NOTICE OF MEETING

CITY OF PACIFIC GROVE
ARCHITECTURAL REVIEW BOARD
REGULAR MEETING AGENDA
Tuesday, June 9, 2020, 3:00 P.M.
Council Chamber – City Hall – 300 Forest Avenue, Pacific Grove, CA

THIS MEETING WILL BE HELD VIRTUALLY AND IS COMPLIANT WITH THE GOVERNOR’S EXECUTIVE ORDERS N-25-20 AND N-29-20, ALLOWING FOR A DEVIATION OF TELECONFERENCE RULES REQUIRED BY THE BROWN ACT.

Join the Zoom Meeting to participate live at:
https://us02web.zoom.us/j/88488026817
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877 853 5247 (Toll Free)
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Webinar Meeting ID: 884 8802 6817
Help Line 831-648-3128

AGENDA

CALL TO ORDER

1. APPROVAL OF AGENDA

2. COMMISSION AND STAFF ANNOUNCEMENTS (City-Related Items Only)

3. COUNCIL LIAISON ANNOUNCEMENTS

4. GENERAL PUBLIC COMMENT
   General Public Comment must deal with matters subject to the jurisdiction of the City and the Architectural Review Board 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 the Architectural Review Board. Comments from the public will be limited to three minutes and will not receive Architectural Review Board action. Comments regarding items on the Regular Agenda shall be heard prior to Architectural Review Board's consideration of such items at the time such items are called. Whenever possible, written correspondence should be submitted to the Architectural Review Board in advance of the meeting, to provide adequate time for its consideration.

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 Architectural Review Board, 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. Items pulled from this section will be placed under 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 Architectural Review Board, 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. Items pulled from this section will be placed under 6. Regular Agenda

5. Approval of March 10, 2020 Architectural Review Board Meeting Minutes

Reference: Laurel O'Halloran, Associate Planner

Recommended Action: Adopt the draft March 10, 2020, minutes as presented.

CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

6. Tree Permit with Development (TP-D 20-0222) for 280 Grove Acre for the removal of one (1) Monterey pine, a protected tree per Title 12 of the PGMC.

Description: The project consists of the removal of one (1) tree that is protected under Title 12 of the Pacific Grove Municipal Code (PGMC).

Zone District/General Plan Designation: R-1-B-3

Coastal Zone: No

Archaeological Zone: No

Historic Resources Inventory: No

Area of Special Biological Significance: No

CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

Recommended Action: Approve the Tree Permit with Development (TP-D) as proposed including conditions of approval and a Section 15061(b)(3) CEQA categorical exemption.

Reference: Alyson Hunter, Senior Planner

REGULAR AGENDA

7. PUBLIC HEARINGS

For public hearings involving a quasi-judicial determination by the Architectural Review Board, 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 the Architectural Review Board. In public hearings not involving a quasi-judicial determination by the Architectural Review 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. Architectural Permit (AP) No. 20-0047 for 1050 Egan Avenue (APN 006-121-005)

Description: An Architectural Permit to allow the renovation and addition to an existing 2,200 sq. ft. single-family single-story residence with a 560 sq. ft. garage.

Zone District/General Plan Designation: Residential District (R-1) / Medium Density Residential (7.3 du/acre)
Coastal Zone: No
Archaeological Zone: Yes
Historic Resources Inventory: No
Area of Special Biological Significance: No
CEQA: Categorical Exemption, CEQA Guidelines Section 15301, Class I, Existing Facilities
Recommended Action: Approve the Architectural Permit subject to the recommended findings, conditions of approval, Class 1, Section 15301(e), Existing Facilities, CEQA exemption.
Reference: Laurel O'Halloran, Associate Planner

B. Sign Permit (SP) Application #20-0040 for 1140 Forest Avenue (APN 007-641-008)
Description: Sign Permit (SP) Application 20-0040 for 1140 Forest Avenue.
Zone District/General Plan Designation: C-FH / Commercial Forest Hill
Coastal Zone: No
Archaeological Zone: No
Historic Resources Inventory: No
Area of Special Biological Significance: No
CEQA: Categorical Exemption, CEQA Guidelines Section 15311, Class 11, Accessory Structures
Recommended Action: Staff recommends the Architectural Review Board approve Sign Permit (SP) 20-0040 subject to findings, a Class 11 CEQA exemption, and conditions of approval, including the added condition: "Compliance with PGMC 20.04.050: Proposed sign No. 1 shall be limited to a change of copy, with no digital display added. Proposed sign Nos. 3, 4, 5, 7, and the proposed pump signage shall be removed in order to comply with the size and location standards set out in PGMC 20.04.050.".
Reference: Alex Othon, Assistant Planner

C. Architectural Permit (AP) 20-0069 for 1208 Surf Avenue (APN 006-012-011).
Description: The addition of 1,383 sq. ft. to the first and second story of an existing two story, single-family residence with an attached garage located at 1208 Surf Avenue.
Zone District/General Plan Designation: R-1-H / Medium Density Residential (Up to 7.3 du/ac)
Coastal Zone: No
Archaeological Zone: Yes
Historic Resources Inventory: No
Area of Special Biological Significance: Yes
CEQA: Categorical Exemption, CEQA Guidelines Section 15301, Class I, Existing Facilities
Recommended Action: Approve the project subject to the recommended findings, conditions of approval and a Class 1 CEQA exemption.
Reference: Alex Othon, Assistant Planner

D. Architectural Permit (AP) & Administrative Use Permit (AUP) 20-0127 for 37 Companion Way (APN 006-042-001).
Description: The addition of 800 square feet to the second-story of an existing 2,106 square foot one-story, single-family residence. An Administrative Use Permit is required to allow the construction of an exterior staircase and concrete landing within a required side yard setback.
Zone District/General Plan Designation: R-1-H / Medium Density Residential (7.3 du/ac)
Coastal Zone: No
Archaeological Zone: Yes
Historic Resources Inventory: No
Area of Special Biological Significance: Yes
CEQA: Categorical Exemption, CEQA Guidelines Section 15301, Class I, Existing Facilities
Recommended Action: Approve the project subject to findings, conditions of approval, and Class I CEQA exemption.
Reference: Alex Othon, Assistant Planner

8. DISCUSSION ITEM(S) - None

Next Meeting – August 11, 2020

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.
TO: Chair Boyle and Members of the Architectural Review Board
FROM: 
MEETING DATE: 06/09/2020
SUBJECT: Approval of March 10, 2020 Architectural Review Board Meeting Minutes
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION
Approve

Attachments

March 10, 2020 Minutes
1. **CALL TO ORDER AND ROLL CALL**

Members Present: Sarah Boyle, Chair; Michael Gunby, Secretary; Terrance Coen, Brett Grinkmeyer, Rosemary Wells, and Garrett Van Zanten.

Members Absent: Jeff Edmonds, Vice-Chair

2. **APPROVAL OF AGENDA**

On a motion by Gunby, seconded by Wells, the Board voted 6-0-1 (Edmonds absent) to approve the agenda. Motion passed unanimously.

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

Alyson Hunter, Senior Planner, provided a staff update on the LCP going to the March 11, 2020 Coastal Commission Hearing for certification and on how the City is dealing with the Corona Virus.

Sarah Boyle, Chair reported on the California Preservation Foundation Workshop that she, Jeff Edmonds, Vice-Chair and Alyson Hunter, Senior Planner attended this month.

4. **GENERAL PUBLIC COMMENT**

Lisa Ciani asked to have information added to the Architectural Review Board website.

