NOTICE OF MEETING
CITY OF PACIFIC GROVE
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING AGENDA
Tuesday, February 11, 2020, 4:00 P.M.
Council Chamber – City Hall – 300 Forest Avenue, Pacific Grove, CA

Copies of the agenda packet are available for review at the Community Development Department, Pacific Grove Library, and on the internet at www.cityofpacificgrove.org/arb. The most effective method of communication with the Architectural Review Board (ARB) is by submitting comments via the following webform link: https://www.cityofpacificgrove.org/webform/contact-architectural-review-board. In order to receive due consideration by the Architectural Review Board, written communications pertaining to agenda items should be submitted by 9 A.M. the day prior to the meeting.

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 the 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.

6. A. Approval of the December 10, 2019 Architectural Review Board Meeting Minutes
   Reference: Laurel O’Halloran, Associate Planner
   Recommended Action: Approve minutes.
   CEQA Status: 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. Election of Officers
   Recommendation: Hold an election for Chair, Vice Chair, and Secretary
Reference: Laurel O’Halloran, Associate Planner
CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378

B. 873 Del Monte Blvd | AP 19-0776 | APN 006-063-014
Description: To allow an existing two-story single-family residence to alter the fenestration of the front façade and replace the siding of the second story.
Zone District/General Plan Designation: Residential Single-Family / Medium Density
Coastal Zone: No Archaelogical Zone: Yes Historic Resources Inventory: No
Area of Special Biological Significance: Yes
CEQA Status: Exempt per §15301(a) – Minor Alterations to Existing Structures
Applicant/Owner: Philip C. Johnson (Applicant) / Ceree Eberly (Owner)
Recommendation: Approve the project as proposed subject to findings, conditions of approval and a Class 1, Section 15301(a) CEQA exemption.
Staff Reference: Alex Othon, Assistant Planner | aothon@cityofpacificgrove.org

C. Capital Improvement Projects
Recommendation: Review the Capital Improvement Program Form and discuss
Staff Reference: Laurel O’Halloran, Associate Planner

8. Presentations and Trainings
None

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, December 10, 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: Jeff Edmonds, Vice-Chair; Mike Gunby, Secretary; Terrence Coen, Garrett Van Zanten, Jen Veitengruber

Board Members Absent: Present: Sarah Boyle, Chair, Terrence Coen,

One vacancy

2. APPROVAL OF AGENDA

On a motion by Member Gunby, seconded by Member Veitengruber, the Board voted 4-0-2-1 (Boyle and Cohen absent, one vacancy) to approve the Consent Agenda.

Motion passed.

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

Alyson Hunter, Senior Planner, provided an update on the ATC project the NOP scoping comment deadline is December 13, 2019.

4. GENERAL PUBLIC COMMENT

Lisa Ciani, member of the public, spoke.

5. REPORTS OF COUNCIL LIAISON

Mayor Peake provided an update on actions taken at the recent City Council meetings as well as planned items for future meeting agendas.

CONSENT AGENDA

6. A. Approval of the November 12, 2019 Architectural Review Board Meeting Minutes

Reference: Laurel O’Halloran, Associate Planner

Recommended Action: Approve minutes.

CEQA Status: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378.

B. 909 Egan Avenue | AP 19-0671 | APN 006-092-009

Description: Exterior changes to those previously approved by AP 18-0896 in February 2019. Changes are proposed to the following exterior materials: siding, roofing, windows,
doors, and the addition of a rear yard stone patio, front walk realignment and changes to other architectural components. No changes to structural components are proposed and no new ground disturbance or tree removal is proposed.

**Zone District/General Plan Designation**: Residential Single-Family / Med. Density  
**Coastal Zone**: No  
**Archaeological Zone**: Yes  
**Historic Resources Inventory**: No  
**Area of Special Biological Significance**: Yes  
**CEQA Status**: Exempt per §15301(a) – Minor Alterations to Existing Structures  
**Applicant/Owner**: Fletcher+Hardoin Architects / Paul & Debbie Baker  
**Recommendation**: Approve the project as proposed subject to findings, conditions of approval and a Class 1, Section 15301(a) CEQA exemption.  
**Staff Reference**: Alyson Hunter, Senior Planner | ahunter@cityofpacificgrove.org

C. **1030 Bay View Avenue | AP 19-0722 | APN 006-122-015-000**

**Description**: The expansion of an existing second-story deck by ± 82 sf (for a total of 166 sf) and the replacement of all doors and windows. No increase in size or structural alterations are proposed.

