. The project includes the replacement of the existing wood shingle siding and windows with new shingle siding and new aluminum clad windows and doors, the installation of a small eave over the front door and an interior remodel that will remove one of the two existing parking spaces in the garage. In order to accommodate the parking required by PGMC [Section 23.16.070](#) of one covered and one uncovered space, the project includes the installation of an uncovered pervious parking pad within the side yard. This

use requires an Administrative Variance per PGMC [Section 23.70.030\(a\)\(8\)\(C\)](#). The project seeks to maximize the Gross Floor Area allowed by the R-1-H of 2,269 sq. ft. and slightly exceeds the allowed building coverage of 1,663 sq. ft. by only 9 sq. ft.

BACKGROUND

Site Description

The property is 88.15’ wide by 46’6’ (average) deep which results in a shallow and wide lot configuration. The property is developed with an existing 2,269 sq. ft. two-story residence with an attached two-car garage. The existing residence is approximately 9’ from the front property line resulting in an approximately 4’ encroachment into the required 15’ front yard setback, except for garages, which are required to be 20’ from the property line. The 1976 Variance allowed these exceptions to the required setbacks because of the lot’s unusually shallow and wide configuration and because the 1976 project accommodated all required parking within the attached two-car garage.

Surrounding Land Uses

The project site is in an area developed with one- and two-story residences.

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 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 addition helps the City achieve several of its housing goals as stated in the General Plan and is in conformance with the Residential Medium Density (RM) land use designation which has a density of up to 17.4 dwelling units per acre.

Applicable Zoning Code Regulations

General Plan goals and policies are implemented by the Title 23 of the Pacific Grove Municipal Code (PGMC).

Chapter 23.56 of the PGMC describes the permitted uses and development standards of the R-1-H zoning district. Per [Section 23.56.010](#) of the PGMC, the intent of this chapter is to preserve the essential characteristics of the R-1-H district. These characteristics include a feeling of open space around dwellings, and public views of ocean, sky and trees. This chapter ensures that new homes and additions shall be constructed in proportion to lot size and with roof lines that enhance the architectural integrity of the neighborhoods.

The project, as proposed, requests two exceptions to the standards of the R-1-H district through the Variance process as outlined in [Section 23.70.080\(b\)](#). The exceptions requested are as follows:

Code Section	Requirement	Existing	Proposed
23.56.015(c) Building Coverage	35%	40.2%	40.2% (no change proposed)
23.16.060(a) Front Yard	Minimum of 15’	9’-11’ (varies)	Second floor addition proposed to be 10’4” (or 4’6” within the setback)
23.16.060(d) Garage Openings	Minimum of 20’	11’	11’ (no change proposed)

Variance – PGMC Section 23.70.080(b)

Purpose. The purpose of the Planning Commission’s review and action on variances and variance amendments is to allow for exceptions from the development standards of this title only when, because of special circumstances applicable to the property, including location, shape, size, surroundings, topography, or other conditions, the strict application of these regulations denies the property owner privileges enjoyed by other property owners in the vicinity or in an identical zoning district. Variances must be necessary for the preservation and enjoyment of substantial property rights of the applicant, and may not affect adversely the health or safety of neighbors.

Staff recommends approval of the second-story addition as proposed. The architect indicates that using the existing first-floor wall framing for the second story will result in a better structural solution than creating off-set framing for the second-story addition. Alternatively, the ARB could recommend to the PC that a small reduction in the size of the deck and a slight relocation of the upstairs addition could accommodate the project without the need for a Variance.

Given the narrow width of the street (40’ right-of-way) and lack of sidewalks, Staff supports the development of an uncovered onsite parking pad paved with turf block or other pervious material that does not count toward site coverage per PGMC [Definitions Section 23.08.020](#). Alternatively, the ARB could recommend to the PC that it not approve the proposed interior remodel that would remove one of the two existing garage spaces. If this occurs, there would be no change to existing parking and the required standard would be met.

Architecture and Design Consideration

The proposed exterior siding, door and window replacement appear to be compatible with the existing ranch style house and other residences in the neighborhood. In compliance with the City’s privacy guidelines for second story decks and additions, the proposed upstairs deck is setback from the nearest side/neighbor property line approximately 17’ and approximately 10’ from the rear property line which is the view to the north and to the bay beyond. The proposed living addition will only have a small bathroom window overlooking the rear property line; the other upstairs windows will overlook the deck or the street. See Attachment D for photos. The photos are numbered and correspond to the numbers on Site Plan Sheet A1.1.

The architect utilized several of the City’s Architectural Review [Guidelines](#) in designing the addition including:

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 addition of 217 sq. ft. is relatively small in size and will be attached to the existing small second-story. The addition will echo the existing 4 ½ : 12 roof pitch which complies with the R-1-H zone.

No. 24 A new structure should appear similar in scale to those seen as traditional in the neighborhood.

The proposed addition would result in a finished second-story that is similar in scale, of not smaller, than most of the surrounding one- and two-story residences.

No. 28 An addition should complement and balance the overall form, mass, and composition of the existing building.

As mentioned previously, the addition will complement the existing second-story in terms of style, roof pitch and materials. The proposed deck will not block or encroach significantly into views.

Landscaping and Fencing

No changes to the landscaping or fencing are proposed at this time, but an alteration to both will be required if the Board/Commission approves the addition of a pervious parking pad on the west side of the existing garage.

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, Sections 15301(e)(1) and 15305(a), Minor Additions to Existing Buildings and Minor Alterations to Land Use Limitations, respectively. These categorical exemptions can be used if the project meets all of the following criteria:

Section 15301(e)(1) allows additions to existing structures provided the addition will not result in a an increase of more than 50% of the floor area of the structures before the addition, or 2,500 sq. ft., whichever is less; and

Section 15305(a) allows for setback variances not resulting in the creation of any new parcel or increase in density, and on land with less than 20% slope.

The 15305(a) categorical exemption is subject to Exceptions per 15300.2 of the CEQA Guidelines, but none of the exceptions pertaining to sensitive environmental concerns, cumulative impacts, significant effect due to unusual circumstances, scenic highways, hazardous waste or historical resources apply in this case.

FINDINGS

Staff recommends that, should the ARB recommend approval of AP VAR 18-0679 to the Planning Commission that the permit is subject to the recommended findings (see Attachment E, Draft Permit).

CONDITIONS

Staff recommends that, should the ARB recommend approval of AP VAR 18-0679 to the Planning Commission that the permit is subject to the recommended conditions (see Attachment E, Draft Permit).

