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

AGENDA REPORT

TO: Chair Boyle and Members of the Architectural Review Board
FROM: Alex Othon, Assistant Planner
MEETING DATE: 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
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

<table>
<thead>
<tr>
<th>Project Address: 873 Del Monte Blvd.</th>
<th>APN: 006-063-014-000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Description: Residential Remodel, Replace 2nd Floor Double Bays w/Single Bay Window, New Port, Change Horizontal Siding to Board</td>
<td></td>
</tr>
<tr>
<td>Will the project create, add, or replace impervious surface?</td>
<td>Yes</td>
</tr>
<tr>
<td>Will the project impact any tree(s) on site?</td>
<td>Yes</td>
</tr>
</tbody>
</table>

**APPLICANT/OWNER:***

| Name: Philip C. Johnson, RA, GBC | Name: Ceree Eberly |
| Phone: 831-659-4160 | Phone: 404-372-6085 |
| Email: phil@jagarch.com | Email: cteberly@gmail.com |
| Mailing Address: PO Box 112 | Mailing Address: 7105 Faunswoth Dr. |
| Carmel Valley, CA 93924 | 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

<table>
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<tr>
<th>Review Authority:</th>
<th>Active Permits:</th>
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</thead>
<tbody>
<tr>
<td>Staff</td>
<td>HRC</td>
</tr>
<tr>
<td>ZA</td>
<td>PC</td>
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<tr>
<td>SPRC</td>
<td>CC</td>
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<tr>
<td>ARB</td>
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</tr>
</tbody>
</table>

**Overlay Zones:**
- Butterfly Zone
- Coastal Zone
- Area of Special Biological Significance (ASBS)
- Environmentally Sensitive Habitat Area (ESHIA)

**Planning Staff Use Only:**

<table>
<thead>
<tr>
<th>Property Information</th>
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<tbody>
<tr>
<td>Lot: 7</td>
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<tr>
<td>ZC: 12-1</td>
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</tbody>
</table>

- Historic Resources Inventory
- Archaeologically Sensitive Area

**Staff Use Only:**

Received by: AO  
Assigned to:  
RECEIVED  
DEC 1 8 2019  
PAID 3,592.10  
12-18-19  
CITY OF PACIFIC GROVE COMMUNITY DEV DEPT
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 “Indemnities”), 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 Indemnites 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 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: [Signature]
Date: 12-19-19

Owner Signature (Required): [Signature]
Date: 12-3-2019
### Planning Permit Fee Calculation

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<th>Permit</th>
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<td>Administrative Architectural Permit</td>
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<td>Counter Review &amp; Determination – no new square footage</td>
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<td>Counter Review &amp; Determination – new square footage</td>
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<td>Major Administrative Use Permit</td>
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<td>Appeal</td>
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<td>25% of base permit fee or $1,045 whichever is greater plus noticing costs</td>
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### Additional Fees

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<td>Coastal Zone</td>
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<td>Environmentally Sensitive Habitat Area</td>
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<td>Noticing – Mailings</td>
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<td>Varies</td>
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<td>File maintenance fee</td>
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<tr>
<td>Other</td>
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**Total Fees:** $3,592.10

revised 6/28/2019
### PROJECT DATA SHEET

**Project Address:**

**Submittal Date:**

**Applicant(s):**

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

<table>
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<tr>
<th>Field</th>
<th>Required/Permitted</th>
<th>Existing Condition</th>
<th>Proposed Condition</th>
<th>Notes</th>
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<tr>
<td>Zone District</td>
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<tr>
<td>Building Site Area</td>
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<tr>
<td>Density (multi-family projects only)</td>
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<tr>
<td>Building Coverage</td>
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<tr>
<td>Site Coverage</td>
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<tr>
<td>Gross Floor Area</td>
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<tr>
<td>Square Footage not counted towards Gross Floor Area</td>
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<tr>
<td>Impervious Surface Area Created and/or Replaced</td>
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<tr>
<td>Exterior Lateral Wall Length to be demolished in feet &amp; % of total*</td>
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<tr>
<td>Building Height</td>
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<tr>
<td>Number of stories</td>
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<tr>
<td>Front Setback</td>
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<td>Side Setback (specify side)</td>
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<td>Rear Setback</td>
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<tr>
<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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<tr>
<td>Driveway Width (s)</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>Distances Between Eaves &amp; Property Lines</td>
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<td>Open Porch/Deck Projections</td>
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<td>Accessory Building Heights</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]
### PROJECT DATA SHEET

