



**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) Application No. 18-0454

**LOCATION:** 280 Grove Acre Ave. Pacific Grove, CA 93950  
(APN 006-402-030)

**SUBJECT:** The demolition of an existing two-story, single-family residence and development of a new 5,188 sq. ft. one-story, single-family residence with attached two-car garage. The project includes the removal of six (6) oak trees ranging in size from 20” – 24” in diameter and an exception to allow a chimney to project 2’ over the required 25’ height limit of the R-1-B-3 zoning district.

**APPLICANT:** Eric Miller Architects on behalf of Morgan Prickett, owner

**ZONING/LAND USE:** R-1-B-3 (10,000 sf min. lot size) / Residential Low Density (up to 5.4 dwelling units/acre)

**CEQA:** Categorical Exemptions, Sections 15301 and 15303, Residential Demolition and New Construction, respectively

**RECOMMENDATION**

Approve the project subject to the recommended findings, conditions and Classes 1 and 3 CEQA exemptions.

**PROJECT DESCRIPTION**

The proposed project is for the development of a new single-story 5,188 sq. ft. single-family residence on a residential property of approximately 1.4 acres. The applicant seeks to demolish the existing residence, several sheds, detached garage, and several areas of paving. The proposed demolition includes the removal of six oak trees. Other than the removal of these six trees, the site will remain in a primarily natural state; the proposed driveway and parking areas will generally follow the existing development pattern and be constructed using permeable pavers. The project includes an minor use permit, subject to the findings of PGMC Section 23.64.120, to allow one of the three proposed chimneys to project 2’ beyond the required height limit of 25’.

## **BACKGROUND**

### **Site Description**

The approximately 1.4 acre residential site is located in an area of the City that retains larger parcel sizes (minimum 10,000 sq. ft. parcel size) and open, natural grounds. The railroad open space area abuts the property's rear or western property line. The existing house was analyzed by a qualified architectural historian (Kirk, August 2017) and found to be ineligible for the City's Historic Resources Inventory (HRI) or any other historic registry. The existing and proposed residences are and will be located roughly in the center of the property with the rear or westerly ½ of the property retaining its natural wooded state.

### **Surrounding Land Uses**

The parcel's immediate vicinity is developed primarily with one- and two-story residential residences on similarly-sized, wooded lots.

## **DISCUSSION**

### **Applicable General Plan Policies**

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

The policies of the General Plan are implemented through the R-1-B-3 zoning district which allows low-density single-family development in the Pacific Grove Acres neighborhood. Although the project does not result in a net increase in housing units, the replacement of one single-family residence is allowed within the general plan designation of Residential Low-Density.

Protection of the City's trees and Monarch butterfly habitat are implemented through Title 12 of the Pacific Grove Municipal Code (PGMC). The subject property is located within the Monarch butterfly habitat buffer; the proposed tree removal permit includes measures to help the project comply with the biological and natural resources policies of the General Plan.

### **Applicable Zoning Code Regulations**

The City of Pacific Grove's General Plan Land Use Map designates the subject parcel as Residential Low-Density. This designation provides for residential development up to 5.4 dwelling units per acre.

The proposed project is in full compliance with the zoning regulations set forth in PGMC 23.16.100 ([R-1-B-3](#)) and 23.16 ([R-1](#)). This includes and is not limited to the height limit, setback requirements, floor area and allowable site coverage. The project is also in compliance with the parking standards for single-family residential development which requires two covered parking spaces. This project provides a two-car garage and substantial room for additional vehicles in the driveway which will be surfaced with permeable pavers.

One of the three proposed chimneys will exceed the 25' height limit by 2'. [Section 23.30.070\(b\)\(7\)\(B\)\(i\)](#) of the PGMC allows an exception to this requirement through the issuance of a minor administrative use permit (AUP). Because the project requires an

Architectural Permit, the lesser permit is included for consideration by the Architectural Review Board. The findings for the AUP are included in the draft permit.

### **Architecture and Design Consideration**

The proposed residence is of a hybrid-craftsman style with wood finishes, exposed rafter tails, slate shingles, wood windows, horizontal wood siding, and brick and copper details. The existing house, which is proposed for demolition, is an eclectic agglomeration of styles originally constructed in 1929 with several additions over the years. The additions include several small outbuildings and paved patio areas which will be removed. Given the heavily wooded nature of the site and the approximately 100 ft. setback from the street, views of the proposed house will virtually nonexistent from the street view. This factor, and the fact that the proposed residence will be located roughly within the footprint of the existing house, and that the proposed architectural style and materials to be used, the project complies with a variety of the recommendations in the Design Guidelines, including the main guidance regarding neighborhood compatibility, relationship to site and topography, mass and scale, and the use of materials and textures.

Although the residence is large, at over 5,000 sq. ft., it's massing and height fit in with the character of the neighborhood and comply with the following [Design Guidelines](#):

***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.***

Although the new proposed Craftsman-style house is over 5,000 sq. ft. in size, it is single-story in height, it will be located within much of the existing residence's footprint, it will set back from the street approximately 116', and will be developed in a wooded setting which will help buffer impacts on neighbors.

***No. 13 A building should be designed to relate to and take advantage of the natural slope of the land, significant trees and existing vegetation, and any other natural site attributes.***

The site has a gentle slope to the southwest. The proposed residence will be located primarily within the existing footprint and step down in the rear to accommodate the slope. Although six (6) trees will be removed to allow for an expanded development, the project is conditioned to conform to the Urban Forestry requirements of PGMC Title 12 and the Monarch butterfly buffer area requirements. Lastly, the existing rock outcropping will be protected in perpetuity as a condition of approval.

***No. 15 Open space and landscaped areas should blend visually with adjacent properties.***

See #13 above.

***No. 18 Changes in the natural grade by cutting and filling should be minimized.***

Minimal grading is proposed for the expanded footprint. The residence is designed to utilize the existing topography.

***No. 25 If a building would be larger than seen traditionally in the area, consider methods to reduce its perceived size.***

The architecture includes elements that break up the bulk and massing of the structure, including differentiating wall planes, alcoves and other design features that help reduce the sense of bulk. There are smaller residential properties on the north where the subject

property's side setback is 10'. However, given the slight slope of the property, the north side will be the "shortest" section of the house with a height of 22'8" which is within 25' maximum allowed in the R-1-B-3 zoning district.

**Privacy Design Guidelines** (Informational Bulletin No. 35) At one-story, the project will not have second-story windows and balconies that could create privacy issues for neighbors.