**Zone District/General Plan Designation**: Residential Single-Family / Medium Density  
**Coastal Zone**: No  
**Archaeological Zone**: No  
**Historic Resources Inventory**: No  
**Area of Special Biological Significance**: Yes  
**CEQA Status**: Exempt per §15301(a) – Minor Alterations to Existing Structures  
**Applicant/Owner**: Forma Design Studio / David & Kay Stringfield  
**Recommendation**: Approve the project as proposed subject to findings, conditions of approval and a Class 1, Section 15301(a) CEQA exemption.  
**Staff Reference**: Alyson Hunter, Senior Planner | ahunter@cityofpacificgrove.org

On a motion by Member Gunby, seconded by Member Veitengruber, the Board voted 4-0-2-1 (Boyle and Cohen absent, one vacancy) to approve the Consent Agenda.

Motion passed.

**REGULAR AGENDA**

7. **PUBLIC HEARINGS**

None.

8. **FULL PRESENTATIONS**

A. **Description**: Viewing of the California Preservation Foundation’s webinar on “Applying the Secretary of the Interior Standards for the Treatment of Historic Properties”  
**Recommended Action**: Receive information.  
**Reference**: Laurel O'Halloran, Associate Planner, lohalloran@cityofpacificgrove.org  
**CEQA**: Does not constitute a “Project” as defined by CEQA Guidelines Section 15378.

**ADJOURNMENT** – 5:30 p.m.

APPROVED BY ARCHITECTURAL REVIEW BOARD

________________________________________________________________________

Michael Gunby, Secretary

________________________________________________________________________

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

FROM:            Laurel O'Halloran, Associate Planner

MEETING DATE:    February 11, 2020

SUBJECT:         Election of Officers

CEQA:            Does not constitute a “Project” as defined by CEQA Guidelines Section 15378

RECOMMENDATION
Staff recommends the Architectural Review Board (ARB) elect a Chair, Vice-Chair, and Secretary for a one-year term in accordance with the Pacific Grove Municipal Code (PGMC) § 3.02.050(b), Members – Terms.

BACKGROUND
In accordance with PGMC § 3.02.050(b), election of a Chairperson, Vice-Chair, and Secretary shall occur at the first ARB meeting in February. The first ARB meeting is February 11, 2020, so it is appropriate to perform this function.

The Chair, Vice-Chair, and Secretary can serve more than one term and there is no right of succession to be Chair, Vice-Chair, or Secretary. Procedurally, the current Chair, or if there is no Chair, the member who called the meeting to order, takes the lead on this action by first requesting nomination of Chair from other members. Any member may nominate himself/herself or any other member of the board; no second is required. Once nominations are complete, the current Chair will close nominations, announce the slate of nominees, and ask for a vote on the nominees in the order of nomination. The nominee receiving votes from a majority of the members in attendance shall be declared the newly elected Chair. If no member receives the majority, the process shall be repeated, except in the event of a tie, in which case a run-off shall be held.

The same procedure is followed for the Vice-Chair and Secretary position. The term of the new Chair, Vice-Chair, and Secretary shall begin immediately.

Responsibilities
In accordance with the Board and Commission Member Handbook, Standard Protocol, the responsibilities and powers of board officers shall be as follows:
Chair
- In consultation with staff, determine the agenda.
- Call special meetings of the board.
- Preside at all meetings.
- Fully participate in the board’s deliberations.
- See that all actions of the board are properly taken.
- Act as parliamentarian, applying and enforcing these protocols and parliamentary procedures.
- Sign all documents of the board.
- Report to the Council, at scheduled times and as needed, on matters of interest.