ATTACHMENTS

- A. Application
- B. Project Data Sheet (See Attachment D)
- C. Variance Request Form
- D. Site Plan, Elevations, Photos of Neighbor Properties
- E. Draft Permit

RESPECTFULLY SUBMITTED:

REVIEWED BY:

Alyson Hunter
Associate Planner

Mark J. Brodeur
Director, Community & Economic
Development Department



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 VAR 18-679

Date:

8/9/18

Total Fees:

5,937.92

APPLICANT/OWNER:	Project Address: <u>1124 BEACON AVE</u>	APN: <u>006-021-017</u>
	Project Description: <u>NEW 2ND FLOOR ADDITION, INCLUDING ROOF DECK.</u>	
	<u>MINOR CHANGES TO (E) 1ST FLOOR OPENINGS. REPLACE</u>	
	<u>(E) SIDING AND WINDOWS. RESLOPE (E) DRIVEWAY. (E) 2-STORY</u>	
	<u>HOUSE AND GARAGE TO REMAIN. VARIANCE FOR (N) 2ND</u>	
	<u>ADDITION TO MEET (E) 2ND FLOOR SOUTH WALL IN SETBACK</u>	
Tree Work?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Applicant
Name:	<u>JEANNE C. BYRNE ARCHITECTS, FAIA</u>	Owner
Phone:	<u>(831) 372-6585</u>	<u>HANS AND JULIE BURFORD</u>
Email:	<u>JCBARCHFAIA@ATT.NET</u>	<u>(559) 259-1091</u>
Mailing Address:	<u>591 LIGHTHOUSE AVE</u>	<u>JULIE27375@AOL.COM</u>
	<u>PACIFIC GROVE, CA 93950</u>	<u>1599 STARPASS DRIVE</u>
		<u>FRESNO, CA 93793</u>

Permit Request:

<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 checked="" 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: _____

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

Property Information

Lot: 3 Block: _____ Tract: Beach Tract

ZC: R1H GP: Med. 17.4 DU/ac Lot Size: 4233

Historic Resources Inventory Archaeologically Sensitive Area

Staff Use Only:

Received by: WV **\$ PAID** 5,937.92 8-9-18 **AUG - 9 2018**

Assigned to: _____ **CITY OF PACIFIC GROVE COMMUNITY DEV DEPT**

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] **PAUL SIMPSON FOR JCB ARCHITECTS** Date: 06-26-18

Owner Signature (Required): Julie Burford Date: 6/26/18

Planning Fee Calculation

Permit Fees

Permit	Select	Fee
Architectural Permit – Single Family <i>50% discount.</i>	<input checked="" type="checkbox"/>	\$3,115 <i>1557.5</i>
Administrative Architectural Permit	<input type="checkbox"/>	\$820
Architectural Design Change	<input type="checkbox"/>	\$820
Counter Review & Determination – no new square footage	<input type="checkbox"/>	\$60
Counter Review & Determination – new square footage	<input type="checkbox"/>	\$350
Initial Historic Screening	<input type="checkbox"/>	\$420
Sign Permit	<input type="checkbox"/>	\$980
Administrative Sign Permit	<input type="checkbox"/>	\$335
Use Permit and Amendments	<input type="checkbox"/>	\$3,385
Major Administrative Use Permit	<input type="checkbox"/>	\$1,325
Minor Administrative Use Permit	<input type="checkbox"/>	\$1,085
Variance and Amendment	<input checked="" type="checkbox"/>	\$3,380
Administrative Variance and Amendment	<input type="checkbox"/>	\$1,325
Inquiry Fee	<input type="checkbox"/>	\$145
Historic Preservation Permit	<input type="checkbox"/>	\$1,270
Accessory Dwelling Unit Permit	<input type="checkbox"/>	\$1,500
Tree Permit with Development	<input type="checkbox"/>	\$275
Appeal	<input type="checkbox"/>	25% of fee

Subtotal: 4,937.5

Additional Fees

		Fee	Subtotal
<input checked="" type="checkbox"/>	General Plan Update Fee	5% of Permit Fee	<i>246.87</i>
<input checked="" type="checkbox"/>	CEQA Exemption Fee	\$50	<i>50</i>
<input type="checkbox"/>	Butterfly Buffer Zone	5% of Permit Fee	
<input type="checkbox"/>	Coastal Zone	25% of Permit Fee	
<input checked="" type="checkbox"/>	Area of Special Biological Significance	5% of Permit Fee	<i>246.87</i>
<input type="checkbox"/>	Environmentally Sensitive Habitat Area	15% of Permit Fee	
<input checked="" type="checkbox"/>	Noticing – Mailings <i>300 feet</i>	\$0.48 * (# of Mailings)	<i>31.68</i>
<input checked="" type="checkbox"/>	Noticing – Herald Ad	\$325	<i>325</i>
<input type="checkbox"/>	Stormwater Fee	Varies	
<input checked="" type="checkbox"/>	County filing fee RECEIVED	Varies	<i>50</i>
<input checked="" type="checkbox"/>	File maintenance fee	Varies	<i>50</i>
<input type="checkbox"/>	Other <i>AUG - 9 2018</i>	Varies	

**CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT**

Total Fees: *5937.92*



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

Permit & Request Application for Variance (VAR)

App. # _____

Variance Section(s) (To be completed by CDD staff) _____

I. PROPOSED VARIANCE REQUEST (State in detail):

Add 2nd floor addition at (E) 2nd floor wall line which is 4'-6" into the 15' front setback. (N) 2nd floor addition will have 10'-6" front setback (per (E) condition) for a distance of 11'-4". Reduce 2 car garage to 1 covered, 1 sub-standard uncovered space 11'-6" (varies)

II. FINDINGS Municipal Code Section 23.72.090 requires the following explanations):

Narrow lot & (E) house location limits addition to second floor. (E) 1st & 2nd floors do not meet 15' setback due to narrow lot. Originally 2 uncovered required spaces were granted w/ less than required 20' length.

a. That there are exceptional or extraordinary circumstances or conditions applying to the land, buildings or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings, and/or uses in the same district; (explain)

1) Long narrow lot 2) (E) 1st floor has ± 9'-9" front setback
3) (E) 2nd floor has ± 10'-6" setback 4) (E) house was given exceptions to the standards, including length of uncovered parking. Long narrow lot is not consistent w/ other lots in area.

b. That the granting of the application is necessary for the preservation and enjoyment of substantial property rights of the petitioner; (explain)

Allows the Owner to remove the bathroom in living rm. area and provide usable bedrm/bath. Garage/uncovered space allows parking without encroaching on street, while making useable family room

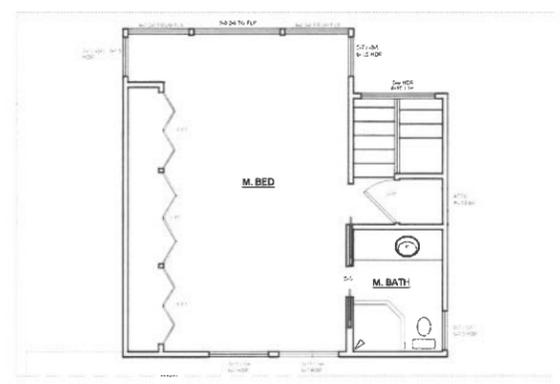
c. That the granting of such application will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the owner and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in said neighborhood; (explain)