### **Landscape & Lighting**

Some landscaping will occur within the fenced courtyard at the front of the house as well as within the "traffic circle" in the center of the existing driveway, but the majority of the property will be left in its natural state and the areas currently developed with sheds and paving to the rear of the existing house will be removed. In compliance with Design Guidelines No. 10 and No. 12, exterior lighting will be positioned so that no direct light extends onto neighboring properties and the light fixtures will be compatible with the architectural style of the project.

### **Tree Removal**

Tree removal and pruning activities are subject to the standards and requirements of Chapter 12 of the PGMC. The project includes the removal of six (6) oak trees ranging in size from 12" – 24" diameter. Given the property's large, wooded condition and proximity within the Monarch Butterfly Buffer Zone, a Biological Assessment and Tree Removal Assessment and Management Plan were prepared by qualified consultants and reviewed by the City arborist. The recommendations of these reports, as well as of the City arborist, have been included as conditions of approval (Draft Permit, Attachment 2).

Although the trees proposed to be removed are relatively healthy, they are within the footprint of the proposed residence which, although considerably larger than the existing residence, will be developed mostly within the existing footprint, thus minimizing tree and ground disturbance.

The Tree Removal Permit shall have an expiration date of 12 months concurrent with the Architectural Permit.

### **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 between 5,000 - 15,000 square feet (Tier 2) or more of impervious surface, must prepare a Landscape Plan that complies with the City's [Stormwater Technical Guide](#). City staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.

### **Water**

Water availability must be established prior to the issuance of a Building Permit for the proposed residence. If water is not available, the property will be added to the City's water wait list.

### **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(l)(1), Class 1, Demolition of Single-Family Residences, and Section 15303, Class 3, New Construction.

Section 15301, Class 1 consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The types of "existing facilities" itemized below are not intended to be all-inclusive of the types of projects which might fall within Class 1. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include but are not limited to:

- (l) Demolition and removal of individual small structures listed in this subdivision;
  - (1) One single-family residence. In urbanized areas, up to three single-family residences may be demolished under this exemption.

Section 15303, Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include, but are not limited to:

- (a) One single-family residence, or a second dwelling unit in a residential zone. In urbanized areas, up to three single-family residences may be constructed or converted under this exemption.

The project is not subject to the exceptions to these exemptions per Section 15300.2 of the CEQA Guidelines relating to location, cumulative impacts, significant effects, scenic highways, hazardous waste sites, or historical resources.

### **FINDINGS**

Staff recommends if AP 18-0454 is approved, the permit must be subject to the recommended findings (see Attachment 2, Draft Permit).

### **CONDITIONS**

Staff recommends if AP 18-0454 is approved, the permit must be subject to the recommended conditions (see Attachment 2, Draft Permit).

### **ATTACHMENTS**

- A. Application
- B. Draft Permit
- C. Project Data Sheet (see cover page of Attachment D)
- D. Site Plan & Elevations

RESPECTFULLY SUBMITTED:

REVIEWED BY:

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Alyson Hunter  
Associate Planner

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Mark J. Brodeur  
Director, Community & Economic  
Development Department



## Planning Fee Calculation

### Permit Fees

Permit	Select	Fee
Architectural Permit – Single Family	<input checked="" type="checkbox"/>	\$3,115
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 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 checked="" type="checkbox"/>	\$275
Appeal	<input type="checkbox"/>	25% of fee

### Additional Fees

	Fee	Subtotal
<input checked="" type="checkbox"/> General Plan Update Fee	5% of Permit Fee	155.75
<input checked="" type="checkbox"/> CEQA Exemption Fee	\$50	50
<input checked="" type="checkbox"/> Butterfly Buffer Zone	5% of Permit Fee	155.75
<input type="checkbox"/> Coastal Zone	25% of Permit Fee	
<input type="checkbox"/> Area of Special Biological Significance	5% of Permit Fee	
<input type="checkbox"/> Environmentally Sensitive Habitat Area	15% of Permit Fee	
<input checked="" type="checkbox"/> Noticing – Mailings	\$0.48 * (# of Mailings)	4.80
<input type="checkbox"/> Noticing – Herald Ad	\$325	
<input type="checkbox"/> Stormwater Fee	Varies	
<input checked="" type="checkbox"/> County filing fee	Varies	50. <sup>06</sup>
<input checked="" type="checkbox"/> File maintenance fee	Varies	50. <sup>06</sup>
<input type="checkbox"/> Other	Varies	

Total Fees: 3856.30



## CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • [www.cityofpacificgrove.org](http://www.cityofpacificgrove.org)

### **ARCHITECTURAL PERMIT (AP) AND TREE REMOVAL PERMIT (TPD) 18-0454 FOR DEMOLITION OF AN EXISTING RESIDENCE AND DEVELOPMENT OF A NEW ONE- STORY 5,188 SQ. FT. SINGLE-FAMILY RESIDENCE LOCATED AT 280 GROVE ACRE AVENUE. PROJECT INCLUDES REMOVAL OF SIX (6) OAK TREES**

#### **FACTS**

1. The subject site is located at 280 Grove Acre Avenue, Pacific Grove, 93950 (APN 006-402-030)
2. The subject site has a designation of Residential Low Density on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the Residential Single-Family zoning district and has a 10,000 sq. ft. minimum parcel size (R-1-B-3).
4. The subject site is approximately 1.4 acres in size (60,984 sq. ft.).
5. The subject site is currently developed with an approximately 2,867 sq. ft. residence, a detached garage and several small accessory structures.
6. The subject site is not located in the Area of Special Biological Significance, the Coastal zone, the Archaeological sensitivity zone, nor is the property included on the City's Historic Resources Inventory.
7. The property is located within the Monarch Butterfly buffer zone; appropriate measures have been identified by a qualified biologist and included as conditions of approval herein.
8. A certified arborist prepared a Tree Resource Assessment and Management Plan (Ono, April 2018) which was reviewed by the City's arborist. The recommendations of the Management Plan have been incorporated herein as conditions of approval.
9. This project has been determined to be CEQA Exempt under CEQA Guidelines, Section 15301, Residential Demolition, and Section 15303, New Residential Development.

#### **FINDINGS**

Architectural Permits are subject to the following findings per 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 board has been guided by and has made reference to applicable provisions of the architectural review guidelines in making its determinations on the structure.

The architectural style and materials, and site design are in substantial conformance to the City's Residential Design Guidelines, specifically Nos. 1, 13, 15, 18, and 25 relating to the site's natural setting, high quality materials and finishes, and neighborhood compatibility, and Nos. 10-12 relating to exterior lighting.

In order to issue a Tree Permit, the following findings of PGMC Section 12.20.040 must be made:

1. The Tree is causing or is projected to cause significant damage to hardscape (house foundations, driveways, retaining walls, patios, etc.), utility service lines, or infrastructure (sidewalk, curb, storm drain, Street, etc.) and there are not more cost-effective remedial solutions.
2. Such other conditions as agreed to by the city arborist and the property owner.