As a member of the body, the Chair has full rights to participate in dialogue and decision making, and to make and second motions. The Chair often strives to be the last to speak during any round, and generally does not make or second a motion unless he or she is convinced that no other member of the body will do so.

Vice Chair
During the absence, disability, or disqualification of the Chair, the Vice-Chair shall exercise or perform all the duties and be subject to all responsibilities of the Chair.

Secretary
- Repeat motions prior to a vote, if requested by Chair.
- Prepare and attest to approved action minutes.

Attendance
Please note the importance of attendance and participation in order to serve the public and conduct City business. Therefore, the Board and Commission Member Handbook indicates that absences for more than 25% of meetings within a 12-month period, or 3 consecutive absences, may result in removal of a member. Attendance is necessary to pass a motion: pursuant to the PGMC § 3.04.080, "An affirmative vote of a majority of the appointed members of the board, committee, or commission shall be required for any action by the board, committee, or commission.” For example, if there are 6 appointed members, and only 4 members are present, the motion still requires 4 votes of approval in order to pass the motion. Please kindly notify staff in advance if unable to attend a meeting.

RESPECTFULLY SUBMITTED:

[Signature]

Laurel O’Halloran, Associate Planner
TO: Chair Boyle and Members of the Architectural Review Board

FROM: Alex Othon, Assistant Planner

MEETING DATE: February 11, 2020

PERMIT APPLICATION NO.: Architectural Permit (AP) No. 19-0776

LOCATION: 873 Del Monte Avenue, Pacific Grove, CA 93950 (APN 006-063-014)

SUBJECT: An Architectural Permit (AP) to allow an existing two-story single-family residence to alter the fenestration of the front façade and replace the siding of the second story.

APPLICANT / OWNER: Philip C. Johnson (Applicant) / Ceree Eberly (Owner)

ZONING/LAND USE: R-1 / Residential Medium Density (up to 7.3 dwelling units/acre)

CEQA: The project qualifies for a Class 1 Categorical Exemption, Section 15301(e) – Existing Facilities

RECOMMENDATION
Approve the project subject to the recommended findings, conditions of approval and a Class 1 CEQA exemption.

PROJECT DESCRIPTION
The proposed project consists of altering the existing roofline, replace two (2) second story bay windows with picture windows and construct one (1) bay window, remove exterior second-story siding and replace with board & batten siding.

BACKGROUND
Site Description
The approximately 4,500 sq. ft. lot is on the west side of Del Monte Boulevard as it approaches Siren St. The lot is currently developed with a 2,407 sq. ft. two-story single-family residence with an attached two car garage.
Surrounding Land Uses
The parcel’s immediate vicinity is developed primarily with one- and two-story residential residences on similarly-sized 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 polices 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 the City’s 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 compatible with the Residential Medium Density land use designation which allows residential development of up to 7.3 dwelling units per acre.

Applicable Zoning Code Regulations
The policies of the General Plan 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 all development standards set forth in PGMC 23.16 (R-1). This includes building height, building coverage, setbacks, and gross floor area. The existing structure is 19’ – 4”, when finished the structure will be 22’ – 11”, the maximum allowed height in the R-1 district is 25’.

The maximum allowed site coverage for this property is 2,710 sq. ft. The site is currently covered with approximately 3,370 sq. ft. of impervious surface, as a part of the project the site coverage will be reduced by 660 sq. ft. in order to bring the site into compliance.

The R-1 zoning requires one covered and one uncovered parking space. The site is currently developed with two substandard covered parking spaces. As a part of the remodel, one covered parking space will be converted to habitable space. The remaining covered parking space will be enlarged in order to be more conforming to the Code requirements. The existing driveway is partially constructed within the public right-of-way, while it is over 20’ long, only 12’ – 7” is on the property. Per PGMC 23.16.070 (b), the driveway will serve as the required uncovered parking space.

Architecture and Design Consideration
While the general architectural style of the existing home will not be changed, the existing flat roof will be replaced with a hip and gable roof with a height of 22’ – 11”. Proposed exterior finishes include board & batten siding, an asphalt shingle roof, a stacked stone wainscot, and fiberglass windows.

