



ERRATA SHEET

TO: Chair Boyle and Members of the Architectural Review Board
FROM: Alyson Hunter, Associate Planner
MEETING DATE: March 12th, 2019
SUBJECT: Architectural Review Board Meeting Agenda- Errata Sheet

Attached is additional information for your consideration at the October 23, 2018 Architectural Review Board Meeting:

Agenda Item	Information Provided/Corrected
6B – 835 Sea Palm Ave	<ol style="list-style-type: none">1. Note that the vicinity map on the plans provided by designer is pointing to 859 Sea Palm, not 835 Sea Palm;2. Pg. 2 of the Agenda Report states that property abuts the golf course. It technically abuts the railroad right-of-way and then the golf course;3. Grading – the project proposes a TOTAL of 48 cy of cut (3 cy for proposed garage addition and 45 cy for the proposed parking/yard area);4. Condition of Approval #11 will be changed to reflect the Ohlone Costanoan Esselen <u>Nation</u> (OCEN), as opposed to Tribe, and this Condition will be modified to reflect tribal monitoring for all grading activities, not just for the garage addition. Please see the revised Conditions of Approval (Attached).
7C – 1128 Shell Ave	<ol style="list-style-type: none">1. The last sentence of the Project Description should refer to the Shell Avenue façade rather than the Surf Avenue façade.

RESPECTFULLY SUBMITTED:

Alyson Hunter

Alyson Hunter, Associate Planner



CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

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ARCHITECTURAL PERMIT 18-1021

FOR A PROPERTY LOCATED AT 835 SEA PALM TO ALLOW THE ADDITION OF A SECOND-STORY DECK ON AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE, THE REMOVAL OF A 288 SQ. FT. SHED AND THE ADDITION OF A 528 SQ. FT. DETACHED GARAGE TO AN EXISTING 528 SQ. FT. GARAGE.

FACTS

1. The subject site is located at 835 Sea Palm Avenue, Pacific Grove, 93950 APN 006-074-007
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 9,932 square feet.
5. The subject site is developed with a two-story single family dwelling and detached two-car garage.
6. This project has been determined to be CEQA Exempt under CEQA Guidelines 15301 (e) – Existing Facilities

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 No.'s 4, 7, 10-12, and 16;
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) #18-1021 to allow: The addition of a second story deck to the front elevation of the home, the addition of a two-car garage to an existing detached two-car garage in the rear of the property, and the replacement of one door with a large picture window. Project includes demolition of a 288 sf shed on the south side of the garage and 48 cubic yards of grading.

CONDITIONS OF APPROVAL

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within one (1) year from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.
2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.
3. **Terms and Conditions.** These terms and conditions shall run with the land, and it is the intention of the CDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.
4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.

5. **Conformance to Plans.** Development of the site shall conform to approved plans for “Scianna Residence” dated February 25th, 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, to determine required minimum Tree protection standards during construction.
7. **Lighting.** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12.
8. **Story Poles and Netting.** Following the 10 day appeal period all story poles and netting are required to be removed.
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.
10. **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.
11. **Tribal Monitor.** Prior to the issuance of a building permit, the owner shall contract with the Ohlone-Costanoan Esselen Nation for a Tribal monitor to be onsite and observing all excavation and grading to ensure that any discovered materials are appropriately handled. Prior to issuance of new construction building permit(s), the owner shall provide the Community Development Department with a copy of the contract and contact information for the monitor.

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 18-1021 to allow the addition of a second-story deck on an existing two-story single-family residence, the removal of a 288 sq. ft. shed and the addition of a 528 sq. ft. detached garage to an existing 528 sq. ft. garage.
3. This permit shall become effective upon the expiration of the 10-day appeal period.
4. This permit shall not take effect until the owner acknowledges and agrees to all terms and conditions and agrees to conform to and comply with those terms and conditions.

Passed and adopted at a regular meeting of the Architectural Review Board of the City of Pacific Grove on the 12th day of March, 2019, by the following vote:

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.

Randy & Kim-Anh Scianna, Owners

Date