In order to issue a minor Admin. Use Permit for an exception to the height limit, the following findings per PGMC [Section 23.30.070\(b\)\(7\)\(B\)\(i\)](#) must be made:

1. The proposed development conforms to the applicable provisions of the general plan, the local coastal program, any applicable specific plan, and these regulations;
2. The proposed development is located on a legally created lot;
3. The subject property is in compliance with all laws, regulations, and rules pertaining to uses, subdivision, setbacks, and any other applicable provisions of this municipal code, and all applicable zoning violation enforcement and processing fees have been paid; and
4. The proposed development is in compliance with all citywide permits, including, but not limited to, the National Pollutant Discharge Elimination System (NPDES) permit.

The proposed demolition, tree removal, and new construction are in compliance with the zoning code and general plan other than a minor exception to the development standards of the R-1-B-3 zoning district to allow one of the chimneys to exceed the 25' height limit. The tree removal is subject to the recommendations of the applicant's licensed arborist and biologist and conditions imposed by the City's arborist in compliance with PGMC Title 12. The applicant's stormwater plan has been reviewed and approved by the City's Stormwater Program Manager.

### **PERMIT**

Architectural Permit (AP)/Tree Permit-Development (TPD)/Admin. Use Permit (AUP) 18-0454: To allow the demolition of an existing single-family residence, the construction of a new larger residence utilizing the expanded footprint of the existing residence, the removal of six oak trees and an exception to allow a chimney to exceed 2' beyond the 25' height limit of the R-1-B-3 zoning district.

### **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. **Demolition Permit.** A demolition permit from the Building Department is required prior to any demolition activities on the site.
3. **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.
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. **Archaeological Resources.** If archaeological resources or human remains are unexpectedly discovered during construction, work shall be halted on the project parcel 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 approval of the lead agency, and implemented.
6. **Archaeological Resources Report.** Any recommendations or other measures included in the Archaeological Resources Report currently underway will be included on the Building Permit for new construction.

7. **Rock Outcropping.** The existing rock outcropping in the western portion of the property shall remain undisturbed in perpetuity.
8. **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, including the development of a new residential driveway and the relocation of the existing PG&E guy wires, shall require an encroachment permit prior to issuance of the building permit.
9. **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 between 5,000 - 15,000 square feet (Tier 2) or more of impervious surface, must prepare a Landscape Plan that complies with the City's [Stormwater Technical Guide](#). All grading and construction shall adhere to the approved Grading & Drainage Plan and Stormwater Control Plan (LandSet Engineers, Inc., Aug. 2018) on file with CEDD. City staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.
10. **100 Yard Butterfly Buffer.** Pruning or removal of trees within 100 yards of any boundary of a Monarch Sanctuary shall be prohibited during the months of October through April unless deemed necessary by the Public Works Director for public health, safety, or welfare.
11. **Tree Removal and Pruning.** As referenced on approved site plans prepared by Eric Miller Architects dated 10/04/18 (revised), the following conditions must be satisfied prior to the removal or limbing of trees identified, as applicable:
  - a. All aspects of the proposed project appear to be located within the 100 yard buffer of the Monarch Butterfly Sanctuary. Tree pruning and removal shall be prohibited between October 1 and April 30 unless deemed necessary by the City arborist and confirmed by the Public Works Director for public health, safety, or welfare;
  - b. Pruning measures for Tree #421 undertaken within the tree's dripline shall be conducted with hand tools and no heavy equipment shall be allowed within the dripline. All roots greater than 2" shall be clean cut to allow for proper compartmentalization. A certified arborist shall be present for pruning activities on this tree (City arborist, September 21, 2018);
  - c. The existing stand of eucalyptus trees shall be protected for its habitat values (Froke, September 5, 2018 Supplemental);
  - d. No more than 15 days prior to the start of tree removal and/or pruning activities, a qualified biologist shall conduct an avian survey of the trees to be removed/pruned to determine the presence or absence of native bird nesting activities;
  - e. No more than 15 days prior to the start of tree removal and/or pruning activities, or any other ground disturbing activities, a qualified biologist shall conduct a Santa Lucia Slender Salamander survey and safely relocate any salamanders from the work zone to an appropriate onsite location as far from the work zone as possible;
  - f. Replacement trees shall be planted onsite in compliance with PGMC Section 12.20.070;
  - g. All other recommendation and Best Management Practices (BMPs) of the Tree Resource Assessment and Management Plan (Frank Ono, August 27, 2018), the Biological Assessment and Supplemental (Froke, April 23, 2018 and September 5, 2018, respectively), or the City arborist shall be incorporated; and
  - h. The project arborist shall call the City arborist for an inspection upon completion of permitted pruning and tree removal activities and prior to demolition activities.
12. **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.

13. **Exterior Lighting.** All exterior lighting fixtures shall conform to Architectural Review Guidelines #10-#12

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

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.
2. The Board authorizes Approval of Architectural Permit (AP) / Tree Removal Permit (TR-D) / Admin. Use Permit (AUP) 18-0454 through the adoption of CEQA Guidelines Categorical Exemptions, Section 15301(l)(1), Class 1, Demolition of Single-Family Residences, and Section 15303, Class 3, New Construction.
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 23<sup>rd</sup> DAY OF OCTOBER, 2018, BY THE FOLLOWING VOTE:

AYES: XXX

NOES: XXX

ABSENT: XXX

ABSTENTIONS: XXX

APPROVED:

\_\_\_\_\_  
Sarah Boyle, Chair

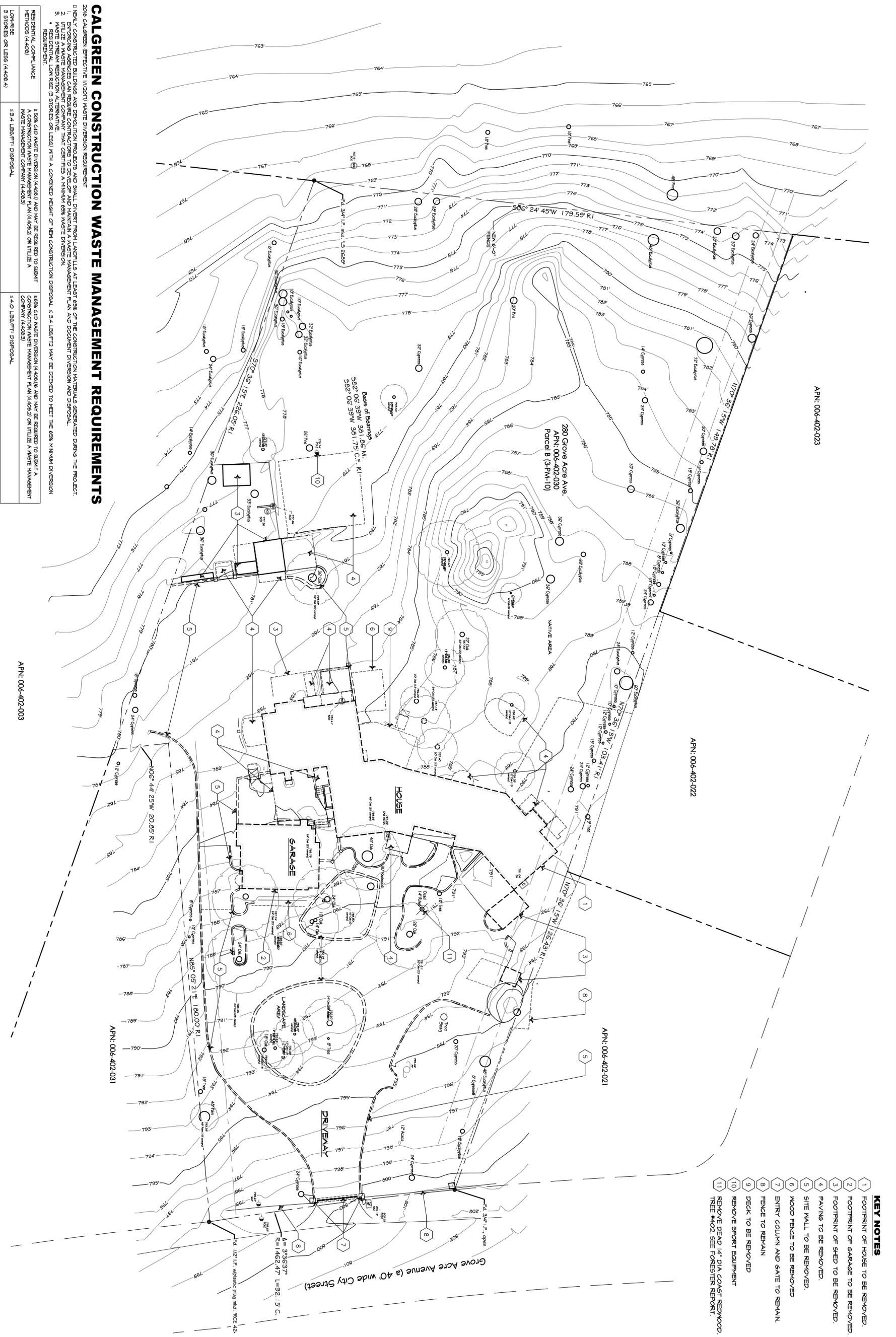
The undersigned hereby acknowledge and agree to the approved terms and conditions, and agree to fully conform to, and comply with, said terms and conditions.

\_\_\_\_\_  
Morgan Prickett, owner

\_\_\_\_\_  
Date

### Half-Size on 12x18

THE USE OF THESE DRAWINGS AND SPECIFICATIONS IS SOLELY RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED. PUBLICATION IS EXPRESSLY LIMITED TO SUCH USE. REPRODUCTION OR PUBLICATION BY ANY MEANS, IN WHOLE OR IN PART, IS STRICTLY PROHIBITED - TITLE TO THESE DRAWINGS AND SPECIFICATIONS REMAINS WITH THE ARCHITECT WITHOUT PREJUDICE. VISUAL CONTACT WITH THESE DRAWINGS & SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF ACCEPTANCE OF THESE RESTRICTIONS.



APN: 006-402-023

APN: 006-402-022

APN: 006-402-021

APN: 006-402-031

APN: 006-402-003

## CALGREEN CONSTRUCTION WASTE MANAGEMENT REQUIREMENTS

- 2016 CALGREEN (EFFECTIVE 1/1/2017) WASTE DIVERSION REQUIREMENT
- NEWLY CONSTRUCTED BUILDINGS AND DEMOLITION PROJECTS AND SHALL DIVERT FROM LANDFILLS AT LEAST 65% OF THE CONSTRUCTION MATERIALS GENERATED DURING THE PROJECT.
  - ENFORCING AGENCIES CAN REQUIRE CONTRACTORS TO DEVELOP AND MAINTAIN A WASTE MANAGEMENT PLAN AND DOCUMENT DIVERSION AND DISPOSAL.
  - UTILIZE A WASTE MANAGEMENT COMPANY THAT IDENTIFIES A MINIMUM 65% WASTE DIVERSION.
  - RESIDENTIAL LDM RISE (9 STORIES OR LESS) WITH A COMBINED WEIGHT OF NEW CONSTRUCTION DISPOSAL ≤ 3.4 LBS/FT<sup>2</sup> MAY BE DEEMED TO MEET THE 65% MINIMUM DIVERSION REQUIREMENT.

RESIDENTIAL COMPLIANCE	RESIDENTIAL COMPLIANCE
2.50% CTD WASTE DIVERSION (4,400 LB) AND MAY BE REQUIRED TO SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN (4,400.2) OR UTILIZE A WASTE MANAGEMENT COMPANY (4,400.3)	2.65% CTD WASTE DIVERSION (4,400 LB) AND MAY BE REQUIRED TO SUBMIT A CONSTRUCTION WASTE MANAGEMENT PLAN (4,400.2) OR UTILIZE A WASTE MANAGEMENT COMPANY (4,400.3)
3 STORIES OR LESS (4,400.4)	≤ 4.0 LBS/FT <sup>2</sup> DISPOSAL
≤ 3.4 LBS/FT <sup>2</sup> DISPOSAL	≤ 4.0 LBS/FT <sup>2</sup> DISPOSAL

WASTE MANAGEMENT COMPANY:  
 • MONTEREY REGIONAL WASTE MANAGEMENT DISTRICT, MONTEREY - 1420 DEL MONTE BOULEVARD - MARINA - CA - 93933  
 UNIVERSAL WASTE  
 UNIVERSAL WASTE (RICH AS BATTERIES, 5-WAYTE, LAMP, CATHOPE, RAY, THERMAL, ASB, ASB, CASI) FROM NONRESIDENTIAL ADDITION AND ALTERATION PROJECTS SHALL REQUIRE VERIFICATION THAT THE MATERIALS ARE DIVERTED FROM LANDFILLS. A LIST OF PROHIBITED UNIVERSAL WASTE MATERIALS SHALL BE INCLUDED IN THE CONSTRUCTION DOCUMENTS. THIS IS REQUIRED FOR NONRESIDENTIAL ADDITIONS OF 1,000 FT<sup>2</sup> OR GREATER AND/OR BUILDING ALTERATIONS WITH A PERMIT VALUATION OF \$200,000 OR ABOVE (CALGREEN SECTION 5023).