The City of Pacific Grove maintains a set of Architectural Design Guidelines to help guide residential development. The proposed addition will be in general conformance with the following Design Guidelines:
Guideline No. 6: *Attempt to place new windows where they will respect privacy between properties.*

A majority of the proposed window work will occur on the front façade of the residence, looking out towards the street and bay. One new window is proposed on the south elevation; however, there is a large hedge on the property line to help screen the neighbor’s property.

Guideline No. 29: *Design new roofs to appear similar in scale to those seen traditionally in the neighborhood.*

The proposed pitch roof will complement the roof of the existing one-story portion of the home, and will more closely match the pitched roofs of the surrounding properties.

Guideline No. 35: *Design a façade to appear similar in scale and character to those in its context.*

The proposed window and roof changes will help to break up the façade and reduce the sense of mass and bulk of the existing second story.

Guideline No. 40: *Although the selection of exterior color is a personal decision, the colors should complement the structure and the streetscape.*

The proposed white finish on the residence will help complement the surrounding properties, which are all earth tones and subdued pastels.

**ENVIRONMENTAL REVIEW**

The project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301(e) – Existing Facilities. The proposed remodel 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 listed 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 apply and that the proposed project qualifies for the Class 1 exemption.

**ATTACHMENTS**

1. Permit Application
2. Project Data Sheet
3. Draft Permit
4. Notice of Exemption
5. Plans

RESPECTFULLY SUBMITTED:

Alex Othon
Assistant Planner
### Application # AP 19-0774

**Date:** 12/18/19

**Total Fees:**

### City of Pacific Grove Community Development Department - Planning Division

**Project Address:** 873 Del Monte Blvd.

**APN:** 006-063-014-000

**Project Description:** Residential Remodel, Replace 2nd Floor Double Bay Windows Single Bay Window, New Port, Change Horizontal Siding to Board & Batten, Modify Front Entry Door, Replace Windows in Kind, Landscaping.

### Applicant

**Name:** Philip C. Johnson, RA, GBC

**Phone:** 831-659-4160

**Email:** phil@jagarch.com

**Mailing Address:** PO Box 112, Carmel Valley, CA 93924

### Owner

**Name:** Cerri Eberly

**Phone:** 404-372-6085

**Email:** cteberly@gmail.com

**Mailing Address:** 7105 Faunsworth Dr., Atlanta, GA 30328

### Permit Request:

- [ ] CRD: Counter Determination
- [ ] AP: Architectural Permit
- [ ] AAP: Administrative AP
- [ ] ADC: Arch Design Change
- [ ] ASP: Admin Sign Permit
- [ ] SP: Sign Permit
- [ ] UP: Use Permit
- [ ] AUP: Administrative UP
- [ ] ADU: Acc. Dwelling Unit
- [ ] LLA: Lot Line Adjustment
- [ ] IHS: Initial Historic Screening
- [ ] HPP: Historic Preservation
- [ ] A: Appeal
- [ ] TPD: Tree Permit W/ Dev't
- [ ] EIR: Environmental Impact
- [ ] VAR: Variance
- [ ] MMP: Mitigation Monitoring
- [ ] Stormwater Permit
- [ ] Other: __________
- [ ] 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:** 7
- **Block:** 250
- **GP:** M.O Res
- **Tract:** Beach Tract
- **Lot Size:** 5425

- [ ] Historic Resources Inventory
- [ ] Archaeologically Sensitive Area

### Staff Use Only:

**Received by:** AO

**Assigned to:**

**RECEIVED**

**DEC 18 2019**

**PAID**

**3/592.10**

12-18-19

**City of Pacific Grove Community Dev Dept**

**Page 1 of 2**

**Page 10 of 29**
INDEMNIFICATION CONDITION

In consideration for City review and approval of application in this matter, the Owner/Applicant shall indemnify, defend, protect and hold harmless the City, its elected and appointed officials, officers, agents, and employees (collectively “Indemnitees”), using counsel approved in writing by the City, from and against, any and all liabilities, claims, actions, causes of action, proceedings, suits, damages, judgments, liens, levies, costs and expenses of whatever nature, including reasonable attorneys’ fees and disbursements which may accrue against Indemnitees by reason of the City’s processing, approval or denial of the request and application in this matter. Indemnification shall include, but shall not be limited to any action, or proceeding brought to attack, set aside, void, annul, limit, or inhibit the approval of the application referenced above, and shall expressly include causes of action under the California Environmental Quality Act (CEQA), or the National Environmental Policy Act (NEPA).