5. **REPORTS OF COUNCIL LIAISON**

None

**CONSENT AGENDA**

6. A. **Approval of the February 11, 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.

On a motion by Member Gunby, seconded by Member Grinkmeyer, the Board voted 6-0-1 (Edmonds absent) to approve the consent agenda. Motion passed unanimously.
REGULAR AGENDA

7. PUBLIC HEARINGS
   A. 365 Grove Acre | AP 20-0047 | APN 006-401-021
      Description: An Architectural Permit to allow the renovation and addition to an existing
      1,764 sq. ft. single family single-story residence including an existing 893 sq.ft. garage
      with a studio.
      Zone District/General Plan Designation: Residential Single-Family / Low Density
      Coastal Zone: No  Archaeological Zone: No  Historic Resources Inventory: No
      Area of Special Biological Significance: No
      CEQA Status: Exempt per §15301(a) – Minor Alterations to Existing Structures
      Applicant/Owner: Hunter Eldridge (Applicant) / Jonathon Graves (Owner)
      Recommendation: Approve the project as proposed subject to findings, conditions of
      approval and a Class 1, Section 15301(a) CEQA exemption.
      Staff Reference: Laurel O’Halloran, Associate Planner
      lohalloran@cityofpacificgrove.org

      Laurel O’Halloran, Associate Planner, provided a staff report.

      Hunter Eldridge, the project architect, spoke on the project and answered the Board’s
      questions.

      The Chair opened the floor to public comment.

      Lisa Ciani commented on tree protection.

      Rudy Fischer commented that it is a positive project improving our housing stock.

      The Chair closed the floor to public comment.

      The Board discussed the item.

      On a motion by Member Gunby, seconded by Member Grinkmeyer, the Board
      voted 6-0-1 (Edmonds absent) to approve the project. Motion passed unanimously.

8. Presentations and Trainings
   A. Coastal Development Permit (CDP) Tutorial
      Recommendation: Receive training on CDP procedure, process.
      Reference: Alyson Hunter, Senior Planner
      CEQA Status: Does not constitute a “Project” per § 15378 of the CEQA Guidelines.

ADJOURNMENT – 4:40pm. Next meeting is April 14, 2020.

APPROVED BY ARCHITECTURAL REVIEW BOARD

_____________________________     _______________________
Michael Gunby, Secretary                  Date
TO: Chair Boyle and Members of the Architectural Review Board
FROM: Alyson Hunter, Senior Planner
MEETING DATE: 06/09/2020
SUBJECT: Tree Permit with Development (TP-D 20-0222) for 280 Grove Acre for the removal of one (1) Monterey pine, a protected tree per Title 12 of the PGMC.
CEQA: Does not constitute a “Project” per California Environmental Quality Act Guidelines Section 15378

RECOMMENDATION
Approve the Tree Permit with Development (TP-D) as proposed including conditions of approval and a Section 15061(b)(3) CEQA categorical exemption.

BACKGROUND
This project is a minor amendment to the Architectural Permit/Admin. Use Permit/Tree Permit with Development (AP/AUP/TP-D 18-0454) approved by the ARB on October 23, 2018. That permit is attached for informational purposes.

DISCUSSION
The project consists of the removal of one (1) tree that is protected under Title 12 of the Pacific Grove Municipal Code (PGMC). The subject tree is a 34" diameter Monterey pine. The applicant also wishes to remove a 7" diameter acacia which is not a protected tree under the PGMC. Both trees are identified by the certified arborist, Frank Ono, in his report dated April 28, 2020 (attached), as being structurally unstable. The property is within the Monarch Butterfly buffer area (100 yards from the Sanctuary) which triggers requirements for restrictions on tree removal activities.

The City's arborist has reviewed the report and concurs with the recommendations in the report (Ono, April, 2020). This permit amends the previous TP-D which accompanied the 2018 Architectural Permit (AP). A new TP-D permit has been prepared for the ARB's review and approval (attached).

Attachments
280 Grove Acre Ave. Site Plan
Arborist Report (Ono, April 2020)
City Arborist's review
Frank Ono  
International Society of Arboriculture  
Certified Arborist # 536  
Society of American Foresters Professional Member 48004  
1213 Miles Avenue  
Pacific Grove CA, 93950  
Telephone (831) 373-7086

April 28, 2020

Mr. Morgan Prickett  
407 Hilary Drive  
Tiburon, CA 94920

RE: Arborist Report- 280 Grove Acres, Pacific Grove  
APN: 006-402-030-000

Mr. Prickett;

A visual tree assessment VTA was requested for an acacia tree at the above-referenced property that the property owner wishes to remove. The VTA conducted resulted in the acacia being determined to be beneath the permit threshold for removal, however during the assessment an uprooting Monterey pine tree was discovered with a high risk of failure. The pine was determined to carry a tree hazard evaluation form (THEF) score of 11 (trees that rate a score of 12 present the most likelihood of failure). The THEF score rates the relative hazard of trees based upon the criteria of the probability of failure, size of failure part, and target from the Photographic Guide to the Evaluation of Hazard Trees in Urban Areas (Mattheny and Clarke). This letter and the accompanying THEF score sheet may be submitted with other required documents as part of an application for tree removal by the property owner (or their designated representative). The report is background information for use by the City of Pacific Grove to determine under what circumstances a permit may be issued.

Current Protected Tree Information:

The City of Pacific Grove has had a recent Code change, altering the definition and size of trees that were once protected. The new ordinance now reads as follows:

(a) Five categories of Trees are protected as specified below:

(1) Native Trees. All Gowen cypress, regardless of size; all Coast live oak, Monterey cypress, Shore pine, Torrey pine, and Monterey pine six inches or greater in trunk diameter, measured at 54 inches above native grade.

(2) All Other Private Trees. In addition to subsection (a)(1) of this section, all other Trees on private property, regardless of species, 12 inches or greater in trunk diameter, measured at 54 inches above native grade.

(3) Monarch Butterfly Habitat Trees. All Trees in or within 100 yards of designated Monarch sanctuaries. For this title, the following sites are designated as Monarch sanctuaries, serving as official Pacific Grove Monarch butterfly overwintering sites:
(A) Monarch Grove Sanctuary. That portion of land bordered on the east and west by Ridge Road and Grove Acre Avenue, respectively, on the south by Short Street, and on the north by the northerly boundary of assessor’s parcel numbers 006-361-30-031, -032, -033, and -034, extended from Grove Acre easterly to Ridge Road.

(B) Washington Park Site. That portion of land bordered on the east and west by Alder Street and Melrose Avenue, respectively, on the north by Pine Avenue, and on the south by the imaginary extension of Junipero Avenue westerly from Alder to Melrose.

(4) Public Trees. All Trees on Public Property six inches or greater in trunk diameter, measured at 54 inches above native grade, and all Street Trees, regardless of size.

(5) Designated Trees. 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 that requires protection during construction, and all Trees otherwise identified – during Development or otherwise – for special protection by the property owner. Trees that are proposed to be removed as part of a Development project shall be processed as part of the community Development permit application and approval process and replaced per this chapter, Chapter 12.30 PGMC, and the Urban Forestry Standards.

Assessment

The acacia (#436) is of poor quality and has several structural defects within its trunk, additionally, the acacia is not a protected tree as it was measured to be 7” in diameter and not 12” and located outside the Monarch Sanctuary as defined above. Protected trees on private property, regardless of species, are 12 inches or greater in trunk diameter, measured at 54 inches above native grade. It is also outside the Monarch Grove Sanctuary, defined as that portion of land bordered on the east and west by Ridge Road and Grove Acre Avenue, respectively, on the south by Short Street, and on the north by the northerly boundary of assessor’s parcel numbers 006-361-30-031, -032, -033, and -034, extended from Grove Acre easterly to Ridge Road.

The pine tagged #83 is a 34” diameter Monterey pine that has red-ring rot (Porodaedalea pini) compromising its structural stability. The fungus de-lignifies the wood leaving with white pockets of cellulose reducing its rigidity. The tree now has a severe sweep to the south and a portion of the off-centered crown is resting in an adjacent tree. The pine is failing, and significant damage is capable of adjacent areas when the total failure occurs. The tree has a THEF score of 11.