Does not affect these conditions

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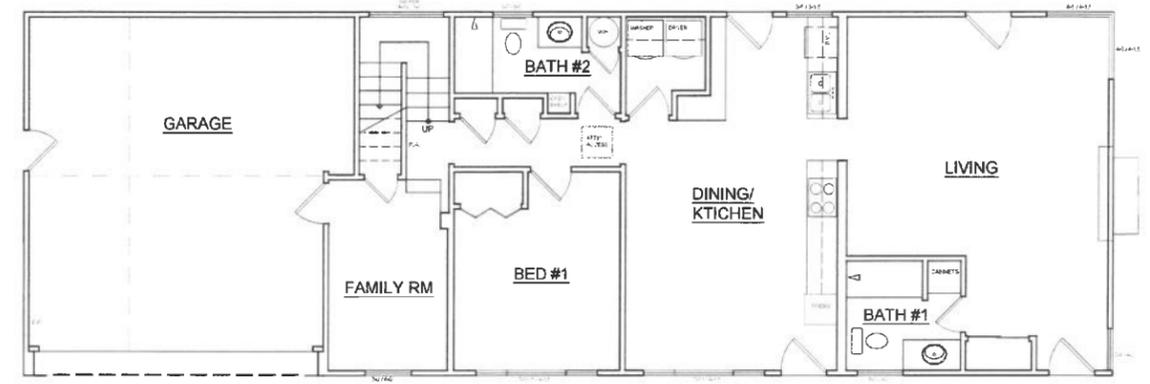
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CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT



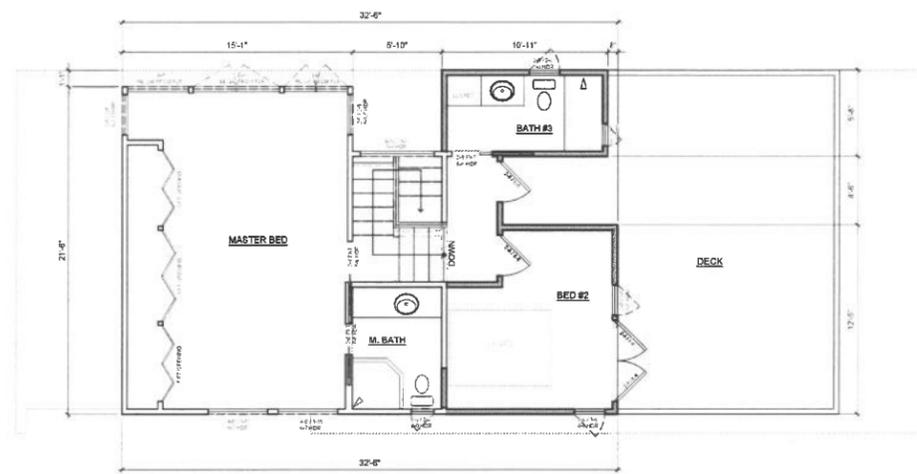
EXISTING SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"



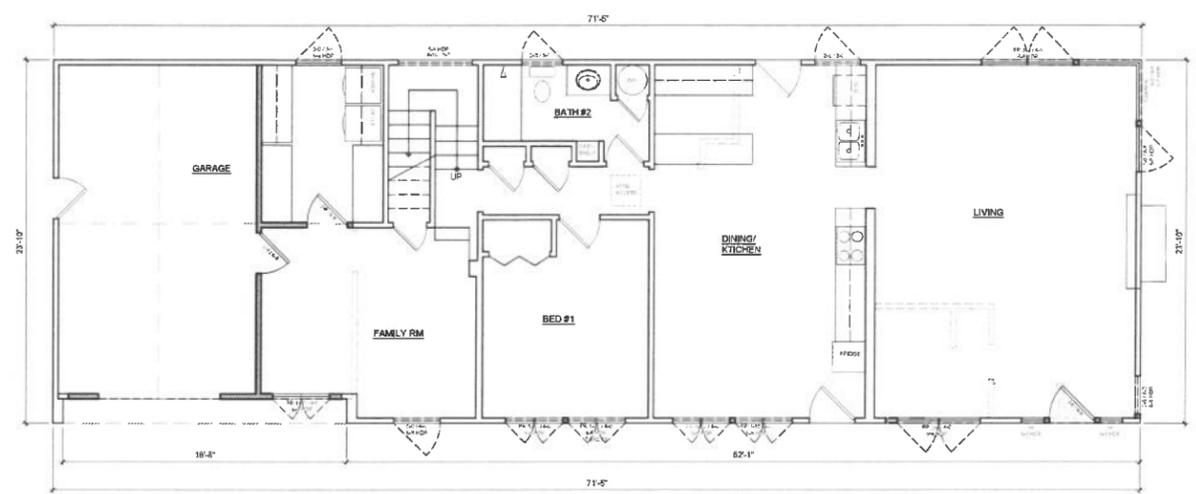
EXISTING FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"



PROPOSED SECOND FLOOR PLAN

SCALE: 3/16"=1'-0"



PROPOSED FIRST FLOOR PLAN

SCALE: 3/16"=1'-0"

JEANNE C. BYRNE, FAIA
ARCHITECTS
201 LORRISDALE AVE., SUITE #2
PACIFIC GROVE, CALIFORNIA 93950
PHONE: 805.463.2853 FAX: 805.463.2877

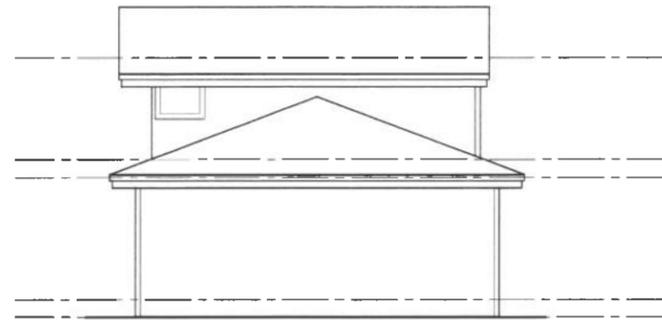
FLOOR PLAN

BURFORD
EDDIE BURFORD
PACIFIC GROVE, CA 93953
ARCHITECT

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CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

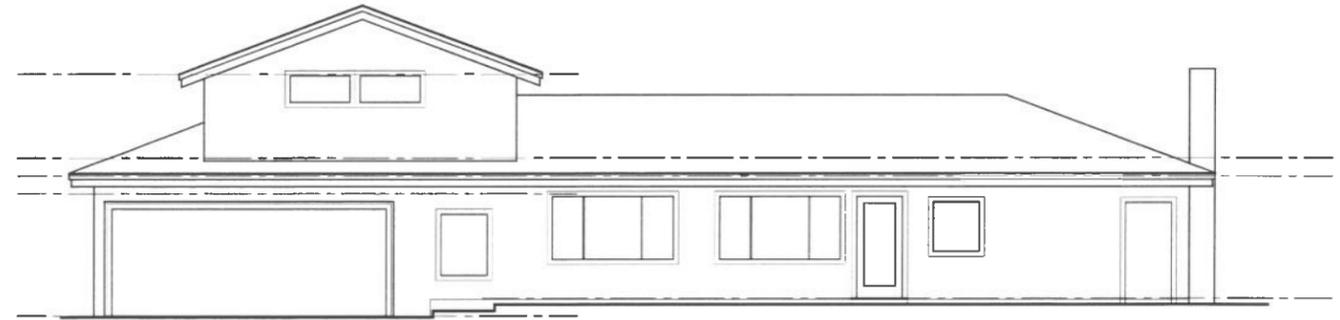


A2.1



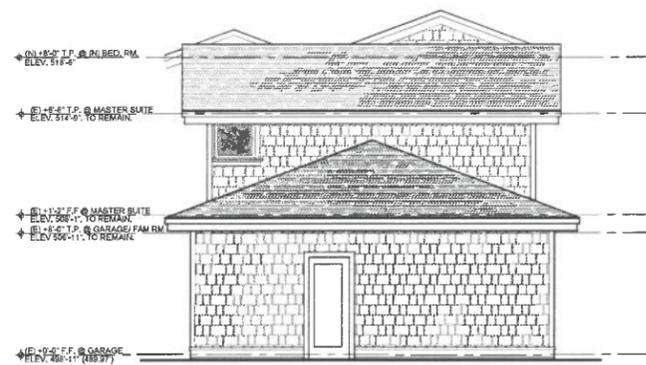
EXISTING WEST ELEVATION

SCALE: 3/16"=1'-0"