The obligation to indemnify shall include, but not be limited to, all costs relating to preparing administrative records, investigations, responses to discovery, retention of experts, and other costs, including attorney’s fees or obligations related to this matter, including actions brought by the Owner/Applicant and also extend to any expense incurred in establishing the City’s right to indemnification. City expenses shall be paid by Owner/Applicant upon City request notwithstanding final disposition of the matter has not yet occurred. If the City is later determined to not be entitled to indemnification, the City shall repay amounts so advanced.

This indemnification condition is the Owner/Applicant’s inducement to the City to process and approve the application, which approval would otherwise be withheld by City due to its concern for liability or expense that may result from performance of the City’s duties. Should any dispute arise regarding interpretation of this condition, the prevailing party shall recover all reasonable costs incurred, including court costs, attorney fees and related expenses. Recovery of expenses shall be as additional costs awarded to the prevailing party, and shall not require initiation of a separate legal proceeding.

This indemnification condition shall not require the Owner/Applicant to indemnify the City or other Indemnities: (a) to the extent that an obligation is actually paid by an insurer pursuant to an insurance policy; (b) in connection with any remuneration paid to the City, if it shall be finally adjudged that such remuneration was in violation of law; or (c) on account of the City’s misconduct if such misconduct shall be finally adjudged to have been knowingly fraudulent, deliberately dishonest or willful.

Any permit or other approval given by the City to the Owner/Applicant Guarantor shall be valid only so long as this indemnification condition is given full force and effect. If this indemnification condition is revoked, the permit or other approval of the City shall then become null and void.

Owner/Applicant represents it (and any subsidiary) is (a) duly formed and organized, (b) validly existing and in good standing under state law, and (c) has all necessary power to execute and deliver this document and perform its obligations. Owner/Applicant also represents it is authorized to enter into this agreement by all requisite partnership, corporate or other action, and its terms are a valid and legally binding obligation. Neither execution nor delivery of this document nor performance of its obligations will violate any law or provision of any agreement, articles of incorporation, by-laws or other organizational or governing documents relating to Owner/Applicant, nor conflict with any court order relating to Owner/Applicant.

Applicant Signature: _____________________________ Date: 12/15/19

Owner Signature (Required): _____________________________ Date: 12/3/2019
## Planning Permit Fee Calculation

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### Additional Fees

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**Total Fees:** $3,542.10

Rev. 6/28/2019
## PROJECT DATA SHEET

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**Submittal Date:**

**Applicant(s):**

**Permit Type(s) & No(s):**

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<td>Exterior Lateral Wall Length to be demolished in feet &amp; % of total*</td>
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<td>Garage Door Setback</td>
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<tr>
<td>Covered Parking Spaces</td>
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<tr>
<td>Uncovered Parking Spaces</td>
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<td>Back-up Distance</td>
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<td>Eave Projection (Into Setback)</td>
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<td>Open Porch/Deck Projections</td>
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<td>Architectural Feature Projections</td>
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<tr>
<td>Fence Heights</td>
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*If project proposes demolition to an HRJ structure, also indicate % of proposed demolition of the surface of all exterior walls facing a public street or streets, if applicable.