Target ratings factored into the THEF score include landscape, the adjacent new structure. Removal of these trees will not significantly alter air movement, contribute to erosion, create a significant impact on wildlife as no active bird or animal nesting sites were observed at the time of assessment.
Removal and/or Pruning

After proper authorization, the acacia and pine tree shall be removed by a licensed insured professional tree service. No surrounding tree protection is necessary when the tree drop zone is clear of vegetation. Tree removal shall be consistent with safe arboricultural work practices utilizing the removal of trees and their parts in smaller manageable pieces and roped down carefully so as not to damage any surrounding trees or plants. The use of specialized equipment may be authorized if it can be shown that no damage to the surrounding ecosystem will be sustained. At no time shall the trees be dropped in one piece to damage any surrounding trees or property. Tree wood and clippings are to be disposed of consistent with the current California Department of Forestry guidelines which would include stockpiling of material on-site or disposal at an approved refuse site.

When the listed trees are removed, other remaining trees adjacent to these shall also be pruned (utilizing current arboricultural standards) for crown cleaning and crown raising. Pruning will be to the City of Pacific Grove’s pruning standards and to conform to current fire department issues. Trees to be pruned are within the 30-foot fuel management zone around an occupancy, and within a Very High Fire Hazard Severity Zone, as defined by CalFire. The pruning is necessary to reduce the risks due to wildfire (see the Urban Forestry Standards, Flammable Fuel Management).

Replanting

The City of Pacific Grove through Its General Plan and City Ordinances has tree replacement conditions as part of a tree removal permit when sufficient space exists to replant that does not create an overcrowded vegetated situation. The City requires a 2:1 replacement for removed trees which measure 24” or larger in diameter at breast height and/or a 1:1 ratio replacement for trees measuring less than 24” in diameter. Therefore, it is recommended that replanting is with two five-gallon Monterey pine in locations near the removed tree (if five gallons is unavailable, smaller sizes may be substituted). Also, the City may require independent monitoring of replanted trees to ensure replanting is successful (the term of monitoring is at City discretion, typically one –three years depending on the type of permit).

Disclosure Statement

Use of report: This letter and the THEF score sheet are to be considered and used as background information for the current tree removal application process implemented by the City of Pacific Grove. The report is prepared to assist the City, along with other required documents, in determining if and under what circumstances a permit may be issued.

Inspection limitations: The inspection of the tree consisted solely of a visual inspection from the ground. While more thorough techniques are available for inspection and evaluation, they were neither requested nor considered necessary or appropriate at this time. This report is based on a visual inspection of tree condition and for obvious defects. It is not intended to constitute a complete health and hazard evaluation. Further investigation would be required to more definitively evaluate the health and hazards posed by the subject trees, some of which may not be disclosed by visual inspections. Investigations include but are not limited to core samples, root crown excavation, and

280 Grove Acres, Pacific Grove CA
April 28, 2020

Not an Official City Document
visual inspection of the entire trees by climbing. Please be advised that healthy trees and/or limbs may fail under certain conditions and that the above recommendations are based on industry standards of tree care.

Urban Foresters/Arborists are tree specialists who use their education, knowledge training and experience to examine trees. Recommend measures to enhance their health and beauty and to attempt to reduce the risk of living near trees. Clients may choose to accept or disregard the recommendations of the arborist or to seek additional advice. Trees and other plant life are living, changing organisms affected by innumerable factors beyond our control. Trees fail in ways and because of conditions we do not fully understand.

Urban Foresters/Arborists cannot detect or anticipate every condition or event that could lead to the structural failure of a tree. Conditions are often hidden within the trees and below ground. Urban Foresters/Arborists cannot guarantee that a tree will be healthy or safe under all circumstances, for any specific period or when a tree or its parts may fail. Further, remedial treatments, as with any treatment or therapy, cannot be guaranteed. Treatment, pruning, bracing and removal of trees may involve considerations beyond the scope of the arborist’s skills and usual services such as the boundaries of properties, property ownership, site lines, neighbor disputes and agreements, and other issues. Therefore, urban forester/arborists cannot consider such issues unless complete and accurate information is disclosed in a timely fashion. Then, the urban forester/arborist can be expected, reasonably, to rely upon the completeness and accuracy of the information provided. Trees can be managed but not controlled. To live near trees, regardless of their condition, is to accept some degree of risk. The only way to eliminate all risks associated with trees is to eliminate all trees.

Hazard/hazard potential: For this evaluation and/report, a tree or tree part that presents a threat to humans, livestock, vehicles, structures, landscape features, or other entities of civilization from uprooting, falling, breaking, or growth development (e.g., roots). While all large landscape trees in proximity to such targets present some degree of hazard regardless of their condition, such inherent hazard is not intended as within this definition and its usage in this evaluation and report. As trees and other plant life are living, changing organisms affected by innumerable factors beyond our control, F. O. Consulting and its personnel offer no guarantees, stated or implied, as to tree, plant or general landscape safety, health, condition or improvement, beyond that specifically stated in writing in accepted contracts.

Thank you very much and please feel free to call if there are any questions or if I can be of further assistance.

Sincerely,

Frank Ono
Certified Arborist #536

This report is based on a visual inspection of tree condition and for obvious defects. It is not intended to constitute a complete health and hazard evaluation. Further investigation would be required to more definitively evaluate the health and hazards posed by the subject trees, some of which may not be disclosed by visual inspections. Investigations may include but are not limited to core samples, root crown excavation, and visual inspection of the entire tree or trees by climbing. Please be advised that healthy trees and/or limbs may fail under certain conditions and that the above recommendations are based on industry standards of tree care. This report is made with the understanding that no representations or warranties, either expressed or implied are made that any trees referred to in the report or located on or adjacent to the subject property are sound or safe.
The stem of #436 is splitting and has decay within its branching
Basal area of #436 is uprooted and cracked
Red-ring rot conks on the stem of #83
Conks on #83
Upper stem of #83 resting in adjacent tree
Entrance area to be cleaned
Examples of access areas to be crown raised and cleaned
A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

**TREE HAZARD EVALUATION FORM**

**Site/Address:** 250 Grove Ave  
**Map/Location:**  
**Owner:** Public, Private, Unknown, Other  
**Date:** 2/3/20  
**Inspector:**  
**Date of Last Inspection:**

### TREE CHARACTERISTICS
- **Tree #:** 52  
- **Species:**  
- **DBH:** 34  
- **# of trunks:** 1  
- **Height:** 60  
- **Spread:**  
- **Form:** Generally Symmetric, Minor Asymmetry, Major Asymmetry, Stump Sprout, Irregular-Headed  
- **Crown Class:** Dominant, Co-Dominant, Intermediate, Suppressed  
- **Live Crown Ratio:** 25%  
- **Age Class:** Young, Semi-Mature, Mature, Over-Mature/Senescent  
- **Pruning History:** Crown Cleaned, Excessively Thinned, Crown Raised, Pollarded, Crown Reduced, Flush Cuts, Cabled/Braced, None, Multiple Pruning Events  
- **Approx. Dates:**  
- **Special Value:** Specimen, Heritage/Historic, Wildlife, Unusual, Street Tree, Screen, Shade, Indigenous, Protected by Gov. Agency

### TREE HEALTH
- **Foliage Color:** Normal, Chlorotic, Necrotic, Epiconiums? Y N  
- **Foliage Density:** Normal, Sparse  
- **Leaf Size:** Normal, Small  
- **Annual Shoot Growth:** Excellent, Average, Poor  
- **Twig Dieback? Y N**  
- **Woundwood Development:** Excellent, Average, Poor, None  
- **Vigor Class:** Excellent, Average, Fair, Poor  
- **Major Pests/Diseases:**

### SITE CONDITIONS
- **Site Character:** Residence, Commercial, Industrial, Park, Open Space, Natural, Woodland/Woody  
- **Landscape Type:** Parkway, Raised Bed, Container, Mound, Lawn, Shrub Border, Windbreak  
- **Irrigation:** None, Adequate, Inadequate, Excessive, Trunk Wetted  
- **Recent Site Disturbance:** Construction, Soil Disturbance, Grade Change, Line Clearing, Site Clearing  
- **% Drip Line Paved:** 0%  
- **% Drip Line w/ Fill Soil:** 0%  
- **% Drip Line Grade Lowered:** 0%  
- **Soil Problems:** Drainage, Shallow, Compacted, Droughty, Saline, Alkaline, Acidic, Small Volume, Disease Front, History of Soil Clay, Expansive, Slope Aspect  
- **Obstructions:** Lights, Signage, Line-of-Sight, View, Overhead Lines, Underground Utilities, Traffic, Adjacent Veg.  
- **Exposure to Wind:** Single Tree, Below Canopy, Above Canopy, Recently Exposed, Windward, Canopy Edge, Area Prone to Windthrow  
- **Prevailing Wind Direction:** Occurrence of Snow/ice Storms  