EXISTING SOUTH ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED WEST ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED SOUTH ELEVATION

SCALE: 3/16"=1'-0"

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EXTERIOR ELEVATION

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ARCHITECTS
PACIFIC GROVE, CA 93950
AIA # 09493107

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COMMUNITY DEV DEPT

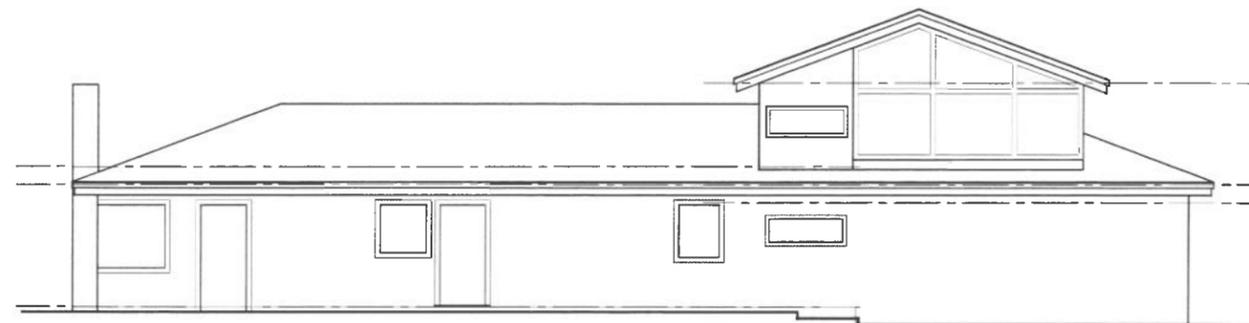


A3.1



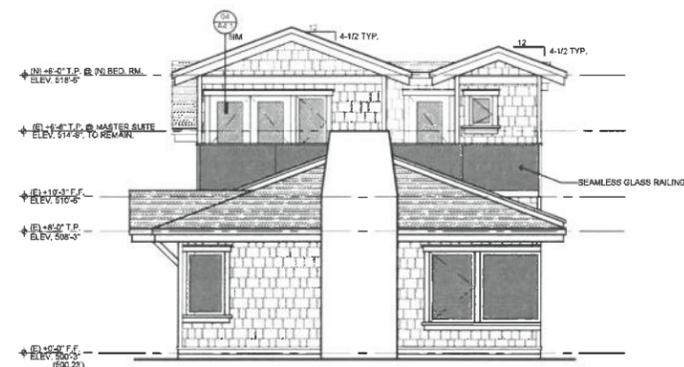
EXISTING EAST ELEVATION

SCALE: 3/16"=1'-0"



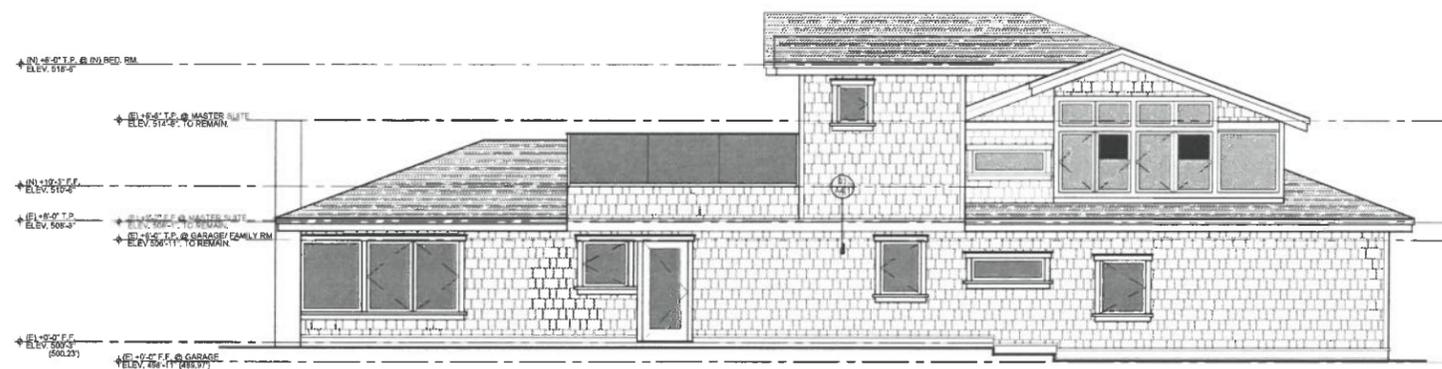
EXISTING NORTH ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED EAST ELEVATION

SCALE: 3/16"=1'-0"



PROPOSED NORTH ELEVATION

SCALE: 3/16"=1'-0"

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SEP 11 2018

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EXTERIOR ELEVATIONS

BURFORD

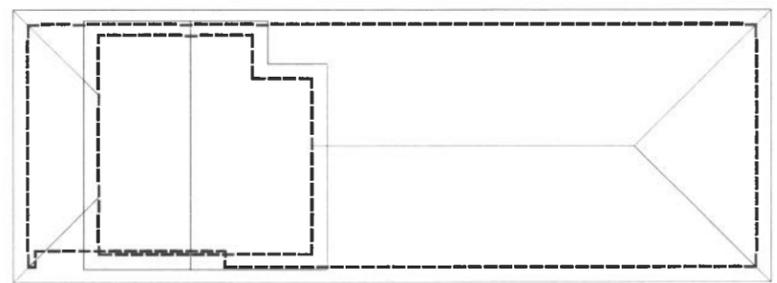
A3.2

JEANNE C. BYRNE, FAIA
ARCHITECTS

ROOF PLAN
DETAIL

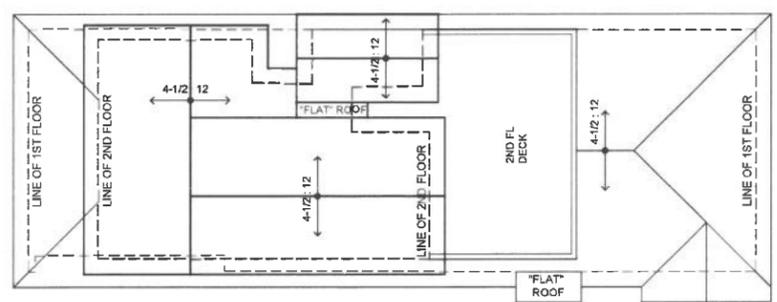
BURFORD
PLANNING
CITY OF PACIFIC GROVE
COMMUNITY DEVELOPMENT

A4.1



EXISTING ROOF PLAN

SCALE: 1/8"=1'-0"