[Rev. 01/14/14]
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<th>Proposed Condition</th>
<th>Notes</th>
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<td>10'</td>
<td>8'-6&quot;</td>
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<td>11'-4&quot; x 19'-1&quot;</td>
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<td>Number of Driveways</td>
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<td>Driveway Width(s)</td>
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<tr>
<td>Back-up Distance</td>
<td>——</td>
<td>——</td>
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<tr>
<td>Eave Projection (Into Setback)</td>
<td>3' maximum</td>
<td>5'-9&quot;</td>
<td>3'-0&quot;</td>
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<td>Distances Between Eaves &amp; Property Lines</td>
<td>3' minimum</td>
<td>7'-0&quot;</td>
<td>5'-10&quot;</td>
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<td>Open Porch/Deck Projections</td>
<td>3' MAX.</td>
<td>5'-9&quot;</td>
<td>3'-0&quot;</td>
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<td>3' MAX</td>
<td>0'-8&quot;</td>
<td>1'-6&quot;</td>
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<tr>
<td>Accessory Building Heights</td>
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<tr>
<td>Fence Heights</td>
<td>6'</td>
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*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.

[Rev. 01/14/14]
ARCHITECTURAL PERMIT (AP) 19-0776 FOR A PROPERTY LOCATED AT 873 DEL MONTE AVE TO ALLOW ALTERATIONS TO AN EXISTING TWO-STORY SINGLE FAMILY RESIDENCE WHICH INCLUDE ALTERING THE FENESTRATION OF THE FRONT FACADE, CHANGING SECOND STORY SIDING TO BOARD & BATTEN, AND ALTERING THE EXISTING ROOFLINE.

FACTS
1. The subject site is located at 873 Del Monte Ave, Pacific Grove, 93950 APN 006-063-014
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 4,517 square feet.
5. The subject site is located in the Archaeological Zone and the Area of Special Biological Significance.
6. The subject site is developed with a two-story single-family residence with an attached two car garage.
7. This project has been determined to be CEQA Exempt under CEQA Guidelines §15301(e) – Existing Facilities

AP FINDINGS
1. The proposed development will meet the development regulations set forth in the R-1 zoning district including building coverage 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 6, 29, 35, and 40;
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) 19-0776 for a property located at 873 Del Monte Ave to allow an existing two-story single family residence to alter an existing roofline, replace two (2) second story windows with one (1) bay window, remove existing second story siding and replace with board & batten siding.

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 “Residential Remodel for Ceree Eberly” dated 12/18/19, 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. **Stormwater Control Plan.** An erosion and sediment control plan shall be provided by the property owner to the City of Pacific Grove at the time of building permit submittal.

9. **Story Poles and Netting.** Following the 10 day appeal period all story poles and netting are required to be removed.

10. **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.

11. **Archeology.** A qualified archaeological monitor shall be present during project excavations. The monitor should recover any potentially significant cultural materials that may be found. Applicant shall provide a copy of the executed contract between owner and archaeological monitor prior to issuance of a building permit.

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 19-0776 for a property located at 873 Del Monte Ave to allow an existing two-story single family residence to alter an existing roofline, replace two (2) second story windows with one (1) bay window, remove existing second story siding and replace with board & batten siding.

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 11th of February, 2020, by the following vote:

**AYES:**

**NOES:**

**ABSENT:**

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.

_______________________________
Ceree Eberly, Owner

_______________________________
Date
Notice of Exemption

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044
County Clerk
County of: Monterey

From: (Public Agency): City of Pacific Grove
300 Forest Ave
Pacific Grove, CA 93950
(Address)

Project Title: Eberly Remodel

Project Applicant: Philip C. Johnson

Project Location - Specific:
873 Del Monte Boulevard, between Siren St and Sea Palm Ave

Project Location - City: Pacific Grove Project Location - County: Monterey

Description of Nature, Purpose and Beneficiaries of Project:
Residential remodel, with proposed roof changes resulting in a height increase for a total height of 22' 11". No additional square footage is proposed.

Name of Public Agency Approving Project: City of Pacific Grove

Name of Person or Agency Carrying Out Project: Philip C. Johnson

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. State type and section number: 15301(e) - Existing Facilities
☐ Statutory Exemptions. State code number: 

Reasons why project is exempt:
The exemption allows for small remodels, the proyect has no potential environmental issues.