**Project Address:** 873 DEL MONTE BLVD.  
**Applicant(s):** PHILIP C. JOHNSON, RA, GBC  
**Submittal Date:**  
**Permit Type(s) & No(s):**  

<table>
<thead>
<tr>
<th>Zone District</th>
<th>Required/Permitted</th>
<th>Existing Condition</th>
<th>Proposed Condition</th>
<th>Notes</th>
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<td>Building Site Area</td>
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<tr>
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<tr>
<td>Site Coverage</td>
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<td>60%</td>
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<td>Gross Floor Area</td>
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<td>2,407 SF</td>
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<tr>
<td>Square Footage not counted towards Gross Floor Area</td>
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<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Impervious Surface Area Created and/or Replaced</td>
<td>2,710 SF</td>
<td>(660 SF OVER) 3,370 SF</td>
<td>(660 SF LESS) 2,710 SF</td>
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</tr>
<tr>
<td>Exterior Lateral Wall Length to be demolished in feet &amp; % of total*</td>
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<td>-----</td>
<td>164 ft/ 57%</td>
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<td>Exterior Lateral Wall Length to be built</td>
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<td>164'</td>
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<tr>
<td>Building Height</td>
<td>25'</td>
<td>19'-4&quot;</td>
<td>22'-11&quot;</td>
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</tr>
<tr>
<td>Number of stories</td>
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<td></td>
</tr>
<tr>
<td>Front Setback</td>
<td>15'</td>
<td>15'-7&quot;</td>
<td>15'-7&quot;</td>
<td></td>
</tr>
<tr>
<td>SOUTH Side Setback (specify side)</td>
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<td>7'-0&quot;</td>
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<tr>
<td>NORTH Side Setback (specify side)</td>
<td>7'-0&quot;</td>
<td>12'-6&quot;</td>
<td>12'-6&quot;</td>
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</tr>
<tr>
<td>Rear Setback</td>
<td>10'</td>
<td>8'-6&quot;</td>
<td>8'-6&quot;</td>
<td></td>
</tr>
<tr>
<td>Garage Door Setback</td>
<td>20'-0&quot;</td>
<td>16'-0&quot;</td>
<td>16'-0&quot;</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>1 (SUBSTD)</td>
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<tr>
<td>Parking Space Size (Interior measurement)</td>
<td>9' x 20'</td>
<td>9'-4&quot;x17'-4&quot;</td>
<td>11'-4&quot;x19'-1&quot;</td>
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<tr>
<td>Number of Driveways</td>
<td>1</td>
<td>1</td>
<td>1</td>
<td></td>
</tr>
<tr>
<td>Driveway Width(s)</td>
<td>20'</td>
<td>20'</td>
<td>20'</td>
<td></td>
</tr>
<tr>
<td>Back-up Distance</td>
<td>-----</td>
<td>-----</td>
<td>-----</td>
<td></td>
</tr>
<tr>
<td>Eave Projection (Into Setback)</td>
<td>3' maximum</td>
<td>5'-9&quot;</td>
<td>3'-0&quot;</td>
<td></td>
</tr>
<tr>
<td>Distances Between Eaves &amp; Property Lines</td>
<td>3' minimum</td>
<td>7'-0&quot;</td>
<td>5'-10&quot;</td>
<td></td>
</tr>
<tr>
<td>Open Porch/Deck Projections</td>
<td>3' MAX.</td>
<td>5'-9&quot;</td>
<td>3'-0&quot;</td>
<td></td>
</tr>
<tr>
<td>Architectural Feature Projections</td>
<td>3' MAX</td>
<td>0'-8&quot;</td>
<td>1'-6&quot;</td>
<td></td>
</tr>
<tr>
<td>Number &amp; Category of Accessory Buildings</td>
<td>-----</td>
<td>0</td>
<td>0</td>
<td></td>
</tr>
<tr>
<td>Accessory Building Setbacks</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Distance between Buildings</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Accessory Building Heights</td>
<td>N/A</td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Fence Heights</td>
<td>6'</td>
<td>6'</td>
<td>6'</td>
<td></td>
</tr>
</tbody>
</table>

*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 project 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

ATTN: DEREK JOHNSON, P.E. TEL: (831) 757-5554
ATTN: JEFF LORENTZ (831) 655-2723
ATTN: PHILIP C. JOHNSON, RA, GBC TEL: (831) 659-4160

SALINAS, CA 93901
21 W. ALISALST., #119

ATLANTA, GA 30328
7105 FAUNSWORTH DR.