### TARGET
- **Use Under Tree:** Building, Parking, Traffic, Pedestrian, Recreation, Landscape, Hardscape, Small Features, Utility Lines  
- **Can Target be Moved? Y N**  
- **Can Use be Restricted? Y N**  
- **Occupancy:** Occasional Use, Intermittent Use, Frequent Use, Constant Use  

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*The International Society of Arboriculture assumes no responsibility for conclusions or recommendations derived from use of this form.*

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**TREE DEFECTS**

**ROOT DEFECTS:**
- Suspect root rot: Y N
- Mushroom/conk bracket present: Y N
- ID:
- Exposed roots: □ severe □ moderate □ low
- Undermined: □ severe □ moderate □ low
- Root pruned: _______ distance from trunk
- Root area affected: _______ %
- Battering wounded: Y N
- When: _______
- Restricted root area: □ severe □ moderate □ low
- Potential for root failure: □ severe □ moderate □ low
- LEAN: _______ deg. from vertical □ natural □ unnatural □ self-corrected
- Soil heaving: Y N
- Decay in plane of lean: Y N
- Roots broken: Y N
- Soil cracking: Y N
- Compounding factors:

**CROWN DEFECTS:** Indicate presence of individual defects and rate their severity (S = severe, M = moderate, L = low)

<table>
<thead>
<tr>
<th>DEFECT</th>
<th>ROOT CROWN</th>
<th>TRUNK</th>
<th>SCAFFOLDS</th>
<th>BRANCHES</th>
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<tbody>
<tr>
<td>Poor taper</td>
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<td>Bow, sweep</td>
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<td>Codominants/forks</td>
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<tr>
<td>Girdling</td>
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<tr>
<td>Wounds/seam</td>
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<td>Decay</td>
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<tr>
<td>Cavity</td>
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<tr>
<td>Conks/mushrooms/bracket</td>
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<tr>
<td>Bleeding/nap flow</td>
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<tr>
<td>Loose/cracked bark</td>
<td></td>
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</tr>
<tr>
<td>Nesting hole/beehive</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Deadwood/stubs</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Borers/termite ants</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cankers/calls/splits</td>
<td></td>
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</tr>
<tr>
<td>Previous failure</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**HAZARD RATING**

Tree part most likely to fail:

Inspection period: _______ annual _______ biannual _______ other _______

Failure Potential + Size of Part + Target Rating = Hazard Rating

`Failure potential: 1 - low; 2 - medium; 3 - high; 4 - severe`

`Size of part: 1 - <6" (15 cm); 2 - 6-18" (15-45 cm); 3 - 18-30" (45-75 cm); 4 - >30" (75 cm)`

`Target rating: 1 - occasional use; 2 intermittent use; 3 - frequent use; 4 - constant use`

**HAZARD ABATEMENT**

Prune: □ remove defective part □ reduce end weight □ crown clean □ thin □ raise canopy □ crown reduce □ restructure □ shape

Cable/brace: _______

Inspect further: □ root crown □ decay □ aerial □ monitor

Remove tree: Y N □ Replace? Y N □ Move target: Y N □ Other: _______

Effect on adjacent trees: □ none □ evaluate

Notification: □ owner □ manager □ governing agency Date: ____________

**COMMENTS**
A Photographic Guide to the Evaluation of Hazard Trees in Urban Areas

TREE HAZARD EVALUATION FORM  2nd Edition

Site/Address: 130 Creak Drive

Map Location:

Owner: public  private  unknown  other

Date:  Inspector: 

Date of last inspection:

HAZARD RATING:

Failure + Size + Target = Hazard Potential of part Rating Rating

Immediate action needed

Needs further inspection

Dead tree

TREE CHARACTERISTICS

Tree #: 436  Species:

DBH: 7"  # of trunks: 1  Height: 10  Spread: 6

Form:  generally symmetric  minor asymmetry  major asymmetry  stump sprout  stag-headed

Crown class:  dominant  co-dominant  intermediate  suppressed

Live crown ratio: 75%  Age class:  young  semi-mature  mature  over-mature/senescent

Pruning history: crown cleaned  excessively thinned  topped  crown raised  pollarded  crown reduced  flush cuts  cabled/braided

none  multiple pruning events  Approx. dates:

Special Value:  specimen  heritage/historic  wildlife  unusual  street tree  screen  shade  indigenous  protected by gov. agency

TREE HEALTH

Feillage color:  normal  chlorotic  necrotic  Epicormictes?  Y  N

Growth obstructions:

Feillage density:  normal  sparse  Leaf size:  normal  small

Annual shoot growth:  excellent  average  poor  Twig Dieback? Y  N

Woundwood development:  excellent  average  poor  none

Viger class:  excellent  average  fair  poor

Major pests/diseases:

SITE CONDITIONS

Site Character:  residence  commercial  industrial  park  open space  natural  woodland/forest

Landscape type:  parkway  raised bed  container  mound  lawn  shrub border  wind break

Irrigation:  none  adequate  inadequate  excessive  trunk wetted

Recent site disturbance?  Y  N  construction  soil disturbance  grade change  line clearing  site clearing

% driepline paved:  0%  10-25%  25-50%  50-75%  75-100%  Pavement lifted? Y  N

% driepline w/ soil:  0%  10-25%  25-50%  50-75%  75-100%

% driepline grade lowered:  0%  10-25%  25-50%  50-75%  75-100%

Soil problems:  drainage  shallow  compacted  droughly  saline  alkaline  acidic  small volume  disease center  history of fail

clay  expansive  slope  aspect:

Obstructions:  lights  signage  line-of-sight  view  overhead lines  underground utilities  traffic  adjacent veg.

Exposure to wind:  single tree  below canopy  above canopy  recently exposed  windward, canopy edge  area prone to windthrow

Prevailing wind direction:

Occurrence of snow/s ice storms  never  seldom  regularly

TARGET

Use Under Tree:  building  parking  traffic  pedestrian  recreation  landscape  hardscape  small features  utility lines

Can target be moved? Y  N  Can use be restricted? Y  N

Occupancy:  occasional use  intermittent use  frequent use  constant use

The International Society of Arboriculture assumes no responsibility for conclusions or recommendations derived from use of this form.
## TREE DEFECTS

### ROOT DEFECTS:

<table>
<thead>
<tr>
<th>Suspect root rot</th>
<th>Y N</th>
<th>Mushroom/cond/bracket present</th>
<th>Y N</th>
<th>ID:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Exposed roots:</th>
<th>severe</th>
<th>moderate</th>
<th>low</th>
<th>Underdetermined:</th>
<th>severe</th>
<th>moderate</th>
<th>low</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Root pruned:</th>
<th>distance from trunk</th>
<th>Root area affected: %</th>
<th>Buttress wounded: Y N</th>
<th>When:</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Restricted root area:</th>
<th>severe</th>
<th>moderate</th>
<th>low</th>
<th>Potential for root failure:</th>
<th>severe</th>
<th>moderate</th>
<th>low</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>LEAN:</th>
<th>deg. from vertical</th>
<th>natural</th>
<th>unnatural</th>
<th>self-corrected</th>
<th>Soil heaving: Y N</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Decay in plane of lean:</th>
<th>Y N</th>
<th>Roots broken</th>
<th>Y N</th>
<th>Soil cracking: Y N</th>
</tr>
</thead>
</table>

<table>
<thead>
<tr>
<th>Compounding factors:</th>
</tr>
</thead>
</table>

### CROWN DEFECTS:

Indicate presence of individual defects and rate their severity (S = severe, M = moderate, L = low).