Lead Agency
Contact Person: Alex Othon
Area Code/Telephone/Extension: 831-648-3183

If filed by applicant:
1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? ☐ Yes ☐ No

Signature: ___________________________ Date: ________________ Title: Assistant Planner

☐ Signed by Lead Agency  ☐ Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: ________________

Revised 2011
873 DEL MONTE BLVD.,
PACIFIC GROVE, CALIFORNIA 93950

VICINITY MAP

SCENE OF WORK

PROJECT DATA

PROJECT DATA SHEET

SHEET INDEX

DIRECTORY

APPLICATION CODES

OWNER
CERVE LIBRA
7701 FARMWORTH DR.
MONTEREY, CA 93940

ARCHITECT
CIVIL ENGINEER
LBS ENGINEERING AND SURVEYING

ARCHITECTURAL
GROWTH ARCHITECTURAL GROUP
873 DEL MONTE BLVD.
PACIFIC GROVE, CA 93950

SHT 1   TOPOGRAPHIC SURVEY
SHT 2   AS-BUILT TOPLAN
SHT 3   PROPOSED FLOOR PLAN
SHT 4   EXISTING FLOOR PLAN
SHT 5   PROPOSED SITE PLAN
SHT 6   EXISTING SITE PLAN
SHT 7   PROPOSED ELEVATIONS
SHT 8   EXISTING ELEVATIONS
SHT 9   GENERAL NOTES, ABBREV & SYMBOLS
SHT 10  INFORMATIONAL SHEET
SHT 11  MATERIALS AND FINISHES

NEW WALLS
- EXISTING WALLS TO REMAIN
- REMOVED WALLS
- REPAIR OR REPLACED WALLS
- NEW WALLS
- IMPEVRIOUS SURFACE
- PROPERTY LINE
- EXISTING FENCE

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873 DEL MONTE BLVD.
PACIFIC GROVE, CA 93950

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<tr>
<td>LATEST EDITION OF COUNTY OF MONTEREY CODE ORDINANCES AND ADOPTED AMENDMENTS</td>
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<tr>
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<td>A PROJECT TO INCLUDE REPLACEMENT OF SECOND FLOOR ROOF, SECOND FLOOR WALLS THAT ARE BEING REMOVED, THE INSTALLATION OF HANGING ROOF PLANTERS AND SMALLER GABLE ROOF AT ENTRY DOOR. REPLACE OLD PORCH AND ROOF OVERHANG, REPLACE WITH NEW WALKWAY AND REPLACE WORN EXTERIOR 2D FLOOR SIDING WITH BOARD AND BATTEN.</td>
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<td>RESIDENTIAL REMODEL TO INCLUDE REPLACEMENT OF SECOND FLOOR ONE SINGLE BAY WINDOW, CENTERED IN THE SPACE. REMOVE FRONT ENTRY SIDING. REPLACE TWO 2D FLOOR BAY WINDOWS AT MASTER BEDROOM WITH WINDOWS WITH IN KIND UPDATED, KITCHEN RENOVATION, RELOCATE LOWER ADDITIONAL SQUARE FOOTAGE.</td>
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<tr>
<td>REMOVED WALLS</td>
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<td>REPAIRED OR REPLACED WALLS</td>
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<td>NEW WALLS</td>
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<td>IMPEVRIOUS SURFACE</td>
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<tr>
<td>PROPERTY LINE</td>
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<td>EXISTING FENCE</td>
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1. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, MISCELLANEOUS, AND STRUCTURAL CONDITIONS PRIOR TO ANY DEMOLITION, TYP.
2. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS, ELEVATIONS, MATERIALS, MISCELLANEOUS, AND STRUCTURAL CONDITIONS PRIOR TO ANY DEMOLITION, TYP.
3. PRIOR TO FINAL APPROVAL, THE PROPERTY SHALL BE IN COMPLIANCE WITH THE VEGETATION MANAGEMENT CODE 4291 OR CALIFORNIA GOVERNMENT CODE SECTION 51182 PER CRC R327.1.5.
4. DO NOT SCALE DRAWINGS, WRITTEN DIMENSIONS ARE TO BE USED.
5. COORDINATE CONSTRUCTION SCHEDULE WITH OWNERS.
6. ALL NAILING SHALL CONFORM WITH TABLE 2304.9.1, 2013 EDITION C.B.C.
7. SHUTOFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR ALL CONDITIONS ARE EXISTING. U.O.N.
8. ALL NAILING SHALL CONFORM WITH TABLE 2304.9.1, 2013 EDITION C.B.C.
9. OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER PRESSURE REGULATOR IS REQUIRED IF PRESSURE IS IN EXCESS OF 80 PSI, PER CPC SECTION 608.2
10. A WATER PRESSURE REGULATOR IS REQUIRED IF PRESSURE IS IN EXCESS OF 80 PSI, PER CPC SECTION 608.2
11. ALTERNATE TARGET CENTERLINE IDENTIFICATION.
12. ALTERNATE TARGET CENTERLINE IDENTIFICATION.
13. MULTIPLE TARGET CENTERLINE IDENTIFICATION.
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25. MULTIPLE TARGET CENTERLINE IDENTIFICATION.
LEGAL DESCRIPTION:
Lot 7, in Block 250, as said Lot and Block are shown on that certain Map entitled, "Map of Pacific Grove Beach, Monterey County, California," filed August 7, 1916 in Volume 1, Maps of "Cities and Towns," at Page 6, in the Office of the County Recorder of the County of Monterey, State of California.
EXCEPTING THEREFROM all that portion conveyed to William H. White, et ux., in Grant Deed recorded October 17, 1980 in Reel 1440, Page 1088, of Official Records.