MONTEREY, CA 93940
2460 GARDEN RD, SUITE G

CARMEL VALLEY, CA 93924
PO BOX 112

DIRECTORY

OWNER
CARNE LIBRARY
750 FRANKWORTH DR.
PACIFIC GROVE, CA 93950

ARCHITECT
CJ ARCHITECTURAL GROUP
ATTN: PHILIP C. JOHNSON, RA, GBC
PO BOX 119
CARMEL VALLEY, CA 93924

CIVIL ENGINEER
L&S ENGINEERING AND SURVEYING
ATTN: DAVID J. COX
1614 16TH STREET
MONTEREY, CA 93940

STRUCTURAL ENGINEERS
CENTRAL COAST ENGINEERS
ATTN: JAMES L. LADT
3100 S. OCEAN BLVD.
DANA POINT, CA 92629

SCHOOLS & HOSPITALS
CIVIL ENGINEER
L&S ENGINEERING AND SURVEYING
ATTN: DAVID J. COX
1614 16TH STREET
MONTEREY, CA 93940

APPLICABLE CODES

PROJECT DATA

N/A: OBSERVED-0.9340 GEODESIC

PROJECT ADDRESS

873 DEL MONTE BLVD.
PACIFIC GROVE, CA 93950

PROJECT DATA SHEET

BUILDING COVERAGE:
EXISTING - 3,370 SF
PROPOSED (UNCHANGED) - 3,370 SF

SITE COVERAGE:
EXISTING - 2,407 SF
PROPOSED (UNCHANGED) - 2,407 SF

FLOOR AREA:
EXISTING - 2,710 SF
PROPOSED (UNCHANGED) - 2,710 SF

APPLICABLE CODES

FEDERAL FAIR HOUSING ACT - PART VI ACCESSIBILITY GUIDELINES
LATEST EDITION OF COUNTY OF MONTEREY CODE ORDINANCES AND ADOPTED AMENDMENTS
2016 CALIFORNIA GREEN BUILDING STANDARDS CODE (PROJECT EXEMPT PER CALGREEN
2016 CALIFORNIA FIRE CODE (CFC)
2010 AMERICANS WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES
2011 CALIFORNIA ENERGY STANDARDS
2016 CALIFORNIA ELECTRIC CODE (CEC)
2016 CALIFORNIA PLUMBING CODE (CPC)
2016 CALIFORNIA MECHANICAL CODE (CMC)
2016 CALIFORNIA BUILDING CODE (CBC)
TITLE-24 CALIFORNIA ADMINISTRATIVE CODE
TITLE-19 CALIFORNIA ADMINISTRATIVE CODE
ADOPTED BY THE JURISDICTION OR THE FOLLOWING CODES:
ALL CONSTRUCTION AND INSTALLATION SHALL CONFORM TO THE MOST RECENT CODE

SCOPE OF WORK

MOVE LAUNDRY ROOM TO EXISTING MECHANICAL SPACE IN THE GARAGE. NO
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.

SECTION 101.3, EXISTING BUILDING)

APPLICABLE CODES

20' (GARAGE)
MIN. REQUIRED -  15'-0"   7' (10%)         10'-0"  (15'-0")
EXISTING -      16'-0" (GARAGE 16')  7'-0"/12'-6"   8'-6" (1ST) -9'-8"/16'-2" (2D)
FRONT              SIDE                REAR
MAX. ALLOWED - 25'-0"
EXISTING - 19'-4"
MAX. ALLOWED(60%) 2,710 SF
PROPOSED -   (60%)   2,710 SF (REDUCED 660 SF)
EXISTING -  (79%) 3,370 SF*
TOTAL -  1,930 SF  1006 SF
PATIO -  1,719 SF    825 SF
DECKS -     211 SF    181 SF
MAX. ALLOWED - 2,407 SF
PROPOSED (UNCHANGED)-2,407 SF
EXISTING - 2,407 SF
MAX. ALLOWED (40%) - 1,806 SF
EXISTING - 1,704 SF

LEGEND

NEW WALLS
EXISTING WALLS TO REMAIN
REMOVED WALLS
REPAIRED OR REPLACED WALLS
IMPERVIOUS 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 2, Map 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 8, 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
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

SCALE: 1" = 1'-0"
PLANTER WALLS TO BE CONCRETE BLOCK, SURFACED WITH CEMENT PLASTER, COLOR AND TEXTURE TO MATCH HOUSE BODY.

REPLACE (E) FENCE WITH (N) BOARD AND BATTEO TOPPED WITH CLEAR TEMPERED PANELS TO +6'-0" TOTAL HEIGHT.

BAY WINDOW PLAN

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

PLANter PLAN

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