<table>
<thead>
<tr>
<th>DEFECT</th>
<th>ROOT CROWN</th>
<th>TRUNK</th>
<th>SCAFFOLDS</th>
<th>BRANCHES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Poor taper</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Bow, sweep</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Codominants/forks</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Multiple attachments</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Included bark</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Excessive end weight</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Cracks/splits</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Hammers</td>
<td></td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Girdling</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Wounds/gum</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Decay</td>
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<tr>
<td>Cavity</td>
<td></td>
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<tr>
<td>Conks/mushrooms/bracket</td>
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</tr>
<tr>
<td>Bleeding/Sap flow</td>
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</tr>
<tr>
<td>Loose/cracked bark</td>
<td></td>
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<tr>
<td>Healing holes/bees hive</td>
<td></td>
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</tr>
<tr>
<td>Deadwood/stubs</td>
<td></td>
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<tr>
<td>Borers/tumies/ants</td>
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<tr>
<td>Cankers/calls/burls</td>
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</tr>
<tr>
<td>Previous failure</td>
<td></td>
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<td></td>
</tr>
</tbody>
</table>

### HAZARD RATING

Tree most likely to fail:

Inspection period: annual, biannual, other

Failure Potential + Size of Part + Target Rating = Hazard Rating

<table>
<thead>
<tr>
<th>Failure Potential</th>
<th>Size of Part</th>
<th>Target Rating</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>1-4&quot; (15 cm)</td>
<td>1 - occasional use; 2 - intermittent use; 3 - frequent use; 4 - constant use</td>
</tr>
<tr>
<td>2</td>
<td>5-8&quot; (12.5-20 cm)</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>9-12&quot; (22.5-30 cm)</td>
<td></td>
</tr>
<tr>
<td>4</td>
<td>&gt;13&quot; (&gt;30 cm)</td>
<td></td>
</tr>
</tbody>
</table>

### HAZARD ABATEMENT

Prune: 
- remove defective part
- reduce end weight
- crown clean
- thin
- raise canopy
- crown reduce
- restructure
- reshape

Cable/Brace: inspect further: root crown, decay, aerial, monitor

Remove free: Y N Replace? Y N Move target: Y N Other:

Effect on adjacent trees: none evaluate

Notification: owner, manager, governing agency Date:

### COMMENTS

Page 30 of 118
Pursuant to Title 12 – Trees and the Urban Forest, this Tree Permit is issued to authorize tree work as described below at the below-referenced address:

<table>
<thead>
<tr>
<th>Property Address</th>
<th>280 GROVE ACRE AVE</th>
<th>Assessor Parcel No</th>
<th>006402030000</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner Name</td>
<td>Morgan Pickett</td>
<td>Owner Phone</td>
<td>415-865-7224</td>
</tr>
<tr>
<td>Applicant Name</td>
<td>Eric Miller Architects</td>
<td>Applicant Phone</td>
<td>831-402-7885 ext 118</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>TREE SPECIES</th>
<th>AUTHORIZED ACTION</th>
<th>REPLANT REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Acacia</td>
<td>APPROVED for removal because it is not classified as a protected tree due to DBH</td>
<td>Not Required</td>
</tr>
<tr>
<td>2 Pine</td>
<td>APPROVED for removal because the tree has advanced fungal fruiting structures such as conks and mushrooms</td>
<td>1 5-gallon upper canopy on property</td>
</tr>
</tbody>
</table>

GENERAL PERMIT CONDITIONS
1. All tree work activity shall comply with the provisions of the PGMC Title 12, Trees and the Urban Forest and as to the scope of work authorized by this permit.
2. This Tree Permit is Exempt - CEQA Exemption Class 4s.15304 Minor Alterations to Land.
3. This Tree Permit must be kept on job site during authorized tree pruning and/or removal activity.
4. All tree service contractors providing tree care services in Pacific Grove must hold a valid business license with the City of Pacific Grove, a current California state contractor's license, a D49 classification, and sufficient liability insurance; be bonded; and participate in the state's workers' compensation program.
5. Tree service contractors and property owners must adhere to the following construction hours unless otherwise approved by the City: 8:00am to 6:00pm Monday through Saturday and 10:00am to 5:00pm on Sundays

SPECIAL PERMIT CONDITIONS AND NOTES

Authorized By: Albert Weisfuss, City Arborist

Date: 05/04/2020
TO: Chair Boyle and Members of the Architectural Review Board
FROM: Laurel O’Halloran, Associate Planner
MEETING DATE: 06/09/2020
SUBJECT: Architectural Permit (AP) No. 20-0047 for 1050 Egan Avenue (APN 006-121-005)
CEQA: Categorical Exemption, CEQA Guidelines Section 15301, Class I, Existing Facilities

RECOMMENDATION
Approve the Architectural Permit subject to the recommended findings, conditions of approval, Class 1, section 15301(e), Existing Facilities CEQA exemption.

BACKGROUND
Site Description
The approximately 9,602 sq. ft. parcel is currently developed with a 2,200 sq. ft. residence with a 560 sq. ft. garage for a total sq. footage of 2,760 sq. ft.

Surrounding Land Uses
The parcel is located in a residential neighborhood. The neighborhood consists of one and two-story residences on large lots.

DISCUSSION
The proposed project includes the renovation and addition to an existing 2200 sq. ft. single-family two-story residence including an existing 560 sq.ft. garage for a total existing floor area of 2,760 sq. ft. The proposed project consists of 768 sq.ft. addition including a 454 sq. ft. addition to the second story to create a new bedroom and bathroom and a new 261 sq. ft. sunroom on the main level for a total gross floor area of 3,528 sq. ft. The mail level deck will also be resized and a new standing seam metal roof will be part of this project.

Applicable General Plan Policies
The neighborhood is designated Medium Density Residential with an allowed density of up to 7.3 dwelling units per acre. 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 the ability to assimilate new growth. This residential project helps the City achieve several of its housing goals as stated in the General Plan including the following:

Chapter 2, Land Use
Policy 2: Ensure that new development is compatible with adjacent existing development.
Policy 4: Continue to preserve Pacific Grove’s character and regulate development.

Chapter 3, Housing
Policy 8: Strive to provide the City’s share of the region’s housing needs.

The policies above are implemented through the R-1 zoning district which allows single-family developments in areas with adequate public services.

**Applicable Zoning Code Regulations**
Chapter 23.24 of the PGMC describes the permitted uses and development standards of the R-1 zoning district; the intent of this chapter is to regulate uses within the single-family zoning district. This district allows single-family dwellings. The applicant has provided a Project Data Sheet (attached) indicating that the development standards of the zoning district, including building coverage, site coverage, and gross floor area, have been met. No exceptions are requested.

The Architectural Permit (AP) is required per Section 23.70.060(c)(1) of the PGMC. The required findings for the AP are located in the Permit (attached).

**Architecture and Design Consideration**
The proposed project will allow for an addition to an existing 2200 sq. ft. residence, 560 sq. ft. garage. The addition is set back 30’ from the front yard setback. Exterior finishes include board and batten siding mixed with cedar shingle siding and stone, cedar beams and posts, a new stainless steel cable railing on the new deck and a standing seam metal roof. A new permeable sequoia sandstone paver driveway will also be installed.

**Architecture Review Guidelines:**
The project proposal adheres to the following Architectural Review Guidelines:

*Guideline #28: An addition should complement and balance the overall form, mass, and composition of the existing building.*
The proposed addition does not exceed the allowable building and site coverage.

*Guideline #31: Additions should be designed so that the pitch of the new roof matches or complements the pitch of the existing roof lines.*
The project proposes a 21’1” sloped roof which is compatible with the existing roof line and the varied height elements proposed to add for an interesting architectural design.

*Guideline #33: Door and window proportions should relate to the scale and style of the building itself.*
The project proposes windows that relate to the overall height and width of the facade and the mass of the structure.

**Lighting**
Standard residential exterior lighting in compliance with Design Guidelines #10 – 12 is required as a condition of approval.