APN: 006-063-014-000

LEGEND:
- NEW WALLS
- EXISTING WALLS TO REMAIN
- REMOVED WALLS
- REPAIRED OR REPLACED WALLS
- PREVIOUS SURFACE
- PROPERTY LINE
- EXISTING FENCE
LEGAL DESCRIPTION:
Lot 7, in Block 250, as said Lot and Block are shown on that certain Map entitled, "Map of Pacific Grove Beach, Monterey County, California", filed August 7, 1916, in Volume 5, Maps of "Cities and Towns", at Page 6, in the office of the County Recorder of the County of Monterey, State of California. EXCEPTING THEREFROM all that portion conveyed to William H. White, et ux., in Grant Deed recorded October 17, 1980 in Reel 1440, Page 1088, of Official Records.

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EXISTING SECOND LEVEL FLOOR PLAN

EXISTING ENTRY LEVEL FLOOR PLAN

(E) First Floor 1,234 Habitable, (1704 total)
SECOND FLOOR 763 SF
TOTAL 2,407 SF

LEGEND

NEW WALLS
EXISTING WALLS TO REMAIN
REMOVED WALLS
REPAIRED OR REPLACED WALLS
IMPERVIOUS SURFACE
PROPERTY LINE
EXISTING FENCE
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TO: Honorable Chair Boyle and Members of the Architectural Review Board
FROM: Laurel O’Halloran, Associate Planner
MEETING DATE: February 11, 2020
SUBJECT: Capital Improvement Projects
CEQA: Does not constitute a “Project” under California Environmental Quality Act (CEQA) Guidelines Section 15378

RECOMMENDATION
Review and complete the Capital Improvement Program Form by March 12, 2020:

DISCUSSION
Discuss project ideas for the Fiscal Year 20/21 Capital Improvement Program (CIP).

The development of the CIP is a collaborative process. Public Works for the City of Pacific Grove is requesting City Council, Boards/Commissions, and City employees to formally submit project ideas.

A Capital Improvement is defined as a property, plant, or improvement having a useful life of two or more years and a total amortized acquisition and maintenance cost of $5,000 or more. These are non-recurring projects and often include maintenance, repairs, improvements or acquisition of City assets.
All fields are mandatory to ensure Public Works Department will have enough information to consider the project.

Process
After the submission period has closed, the City Manager, Administrative Services and Public Works Departments will review all projects from a variety of approaches and prioritize them. Subsequently, a recommended project list will be sent to the City Council for input/approval.

Please note, completing this form does not guarantee funding for the desired project.

ATTACHMENTS
A. CIP Project Submission: https://docs.google.com/forms/d/1U6diT6ZrPAcC6bfwY4bwOI1gzNArw8QGd3mp4HljQaY/edit

Respectfully submitted,
Laurel O’Halloran, Associate Planner