PROPOSED ROOF PLAN

SCALE: 1/8"=1'-0"

PROJECT DATA SHEET

Project Address: 1124 Beacon Ave Submittal Date:

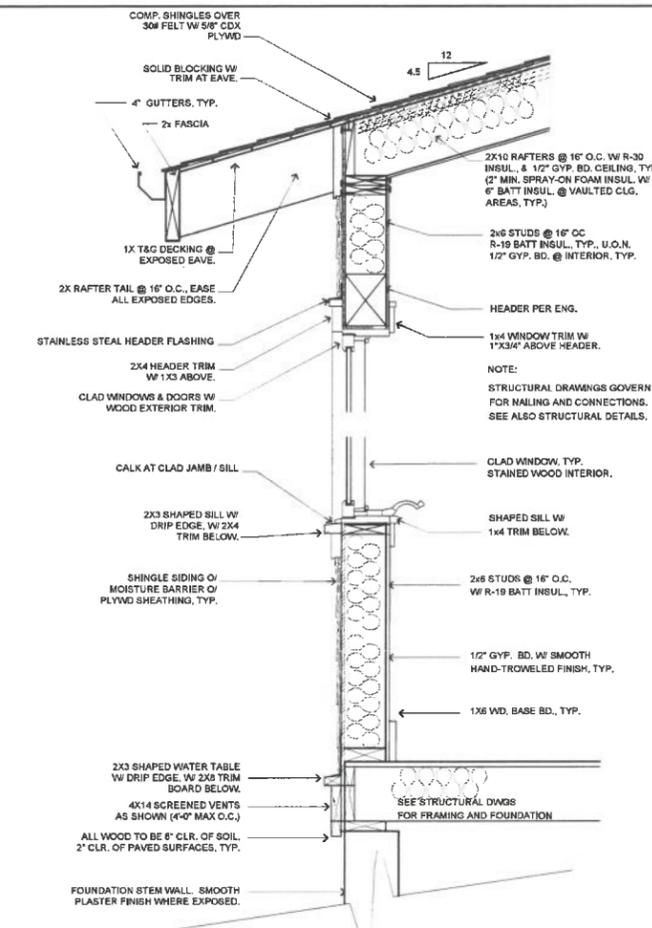
Applicant(s): Jeanne C. Byrne, FAIA Permit Type(s) & No(s):

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1-H			
Building Site Area	4,158			
Density (multi-family projects only)				
Building Coverage	1,663	1,671	1,671	
Site Coverage	2,495	2,471	2,480	
Gross Floor Area	2,267	2,067	2,267	
Square Footage not counted towards Gross Floor Area		29	48	STAIR AREA ON 2ND FLOOR NOT COUNTED TO
Impervious Surface Area Created and/or Replaced		800	800	NO CHANGES TO BE MADE TO COVERABLE WALLS TO REMAIN DRAINAGE TO BE MODIFIED.
Exterior Lateral Wall Length to be demolished in feet & % of total*			24' 12"	
Exterior Lateral Wall Length to be built			22' 11"	
Building Height	25' 0"	20' 6"	22' 11"	
Number of stories	2	2	2	
Front Setback	5'	9' 9"	9' 9"	
EAST Side Setback	18' 0"	6' 5"	6' 5"	
WEST Side Setback	10' 0"	11' 6"	11' 6"	
Rear Setback	10'	9' 3"	9' 3"	
Garage Door Setback	20'	11' 4"	11' 4"	
Covered Parking Spaces	1	0	1	
Uncovered Parking Spaces	1	0	1	
Parking Space Size (interior measurement)	9' x 20'	18' x 21' 7"	13' x 21' 7"	
Number of Driveways	1	1	1	
Driveway Width(s)		17' 8"	17' 8"	
Back-up Distance		18'	18'	
Eave Projection (from Setback)	3' maximum	6' 8"	8' 2"	
Distances Between Eaves & Property Lines	3' minimum	4' 11"	4' 11"	
Open Porch/Deck Projections			3'	ENTRY EAVE FROM BUILDING EDGE.
Number & Category of Accessory Buildings			0	
Accessory Building Setbacks				
Distance between Buildings				
Accessory Building Heights				
Fence Heights				

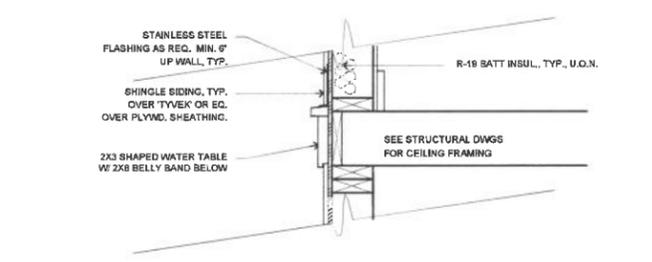
*If project proposes demolition to an HRI structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or street, if applicable.

[Rev. 01/14/14]