- ### KEY NOTES
- FOOTPRINT OF HOUSE TO BE REMOVED.
  - FOOTPRINT OF GARAGE TO BE REMOVED.
  - FOOTPRINT OF SHED TO BE REMOVED.
  - PAVING TO BE REMOVED.
  - SITE WALL TO BE REMOVED.
  - WOOD FENCE TO BE REMOVED
  - ENTRY COLUMN AND GATE TO REMAIN.
  - FENCE TO REMAIN
  - DECK TO BE REMOVED
  - REMOVE SPORT EQUIPMENT
  - REMOVE DEAD 14" DIA COAST REDWOOD, TREE #402, SEE FORESTER REPORT.



## SITE DEMOLITION PLAN

LEGEND	
○	TREE TO REMAIN
⊗	TREE TO BE REMOVED
(/)	DEAD REDWOOD

REVISION	No.								
CONSULTANT:									
ARCHITECT <b>ERIC MILLER ARCHITECTS, INC.</b> 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com									
JOB NAME: <b>PRICKETT RESIDENCE</b> 280 Grove Acre Avenue Pacific Grove, CA 93950 APN 006-402-030-000									
DATE: 10/04/18 SCALE: 1/16" = 1'-0" DRAWN: BRM JOB NUMBER: 18-06 <b>A-1.0</b> SHEET OF									
SITE DEMOLITION PLAN									



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**PROPOSED SITE PLAN**  
SCALE: 1/16" = 1'-0"

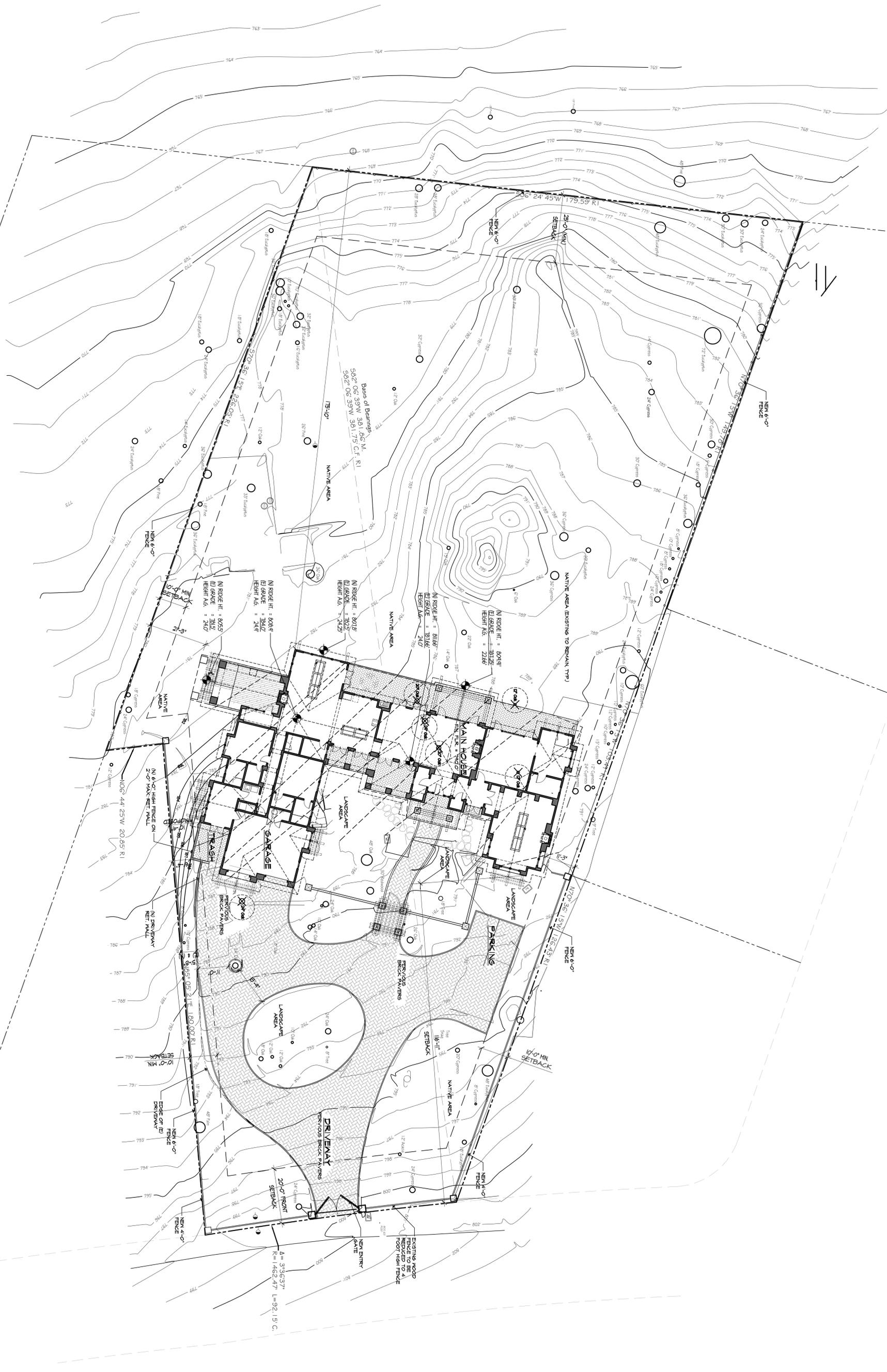


LEGEND	
	TREES TO REMAIN
	TREES TO BE REMOVED TWO 12" OAKS, TWO 20" OAKS, TWO 24" OAKS

<b>A-1.1</b> SHEET OF	JOB NUMBER: 1806 DRAWN: CJH, BRM SCALE: 1/16" = 1'-0" DATE: 10/04/18	<b>PROPOSED SITE PLAN</b> JOB NAME: <b>PRICKETT RESIDENCE</b> 280 Grove Acre Avenue Pacific Grove, CA 93950 APN 006-402-030-000	ARCHITECT <b>ERIC MILLER ARCHITECTS, INC.</b> 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com	CONSULTANT:	REVISION No.																			
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**PROPOSED SITE PLAN**  
SCALE: 1/16" = 1'-0"



LEGEND	
○	TREES TO REMAIN
⊗	TREES TO BE REMOVED TWO 12" OAKS, TWO 20" OAKS, TWO 24" OAKS

**A-1.1**  
SHEET OF

**PROPOSED SITE PLAN**  
JOB NAME:  
**PRICKETT RESIDENCE**  
280 Grove Acre Avenue  
Pacific Grove, CA 93950  
APN 006-402-030-000