**Stormwater Treatment Measure**
Less than 2,500 sq. ft. of impervious surface will be replaced, therefore, the project does not trigger stormwater requirements.

**ATTACHMENTS**
A. Application
B. Project Data Sheet
C. Draft Permit
D. CEQA documentation
E. Site Plan and Elevations

RESPECTFULLY SUBMITTED:

Laurel O'Halloran, Associate Planner

____________________________

Attachments

Application
data sheet
AP draft
CEQA
Plans
**CITY OF PACIFIC GROVE**
Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
Tel: 831.648.3190 • Fax: 831.648.3184 • www.cityofpacificgrove.org/cedd

**Permit Application**

**Application #** AP-20-0133
**Date:** 3/14/2020
**Total Fees:** $3,744.70

**Project Address:** 1050 EGAN AVE, PACIFIC GROVE
**APN:** 006-121-005

**Project Description:** THIS PROJECT IS THE REMODEL OF AN EXISTING-SFD. A 453 SQFT SECOND FLOOR ADDITION IS PROPOSED TO CREATE A NEW BEDROOM AND BATH. A NEW MAIN LEVEL 261 SQFT SUNROOM ADDITION IS PART OF THE PROJECT, AS WELL AS A NEW ENTRY ROOF, LARGER DECK, AND NEW ROOF.

**Will the project create, add, or replace impervious surface?**
- [ ] Yes
- [x] No

**Will the project impact any tree(s) on site?**
- [ ] Yes
- [x] No

### Applicant

**Name:** JOSHUA STEWMAN - HOMELIFE DESIGN STUDIO
**Phone:** (831) 920-8814
**Email:** joshua@homelife designstudio.com
**Mailing Address:** P.O. BOX 7012, Spreckels, CA 93962

### Owner

**Name:** MATT & MARIA TRACY
**Phone:** (925) 519-1293
**Email:** mattracy@yahoo.com
**Mailing Address:** 1050 EGAN AVE, PACIFIC GROVE, CA 93950

### 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

### Overlay Zones:

- [ ] Butterfly Zone
- [ ] Coastal Zone
- [X] Area of Special Biological Significance (ASBS)
- [ ] Environmentally Sensitive Habitat Area (ESHAA)

### Property Information

<table>
<thead>
<tr>
<th>Lot</th>
<th>Block</th>
<th>GP</th>
<th>Tract</th>
<th>Lot Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>344</td>
<td>MOR 73</td>
<td>FAIRWAY HOMES</td>
<td>9,683.4</td>
</tr>
</tbody>
</table>

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

### Staff Use Only:

**RECEIVED**

**Received by:**
**Assigned to:**

**MAR 06 2020**

**PAID**

3/16/2020
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: [Signature] Date: 2/14/2020

Owner Signature (Required): [Signature] Date: 1/25/2020
**PROJECT DATA SHEET**

**Project Address:** 1050 Egan Avenue  
**Applicant(s):** Matt and Maria Tracy  
**Submittal Date:** 03/10/2020  
**Permit Type(s) & No(s):** AP 20-0133

<table>
<thead>
<tr>
<th>Required/Permitted</th>
<th>Existing Condition</th>
<th>Proposed Condition</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone District</td>
<td>R-1</td>
<td>-----------</td>
<td></td>
</tr>
<tr>
<td>Building Site Area</td>
<td>9,602 sf</td>
<td>-----------</td>
<td></td>
</tr>
<tr>
<td>Density (multi-family projects only)</td>
<td>------</td>
<td>-----------</td>
<td></td>
</tr>
<tr>
<td>Building Coverage</td>
<td>40%</td>
<td>2,213</td>
<td>2,527 sf = 25%</td>
</tr>
<tr>
<td>Site Coverage</td>
<td>60%</td>
<td>4,708 sf = 49%</td>
<td>5,329 sf = 55.5%</td>
</tr>
<tr>
<td>Gross Floor Area</td>
<td>3,828 sf</td>
<td>2,760 sf</td>
<td>3,528 sf</td>
</tr>
<tr>
<td>Square Footage not counted towards Gross Floor Area</td>
<td>------</td>
<td>-----------</td>
<td></td>
</tr>
<tr>
<td>Impervious Surface Area Created and/or Replaced</td>
<td>------</td>
<td>-----------</td>
<td>1,921 sf</td>
</tr>
</tbody>
</table>
| Exterior Lateral Wall Length to be demolished in feet & % of total* | ------ | ------ | -----
| Exterior Lateral Wall Length to be built | ------ | ------ | -----
| Building Height    | 25'               | 23'8"             | 23'8" |
| Number of stories  | 2                 | 2                 | 2     |
| Front Setback      | 15'               | 20'               | 20'   |
| Right Side Setback | 7'                | 7'                | 7'    |
| (specify side)     |                   |                   |       |
| Left Side Setback  | 7'                | 7'                | 7'    |
| (specify side)     |                   |                   |       |
| Rear Setback       | 10'               | 10'               | 10'   |
| Garage Door Setback| 20'               | 20'               | 20'   |
| Covered Parking Spaces | 2             | 2                 | 2     |
| Uncovered Parking Spaces | 1            | 1                 | 1     |
| Parking Space Size (Interior measurement) | 9' x 20' | 9 x 20 | 9 x 20 |
| Number of Driveways | 1                | 1                 | 1     |
| Driveway Width(s)  | 12'               | 12'               | 12'   |
| Back-up Distance   | ------            | 44'               | 44'   |
| Eave Projection (Into Setback) | 3' maximum | 24"  | 24" |
| Distances Between Eaves & Property Lines | 3' minimum | 5" | 5" |
| Open Porch/Deck Projections | ------ | 502' | 630' |
| Architectural Feature Projections | ------ | ------ | ------ |
| Number & Category of Accessory Buildings | ------ | ------ | ------ |
| Accessory Building Setbacks | ------ | ------ | ------ |
| Distance between Buildings | ------ | ------ | ------ |
| Accessory Building Heights | ------ | ------ | ------ |
| Fence Heights      | 6'                | 4'                | 4'    |

*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. 5/20/2020]
ARCHITECTURAL PERMIT (AP) 20-0133
FOR A PROPERTY LOCATED AT 1050 EGAN AVENUE TO ALLOW AN ADDITION TO THE EXISTING 2,760 SQ. FT. TWO STORY, SINGLE FAMILY RESIDENCE FOR A TOTAL RESIDENCE OF 3,528 SQ. FT.

FACTS
1. The subject site is located at 1050 Egan Avenue (APN 006-121-005)
2. The subject site has a designation of Medium Density to 7.3 DU/AC on the adopted City of Pacific Grove General Plan Land Use Map.
3. The subject site is located in the R-1 zoning district.
4. The subject site is approximately 9,602 sq. ft. developed with a 2,760 sq.ft. two-story single family dwelling.
5. The property is located in an archaeologically sensitive area and in the Area of Special Biological Significance (ASBS), and is not the Historic Resources Inventory.
6. Several Preliminary Archeological Reconnaissance reports have been prepared for properties in the immediate vicinity which resulted in the recommendation of adding the standard inadvertent discovery protocol language to the conditions of approval. This recommendation is included in the Conditions of Approval 9 and 10.
7. This project has been determined to be CEQA Exempt under CEQA Guidelines, Section 15301(a)(1), Class 1

FINDINGS
1. The proposed development will meet the development regulations set forth in the R-1 zoning district including PGMC Section 23.16;
2. The architecture and general appearance of the completed project will be 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;
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 ARB has been guided by and made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on single-family residences.

The architectural style and materials, and site design are in substantial conformance to the City’s Architectural Review Guidelines, specifically Nos. 12, 33 and 36 relating to the site’s natural setting, high quality materials and finishes, and neighborhood compatibility, and Nos. 10-12 relating to exterior lighting.

PERMIT
Architectural Permit (AP) 20-0133 to allow an exterior remodel and addition to an existing 2,760 sq. ft. single-family, two-story residence. The proposed project consists of a 768 sq.ft. addition including a 454 sq. ft. addition on the second story to create a new bedroom and bathroom, and a new 261 sq. ft. sunroom on the main level for a total gross floor area of 3,528 sq. ft.