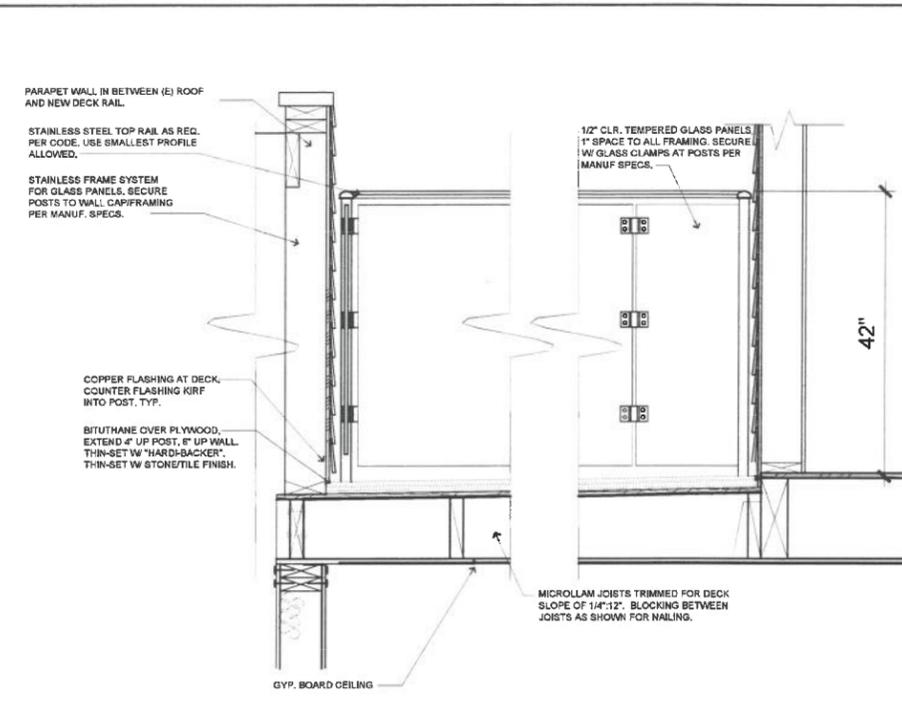
DATA SHEET



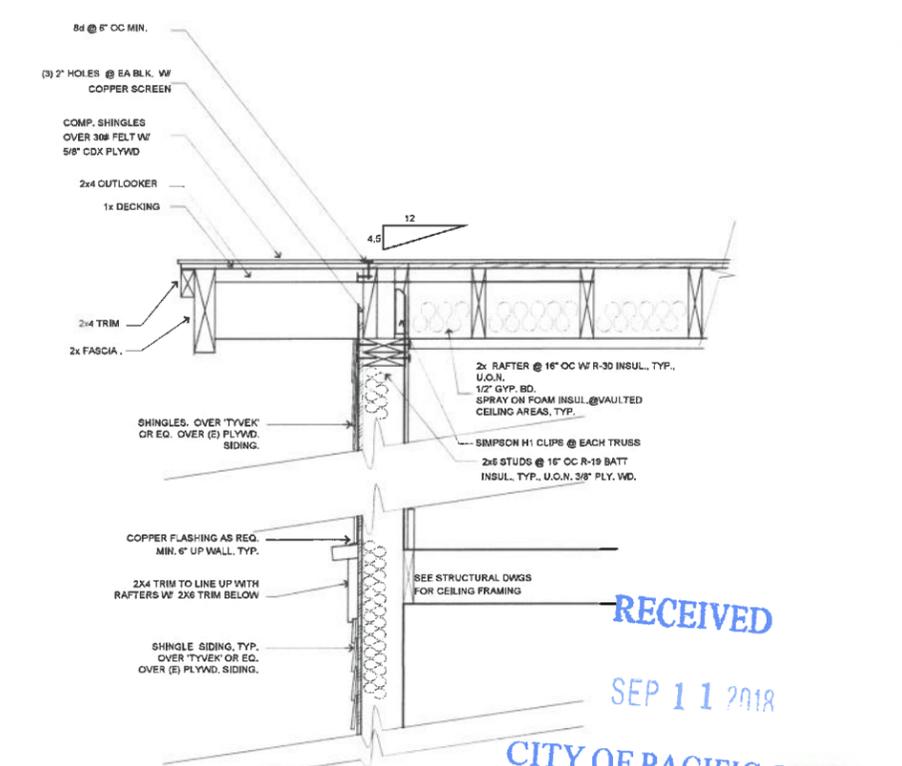
01 DETAIL: WALL SECTION
SCALE: 1"=1'-0"



03 DETAIL: BELLY BAND
SCALE: 1"=1'-0"



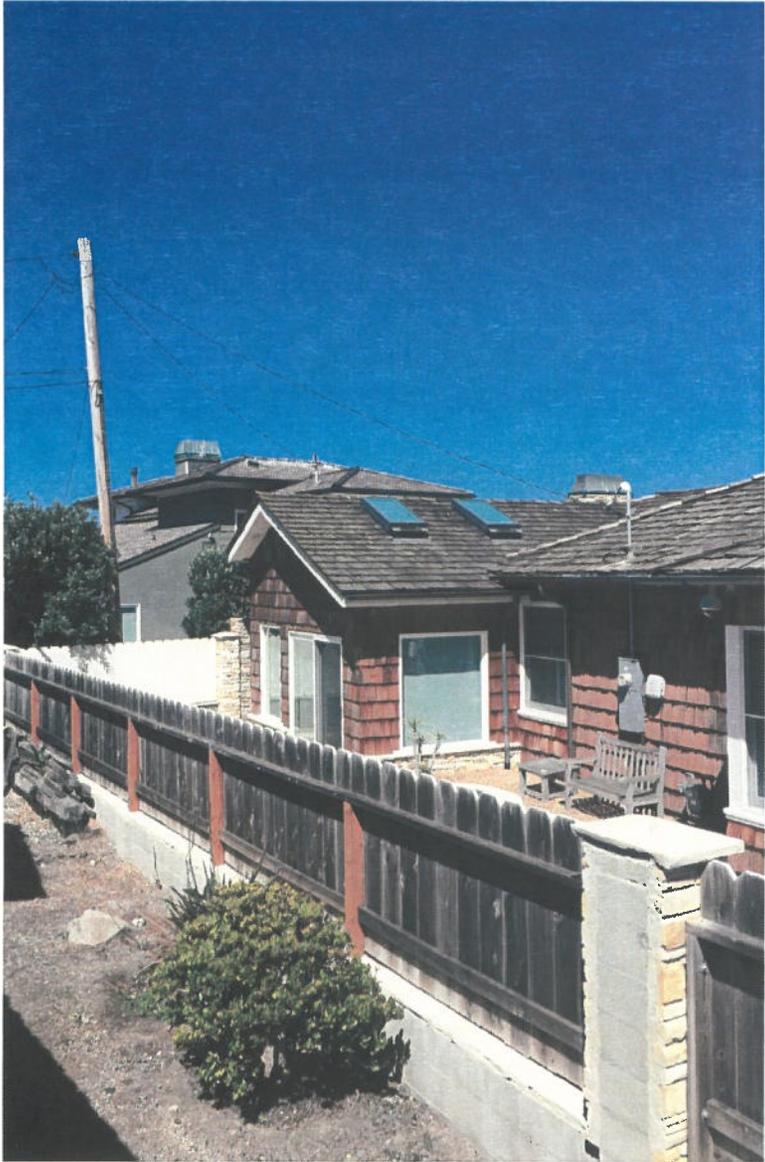
02 DETAIL: ROOF DECK
SCALE: 1"=1'-0"