DATE: 10/04/18  
SCALE: 1/16" = 1'-0"  
DRAWN: CJH, BRM  
JOB NUMBER: 1806

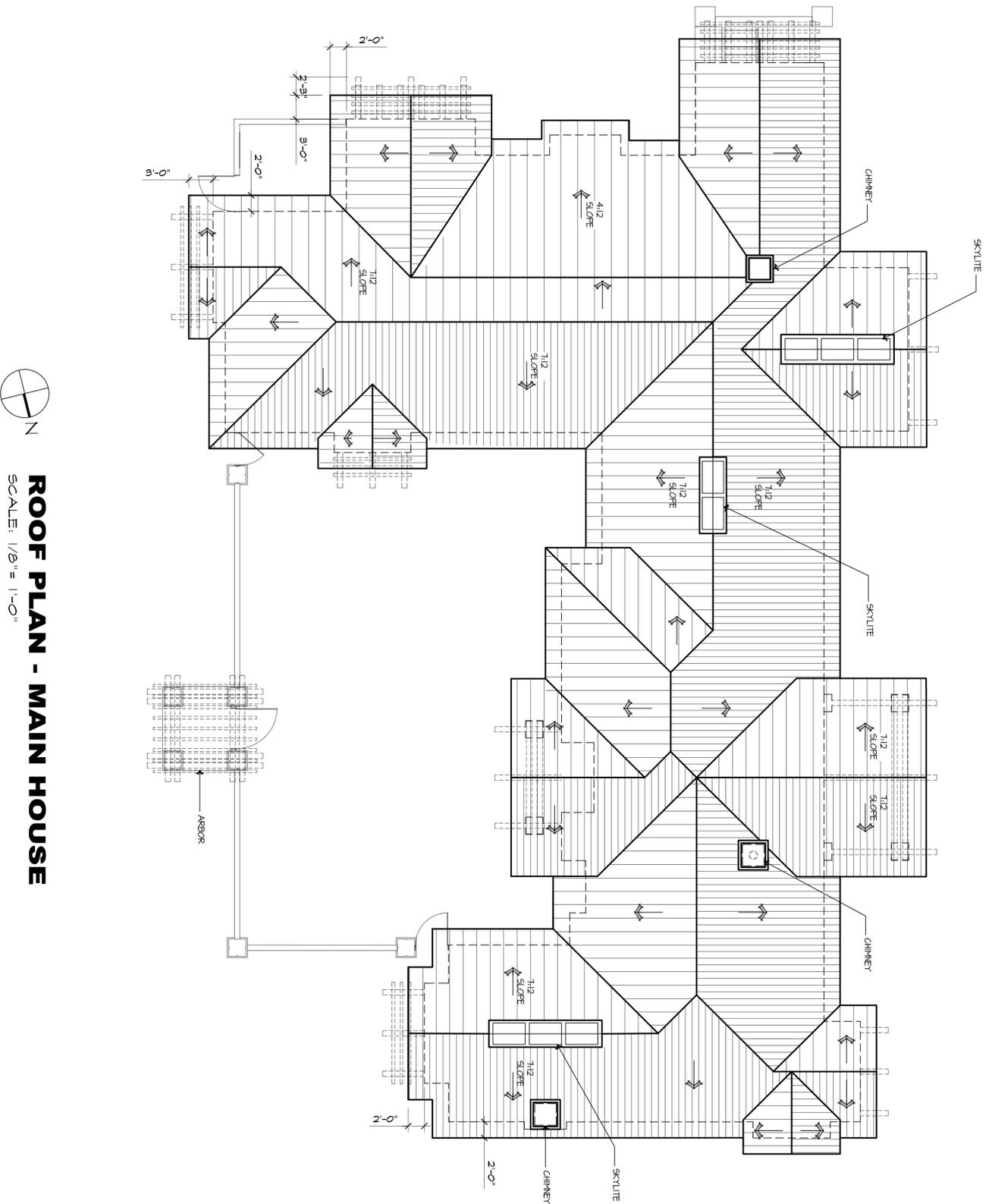
ARCHITECT  
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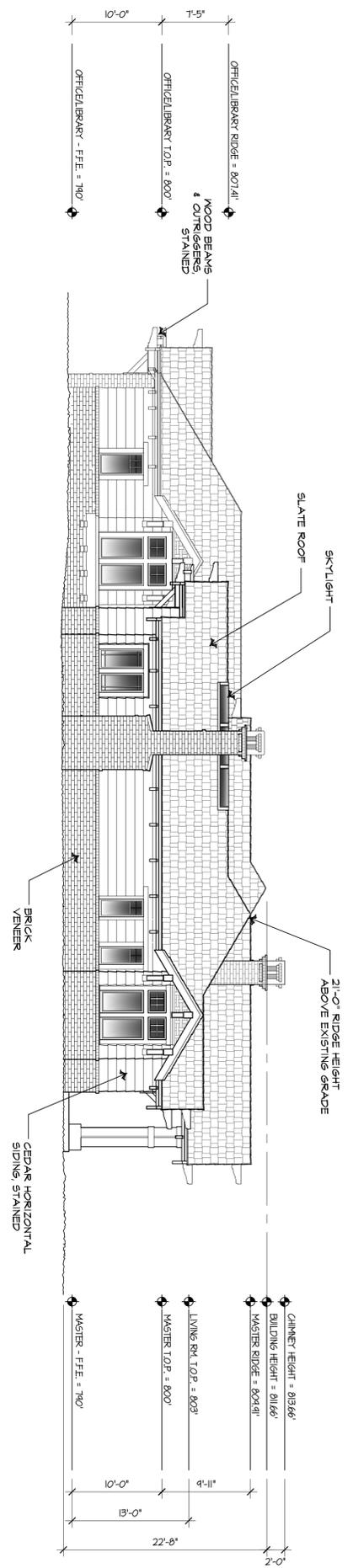