CONDITIONS OF APPROVAL
1. Permit Expiration. This permit shall expire and be null and void if a building permit has not been applied for within 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 Community 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.
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. Any work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.
5. 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 and submit a report to the City Arborist for review and approval.
6. **Building Plans.** All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

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

8. **Stormwater Treatment Measure.** The stormwater treatment measures shall be maintained by the property owner in perpetuity and City of Pacific Grove staff shall be allowed access to inspect all stormwater treatment measures on an annual basis.

9. **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.

10. **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 Architectural Permit (AP) 20-0133 as conditioned and pursuant to a Class 1, Section 15301, CEQA categorical exemption for Existing Facilities.

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 9th DAY OF JUNE, 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.

Matt Tracy, Owner

Date

Maria Tracy, Owner

Date

Permit No. AP 20-0133
CITY OF PACIFIC GROVE
Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
T: 831.648.3190 • F: 831.648.3184 • www.ci.pg.ca.us/cdd
NOTICE OF EXEMPTION FROM CEQA

Property Address/Location: 1050 Egan Ave, Pacific Grove, CA 93950

Project Description: AP 200133
Description: Remodel, second story addition
APN: 006121005000
ZC: R-1
Lot Size: 9,803 sq. ft.

Applicant Name: Joshua Stewman - Homelife Design Studio Phone #: 831-920-8814
Mailing Address: P.O. Box 7012 Spreckles, Ca 93962
Email Address: joshua@homelife designstudio.com

Public Agency Approving Project: City of Pacific Grove, Monterey County, California

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
Type and Section Number: Class 31, S 15331 (e)(1)
☐ Statutory Exemption
Type and Section Number:
☐ Other:

Exemption Findings:
Existing Facilities. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact. This Class of exemption is subject to exceptions from the exemption 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 applies and that the proposed project qualifies for the Class 1 exemption.

Contact: Laurel O'Halloran, Planning Department, City of Pacific Grove
Contact Phone: (831) 648-3183

Signature: _______________________________ Date: ________________

Page 41 of 118
Use of these drawings and specifications is restricted to the original project site for which they were intended. Re-use or reproduction by any method, in whole or in part, is prohibited. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.
EXISTING SITE PLAN

ARCHITECTURAL SCALE: 1/8"=1'-0"
KEY NOTES:
1. NEW CEDAR TRELLIS OVER GARAGE DOORS.
2. EXISTING CONCRETE TO BE REMOVED AND REPLACED WITH SAND-SET PAVERS.
3. NEW GATE LOCATION.
4. REMOVE PLANTERS @ 2 LOCATIONS.
5. NEW SECTION OF PATIO.
6. NEW IRRIGATION & CONTROLLERS & VALVES.
7. NEW FENCE & GATE TO GOLF COURSE. PG 2x2 STICK FENCE @ 48" TALL.
8. REMOVE SOUTH (FACING STREET) WINDOW FROM GARAGE.

PROJECT:
TRACY RESIDENCE
1050 EGAN AVE
PACIFIC GROVE, CA 93950

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

PROPOSED SITE PLAN

FILE: A-1.1

DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

FILE: A-1.1

DRAWN BY:
THOMAS BONYNGE
3-4-2020
KEY NOTES:
1. CUSTOM CRAFT DESK w/ BUILT-IN STORAGE, CABINETS BELOW.
2. NEW ENTRY DOOR 3'-0" w/ SIDE LIGHTS.
3. TANKLESS WATER HEATER.
4. NEW STAINLESS STEEL CABLE RAILING @ 3'-6" HT.
5. OUTLINE OF TRELLIS ABOVE.
6. EXISTING WINDOW OR DOOR TO BE REPLACED.
7. DOWNSPOUT DRAINS UNDER & ACROSS PATIO.
8. NEW HVAC RETURN.
9. ADD CRAWLSPACE ACCESS HATCH.
10. SWALE FOR WATER DIRECTION.
11. NEW SWITCHED OUTLETS UNDER FRONT EAVES.
12. ADD ATTIC ACCESS HATCH.

LEGEND:
- EXISTING WALL
- NEW 2x4 WALL
- NEW 2x6 WALL
EXISTING NORTH ELEVATION

EXISTING EAST ELEVATION

KEY NOTES:
1. OUTLINE OF LATTICE/TRELLIS.
2. OUTLINE OF WOOD RAILING (HORIZONTAL BOARDS).
3. 4x4 POSTS.
4. 3'-0" WIDE PATH.

EXISTING EXTERIOR ELEVATIONS

TRACY RESIDENCE
1050 EGAN AVE
PACIFIC GROVE, CA 93950

OWNER:
MATT & MARIA TRACY
1050 EGAN AVE
PACIFIC GROVE, CA 93950

APN:
006-121-005-000

DATE ISSUED FOR CONSTRUCTION:

REVISIONS:

FILE:

VIEW:

SHEET NUMBER:

SHEET OF SHEETS

Use of these drawings and specifications is restricted to the original project site for which they were intended. Re-use or reproduction by any method, in whole or in part, is prohibited. Visual contact with these drawings and specifications shall constitute prima facie evidence of the acceptance of these restrictions.
KEY NOTES:
1. 3'-0" WIDE PATH.
2. TANKLESS WATER HEATER.
3. NEW BOARD AND BATT SIDING TO BE INSTALLED OVER BLUESKIN WATERPROOF BARRIER.
4. NEW CEDAR SHINGLE SIDING MATERIAL FROM SHAKERTOWN.
5. NEW STONE VENEER.
6. NEW ASPHALT SHINGLE ROOFING.
7. NEW STANDING SEAM METAL ROOFING.
8. STAINLESS STEEL CABLE RAILING BY FEENEY.
9. NEW METAL CAP AND SPARK ARRESTER.
TO: Chair Boyle and Members of the Architectural Review Board
FROM: Alex Othon, Assistant Planner
MEETING DATE: 06/09/2020
SUBJECT: Sign Permit (SP) Application #20-0040 for 1140 Forest Avenue (APN 007-641-008)
CEQA: Categorical Exemption, CEQA Guidelines Section 15311, Class 11, Accessory Structures

RECOMMENDATION
Staff recommends the Architectural Review Board approve Sign Permit (SP) 20-0040 subject to findings, a Class 11 CEQA exemption, and conditions of approval, with the additional condition: "Compliance with PGMC 20.04.050: Proposed sign No. 1 shall be limited to a change of copy, with no digital display added. Proposed sign Nos. 3, 4, 5, 7, and the proposed pump signage shall be removed in order to comply with the size and location standards set out in PGMC 20.04.050."

BACKGROUND
On January 27, 2020, Sign Development, Inc applied for a Sign Permit to allow three (3) sign face changes and to install eight (8) new signs for a proposed rebranding of an existing gas station, currently operated by 89, to read “Valero”.

DISCUSSION
Municipal Code
The Pacific Grove Municipal Code (PGMC) §20.04.050 allows for signs and their support structures to be designed to respond to building architecture and setting, with a Sign Permit. The code further states in §20.04.060 that signs designed in excess of standards may be reviewed and approved by the Architectural Review Board if the Board finds that the sign is of unique design and provides an aesthetically beneficial impact that could not be obtained through strict adherence to the code. In its current design, Staff does not recommend that the ARB make these findings for the reasons detailed below.

PGMC Section 20.04.050 regulates the allowed amount of signage as well as placement. Under this title the following signage is allowed:

- One primary sign per individual business. (PGMC 20.04.050 (b))
  - Allowed size (PGMC 20.04.050 (c)):
    - One square foot for each lineal foot of primary business frontage.
    - One half square foot for each lineal foot of secondary frontage may be allowed on a secondary business frontage.
No sign shall exceed 150 square feet. The ARB may restrict sign size to a lesser size than the maximum.

Placement (PGMC 20.04.050 (c) (1) & (3))
- Signs mounted on or above the roof of a building or attached to the fascia and exceeding the height of said fascia shall be discouraged.
- Projecting, marquee, awning, and suspended signs shall maintain a minimum eight (8) foot clearance to grade immediately below.