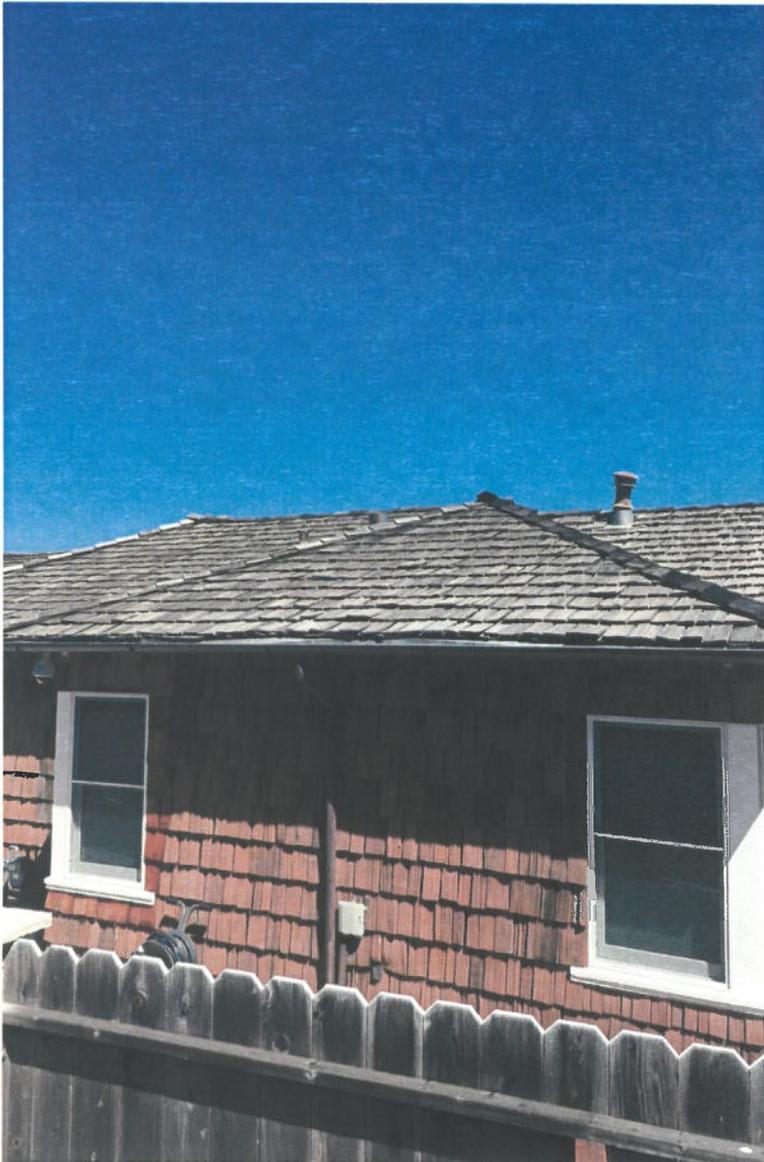
04 DETAIL: EAVE OVERHANG
SCALE: 1"=1'-0"

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CITY OF PACIFIC GROVE
COMMUNITY DEVELOPMENT





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CASEMENT WINDOWS

Casement Windows



Sash and Frame Interior

1 Sash and frame components are manufactured from kiln-dried, preservative-treated Ponderosa Pine, Douglas Fir or other species by request in unfinished clear wood ready to prep for stain or paint. An optional factory-applied interior prime coat is available. Douglas Fir interiors are available with an optional distressed finish. The 1 3/4" thick sash is available in two widths for aluminum clad product: 1 1/2" standard or 2 1/4" Designer (Wide) sash.

2 Wood exterior casements feature 2 1/4" Designer (Wide) sash only.

3 All sash corners have mortise and tenon joints that are sealed and screwed.

Aluminum Clad Exterior

4 Exterior surfaces of both sash and frame are clad with .062" extruded aluminum (one of the thickest on the market) available in a palette of 60 colors in

Casement Standard Features

6 industry-leading color collections, including 35 Heritage Collection Standard finishes, 4 Heritage Collection Textured finishes, 6 Weathered Collection finishes, 5 Metallic and 5 Pearl Metallic Collection finishes, 3 Anodized Collection finishes, 2 Industrial Series finishes and Custom Colors. Finishes meet AAMA 2604 specifications. AAMA 2605 finishes are available upon request. Multiple exterior clad colors can be used in single units to suit any architectural or aesthetic design.

5 Extruded aluminum frame corners are sealed with silicone, corner keys, pads and secured with screws.

6 A continuous extruded aluminum nailing flange is an integral part of the frame extrusion - stout and watertight.

7 The mitred corners of the nailing flange are sealed with factory-applied, butyl corner pads.

A factory-applied, extruded aluminum drip cap in matching color is standard with all products.

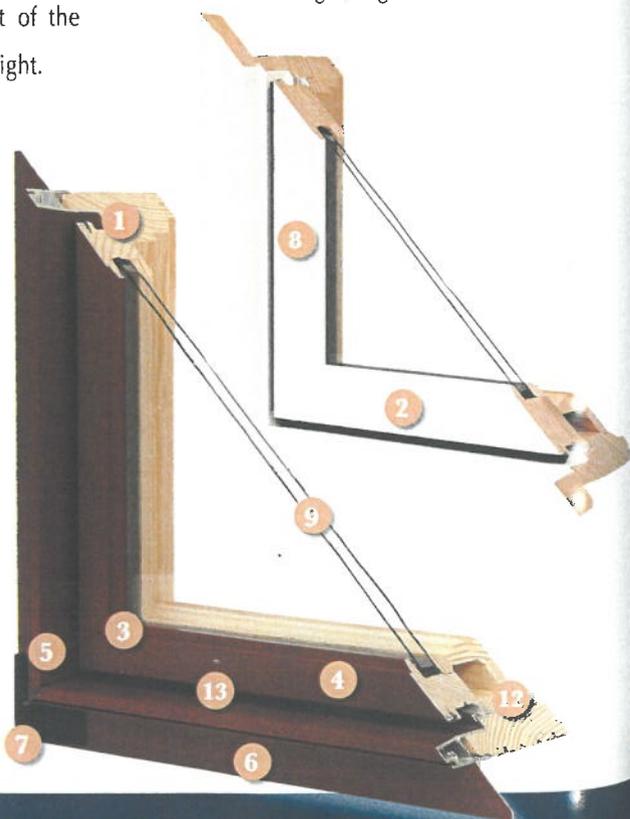
Wood Exterior

8 Exterior surfaces are available with either a factory-applied latex primer or in a clear Ponderosa Pine or Douglas Fir. All units with exterior trim (brickmould, stucco brickmould or S4S) fea-

ture factory-applied flexible flashing on sides and head.

Glazing

9 Available in single or double pane configurations with double strength glass. Triple pane units are available in 2 1/4" Designer (Wide) sash in some sizes. Insulated units are 3/4" overall, separated by 1/2" TrueWARM® Edge structural silicone foam spacer from Quanex. All standard types of glass are available - from LoE to tints to specialty glazings - as is the capillary tube system for high altitude. The glass is dual bedded with a structural sealant and secured in the sash with a removable interior glazing bead.



INSWING FRENCH DOOR

Inswing French Door Standard Features

Aluminum Clad Exterior

Frame

3 All exposed exterior surfaces of our frame head and jambs are covered with .062" extruded aluminum (one of the thickest on the market) available in a palette of 60 colors in 6 industry-leading color collections, including 35 Heritage Collection Standard finishes, 4 Heritage Collection Textured finishes, 6 Weathered Collection finishes, 5 Metallic and 5 Pearl Metallic Collection finishes, 3 Anodized Collection finishes, 2 Industrial Series finishes and Custom Colors. Finishes meet AAMA 2604 specifications. AAMA 2605 finishes are available upon request. Multiple exterior clad colors can be used in single units to suit any architectural or aesthetic design.

4 Extruded aluminum frame corners are sealed with silicone and foam pads and mechanically fastened.

A continuous extruded aluminum nailing flange is an integral part of the frame extrusion – stout and watertight.

The exterior of the frame clad is designed

to accept retrofit trim systems or clad brickmould.