**ROOF PLAN - MAIN HOUSE**  
SCALE: 1/8" = 1'-0"

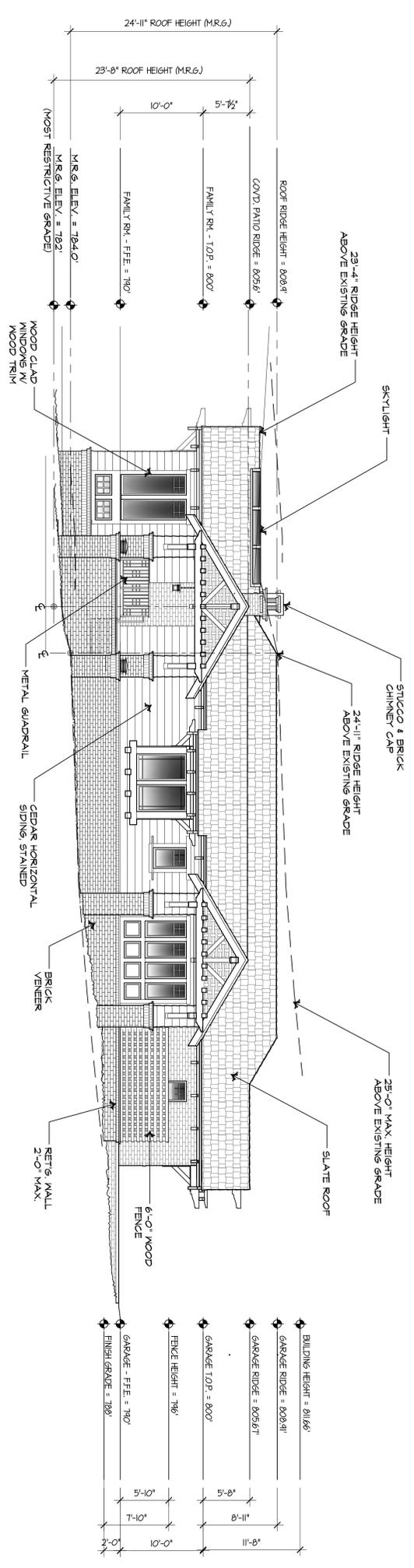
<p><b>A-2.2</b> SHEET OF</p>	<p>DATE: 10/04/18 SCALE: 1/4" = 1'-0" DRAWN: C.J.H. BRN JOB NUMBER: 1806</p>	<p>ARCHITECT</p> <p><b>ERIC MILLER ARCHITECTS, INC.</b> 211 HOFFMAN AVENUE MONTEREY, CA 93940 PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</p>	<p>CONSULTANT:</p>	<p>REVISION</p>	<p>NO.</p>
	<p>ROOF PLAN - HOUSE</p> <p>JOB NAME: <b>PRICKETT RESIDENCE</b> 280 Grove Acre Avenue Pacific Grove, CA 93950 APN 006-402-030-000</p>				



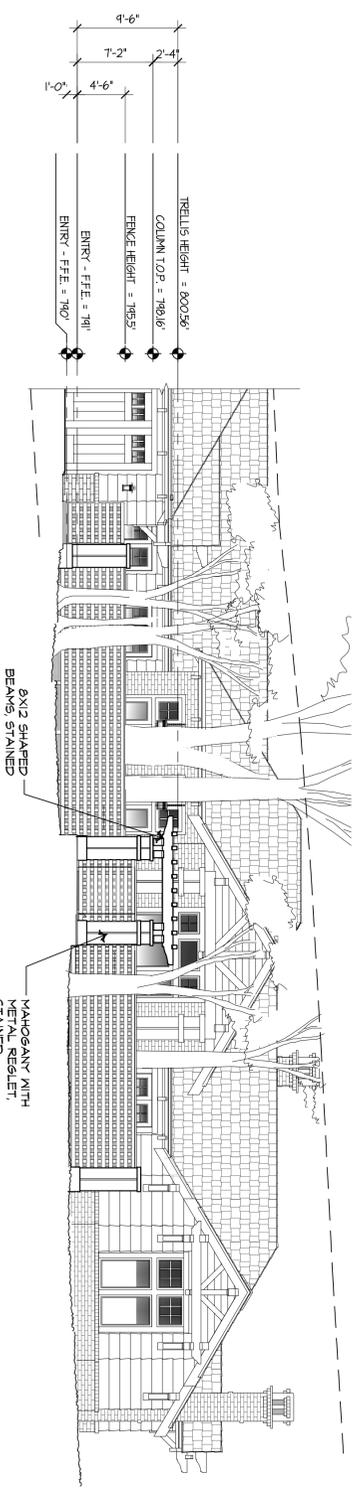
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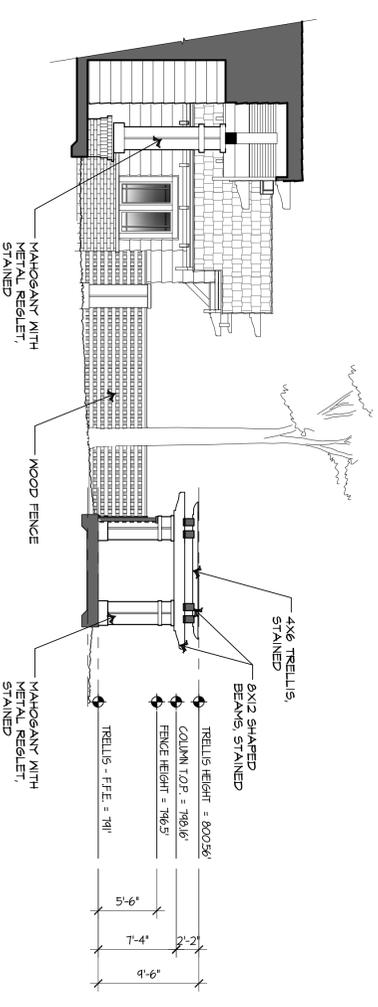
**NORTH ELEVATION**



**SOUTH ELEVATION**



**FENCE & ARBOR EAST ELEVATION**



**NORTH COURTYARD ELEVATION**

**EXTERIOR ELEVATIONS**

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

<p><b>A-3.2</b></p> <p>SHEET OF</p>	<p>DATE: 10/04/18</p> <p>SCALE: 1/8" = 1'-0"</p> <p>DRAWN: BRM</p> <p>JOB NUMBER: 1806</p>	<p>ARCHITECT</p> <p><b>ERIC MILLER ARCHITECTS, INC.</b></p> <p>211 HOFFMAN AVENUE MONTEREY, CA 93940</p> <p>PHONE (831) 372-0410 • FAX (831) 372-7840 • WEB: www.ericmillerarchitects.com</p>	<p>CONSULTANT:</p>	<table border="1"> <tr> <th>REVISION</th> <th>No.</th> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> </tr> </table>	REVISION	No.						
	REVISION	No.										
<p><b>EXTERIOR ELEVATIONS</b></p> <p>JOB NAME:</p> <p><b>PRICKETT RESIDENCE</b></p> <p>280 Grove Acre Avenue</p> <p>Pacific Grove, CA 93950</p> <p>APN 006-402-030-000</p>												

REVISION	No.