Panel

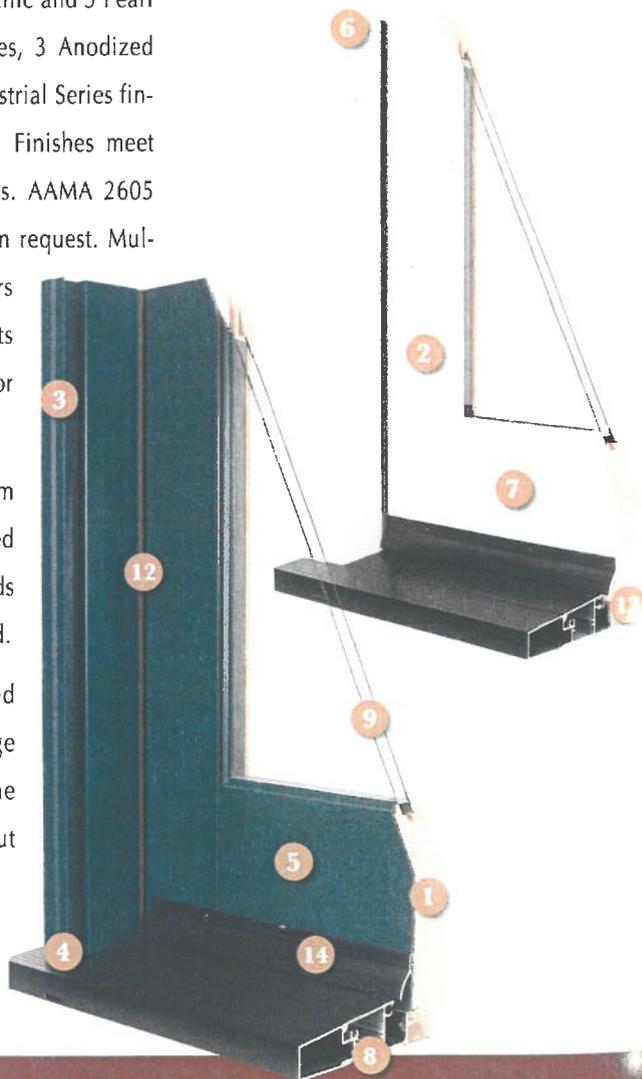
5 Panels are covered with .075" extruded aluminum (one of the thickest on the market) available in our extensive color palette.



Frame and Panel Interior

1 Frame and panel components are manufactured from kiln-dried, preservative-treated Douglas Fir. Ponderosa Pine is an option for the interior. Other species are available by request. Interior surfaces are unfinished clear wood ready to prep for stain or paint. An optional factory applied interior prime coat is available.

2 Panel stiles and rails are manufactured from 1 3/4" thick, kiln-dried, preservative-treated Douglas Fir. The panel rails are solid material and engineered for additional strength and stability. The panel stiles are laminated and engineered. Panel stiles and rails are connected with heavy-duty 5/8" x 4" straight fluted dowels secured with exterior glue. Stiles and top rails are 4 5/8" wide. Bottom rails are 6 13/16" wide.





CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

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ARCHITECTURAL PERMIT (AP) & VARIANCE (VAR) 18-0679 FOR AN APPROX. 217 SQ. FT. SECOND-STORY ADDITION AND APPROX. 313 SQ. FT. SECOND-STORY DECK TO AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE LOCATED AT 1124 BEACON AVENUE. A VARIANCE IS REQUESTED TO ALLOW THE PROPOSED ADDITION TO ENCROACH INTO THE REQUIRED FRONT YARD SETBACK

FACTS

1. The subject site is located at 1124 Beacon Avenue, Pacific Grove, 93950 (APN 006-021-017)
2. The subject site has a designation of Medium Density Residential (up to 17.4 dwelling units/area) on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the Single-Family Residential (R-1-H) zoning district.
4. The subject site is approximately 4,148 square feet in size.
5. The subject site is currently developed with a 2,269 sq. ft. residence which includes an attached two-car garage.
6. The subject site is located in the Area of Special Biological Significance and the Archaeological Zone.
7. This project has been determined to be CEQA Exempt under CEQA Guidelines, Sections 15301(e)(1) and 15305(a), Minor Additions and Minor Alterations to Land Uses, respectively.

FINDINGS

For the Architectural Permit: PGMC Section 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 commission has been guided by and has made reference to applicable provisions of the architectural review guidelines in making its determinations on the structure.

The project as proposed meets many of the Architectural Review Guidelines including, but not limited to Nos. 1, 24, and 28 pertaining to bulk and massing, scale, and having a design that complements the overall composition of the existing building. The privacy guidelines considered in the size and location of new second-story windows and the placement of the second-story balcony. The project is conditioned to meet Guideline Nos. 10-12 having to do with exterior lighting.

For the Variance: PGMC Section 23.70.080(b):

1. That there are exceptional or extraordinary circumstances or conditions applying to the land, buildings, or use referred to in the application, which circumstances or conditions do not apply generally to land, buildings, and/or uses in the same zoning district;
2. That the granting of the variance is necessary for the preservation and enjoyment of substantial property rights of the petitioner; and
3. That the granting of such variance will not, under the circumstances of the particular case, materially affect adversely the health or safety of persons residing or working in the neighborhood of the property of the applicant and will not, under the circumstances of the particular case, be materially detrimental to the public welfare or injurious to property or improvements in the neighborhood.

PERMIT

Architectural Permit (AP) & Variance (VAR) 18-0679. The proposed project is for the development of a new second-story 217 sq. ft. addition with a 313 sq. ft. second-story deck on an existing two-story single-family residence. The proposed addition and deck seek to follow the same front yard setback the existing second-story that was allowed to encroach 4' 1" into the setback under an approved Variance in 1976. The project includes the replacement of the existing wood shingle siding and windows with new shingle siding and new aluminum clad windows and doors, the installation of a small eave over the front door and an interior remodel that will remove one of the two existing parking spaces in the garage. In order to accommodate the parking required by PGMC [Section 23.16.070](#) of one covered and one uncovered space, the project includes the installation of an uncovered pervious parking pad within the side yard. This use requires an Administrative Variance per PGMC [Section 23.70.030\(a\)\(8\)\(C\)](#). The project seeks to maximize the Gross Floor Area allowed by the R-1-H of 2,269 sq. ft. and slightly exceeds the allowed building coverage of 1,663 sq. ft. by 9 sq. ft.

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Parking Pad Materials.** The proposed parking pad shall be constructed of turf block or other appropriate pervious material.
4. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the Community and Economic 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.
5. **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. Any work within the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
6. **Building Plans.** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.
7. **Exterior Lighting.** All exterior lighting fixtures shall conform to Architectural Review Guidelines #10-12.

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

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
2. The Board hereby recommends to the Planning Commission that it approve File No. AP VAR 18-0679 as conditioned and pursuant to CEQA categorical exemptions 15301(e)1 and 15305(a) for Minor Additions and Minor Alterations to Land Use Limitations, respectively.

3. This permit shall become effective upon the expiration of the Planning Commission action' 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 23rd DAY OF OCTOBER, 2018, BY THE FOLLOWING VOTE:

AYES: XXX

NOES: XXX

ABSENT: XXX

ABSTENTIONS: XXX

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.

Hans and Julie Burford, owner

Date