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JOB NAME: TRICKETT RESIDENCE  
 250 Grove Acre Avenue  
 Pacific Grove, CA 93950  
 APN 006-402-030-000

DATE: 10/04/18  
 SCALE: NONE  
 DRAWN: BRN  
 JOB NUMBER: 18.06

**A-7.1**  
 SHEET OF

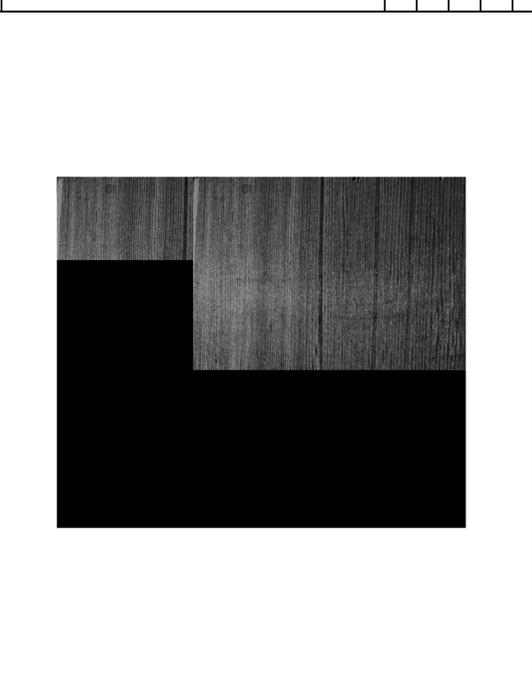


SLATE - "CHINA" MULTI-COLOR

1 ROOFING



2 GUTTER/DOWNSPOUT STYLE STAINLESS STEEL, PAINTED



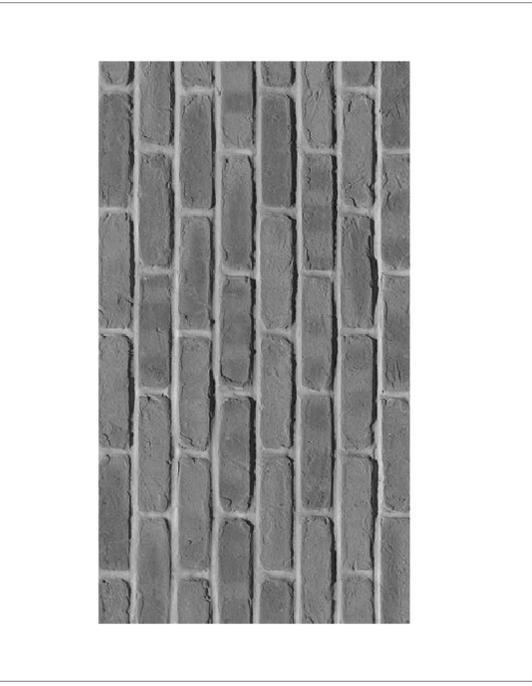
3 STAINED WOOD BEAMS & SIDING



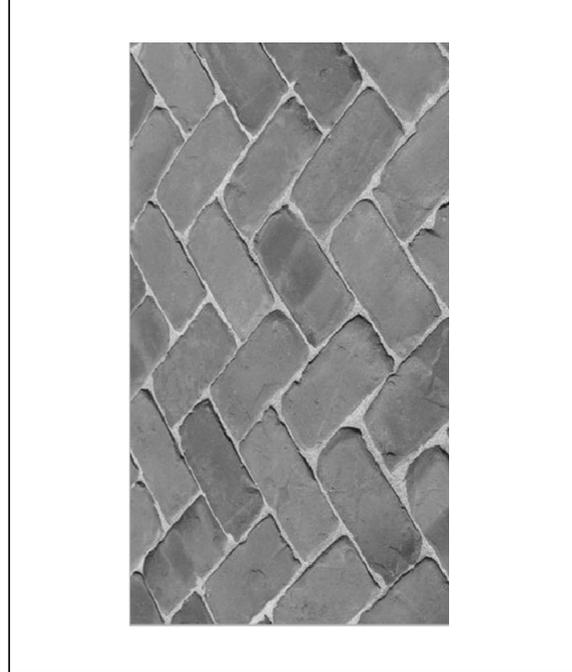
4 WINDOW SAMPLE TRUE DIVIDED LITES



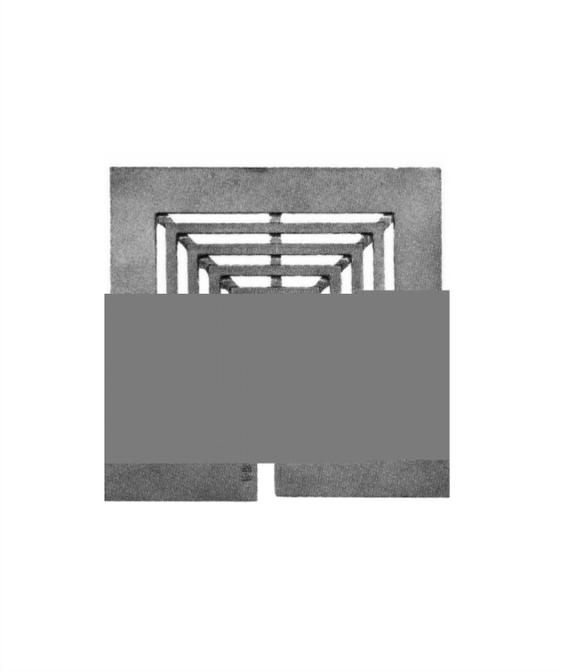
5 GARAGE DOOR WOOD, STAINED



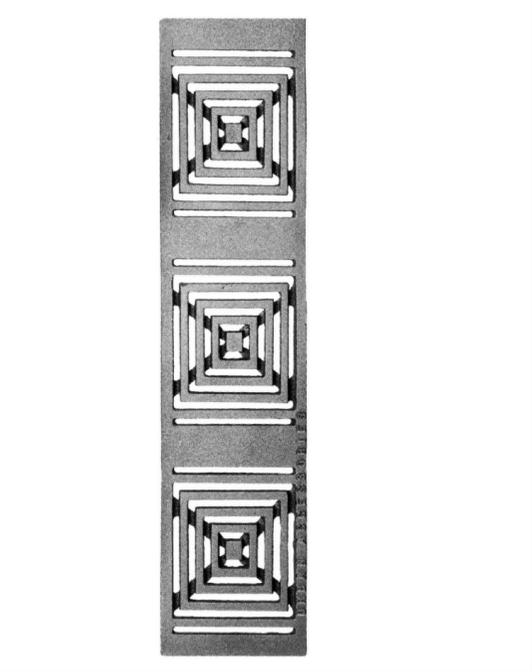
6 BRICK VENEER



7 PAVERS SAMPLES PERVIOUS ON SAND BED



8 DRAIN COVER



9 TRENCH GRATES



10 EXTERIOR WALL LIGHT BRONZE



11 SITE WALL LIGHT BRONZE



12 GARDEN LIGHT BRONZE

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