Freestanding signs.
- Shall not exceed 12 feet in height.

Illuminated Signs
- No illumination is allowed for primary signs.
- The area of an illuminated nonprimary sign shall not exceed three square feet.

The submitted plans proposed the following signage:

- **Sign #1 – 48 sf** – Re-facing of an existing sign, with illuminated displays showing price per gallon and gas station branding. To read “Valero”. The existing sign is with the 20 ft apex of Forest Ave and Forest Hill Blvd, making the sign nonconforming per PGMC §23.64.130 (b)(2). Per PGMC §20.04.130 (b) & (d), Staff recommends this sign be limited to only a change of copy, with no digital displays added.

- **Sign #2 – 18 sf** – Re-facing of an existing sign with added illuminated displays showing price per gallon and gas station branding. To read “Valero”. The current sign is non-conforming due to it’s height. The applicant proposes to lower the sign to meet the required 12’ height maximum as apart of this application.

- **Sign #3 – 143 sf** – Proposed new illuminated sign to be installed in conjunction with sign Nos. 4, 5, & 7 on existing canopy to square canopy. To read “Valero” with illuminated banding.

- **Sign #4 – 143 sf** – Proposed new illuminated sign to be installed in conjunction with sign Nos. 3, 5, & 7 on existing canopy to square canopy. To match Sign #3.

- **Sign #5 – 63 sf** – Proposed new illuminated sign to be installed in conjunction with Sign Nos. 3, 4, & 7. Proposed design includes Valero logo and banding with brand colors. The banding is proposed to be illuminated.

- **Sign #6 – 34 sf** – Re-facing of an existing sign, to read “Auto Care”. To be illuminated.

- **Sign #7 – 63 sf** – Proposed new illuminated sign to be installed in conjunction with sign Nos. 3, 4, & 5 on existing canopy to square canopy. Proposed design includes banding with brand colors, no logo or illumination are proposed.

- **Pump Sign(s) – 37 sf ea.** – Proposed addition of banding and signs to read “Valero” on each face of the four existing pumps. Across all four (4) pumps the total signage amounts to 147.8 sf.

In total, the project proposes approximately 660 sf of new and refaced signage. This exceeds the allowed standards of PGMC §24.04.050 by 493 sf. This includes the banding & other decals on the canopy and pumps. While individually each sign complies with the Municipal Code (save Sign #1, detailed above), when looked at as a whole the application does not comply with the requirements of PGMC §20.040.050.

**Required Findings**
Per PGMC 23.70.060(f)(5), the Architectural Review Board shall make the following finding in order to approve the Sign Permit: “The proposed sign effectively conveys the business identity to the public and possesses pleasing elements of design that protect and enhance the architectural character and harmony of the buildings and neighborhood in which it is located.”

Because the proposed signage is in excess of what is allowed under PGMC 20.04.050, Staff recommends the Architectural Review Board add the following condition in order to comply with the required standards:
"Compliance with PGMC 20.04.050: Proposed sign No. 1 shall be limited to a change of copy, with no digital display added. Proposed sign Nos. 3, 4, 5, 7, and the proposed pump signage shall be removed in order to comply with the size and location standards set out in PGMC 20.04.050."

CEQA
The project includes the proposal of an on-premise sign, and therefore qualifies for a Class 11 Exemption from CEQA requirements, pursuant to Section 15311(a), Accessory Structures. The proposed alterations do not present any unusual circumstances that would result in a potentially significant environmental impact.

Attachments
Application
Permit
CEQA Exemption
Plans
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:</th>
<th>1470 Forest Ave, Pacific Grove</th>
<th>APN: 007-641-008</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Description:</td>
<td>1) Reface &amp; repair existing price signs &amp; structure.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>2) Install new panel on the existing canopy, then new signs.</td>
<td></td>
</tr>
<tr>
<td></td>
<td>3) Reface existing building signs.</td>
<td></td>
</tr>
<tr>
<td>Will the project create, add, or replace impervious surface?</td>
<td>☐ Yes</td>
<td>☐ No</td>
</tr>
<tr>
<td>Will the project impact any tree(s) on site?</td>
<td>☐ Yes</td>
<td>☐ No</td>
</tr>
</tbody>
</table>

Applicant

| Name: | Sign Development |
| Phone: | 909-920-5535 |
| Email: | gortega@sdig-signs.com |
| Mailing Address: | 1310 W. 9th St., Upland, CA 91786 |

Owner

| Name: | Toro Oil |
| Phone: | (877) 646-1032 |
| Email: | N/A |
| Mailing Address: | 1470 Forest Ave, Pacific Grove, CA |

Permit Request:

| ☐ CRD: Counter Determination | ☑ SP: Sign Permit | ☐ IHS: Initial Historic Screening | ☐ VAR: Variance |
| ☐ AP: Architectural Permit | ☐ UP: Use Permit | ☐ HPP: Historic Preservation | ☐ MMP: Mitigation Monitoring |
| ☐ AAP: Administrative AP | ☐ AUP: Administrative UP | ☐ A: Appeal | ☐ Stormwater Permit |
| ☐ ADC: Arch Design Change | ☐ ADU: Acc. Dwelling Unit | ☐ TPD: Tree Permit W/ Dev't | ☐ Other: |
| ☐ ASP: Admin Sign Permit | ☐ LLA: Lot Line Adjustment | ☐ EIR: Environmental Impact | ☐ Other: |

CEQA Determination:

| ☑ Exempt | ☐ Initial Study & Mitigated Negative Declaration | ☐ Environmental Impact Report |

Review Authority:

| ☑ Staff | ☐ HRC | ☐ Active Planning Permit |
| ☐ ZA | ☐ PC | ☐ Active Building Permit |
| ☐ SPRC | ☐ CC | ☐ Active Code Violation |
| ☐ ARB | ☐ | Permit #: |

Active Permits:

| ☐ | | |

Overlay Zones:

| ☐ | Butterfly Zone | ☐ Coastal Zone |
| ☐ | Area of Special Biological Significance (ASBS) | ☐ Environmentally Sensitive Habitat Area (ESHA) |

Property Information

| Lot: | 6 |
| Block: | 1 |
| Tract: | Forest Hill |
| ZC: | C-FH |
| GP: | Commercial |
| Lot Size: | 11,089 |

Historic Resources Inventory: ☐  Archaeologically Sensitive Area: ☐

Staff Use Only:

| Received by: | |
| Assigned to: | |

Received: JAN 27 2020

$PAJD

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 "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: 1/27/2020

Owner Signature (Required): __________________________ Date: 1/6/2020

Page 2 of 2

revised 8/16/2018
## Planning Permit Fee Calculation

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<tr>
<td>Appeal</td>
<td></td>
<td>25% of base permit fee or $1,045 whichever is greater plus noticing costs</td>
</tr>
<tr>
<td>Other</td>
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### Additional Fees

<table>
<thead>
<tr>
<th>Description</th>
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<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>General Plan Update Fee</td>
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<td>$62.05</td>
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<tr>
<td>CEQA Exemption Fee</td>
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<td>$278</td>
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<td>Butterfly Buffer Zone</td>
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<td>Coastal Zone</td>
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<tr>
<td>Area of Special Biological Significance</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Environmentally Sensitive Habitat Area</td>
<td></td>
<td></td>
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<tr>
<td>Noticing – Mailings</td>
<td></td>
<td>$5.50</td>
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<td>Noticing – Herald Ad</td>
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<td>Stormwater Fee</td>
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<td>County filing fee</td>
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<td>$51</td>
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</table>

**Total Fees:** $1,687.55

(revised 6/28/2019)
SIGN PERMIT #20-0040
FOR A PROPERTY LOCATED AT 1140 FOREST AVENUE TO ALLOW THE REFACEING OF THREE (3) EXISTING SIGNS AND THE INSTALLATION OF EIGHT (8) NEW SIGNS TO READ “VALERO” IN VARIOUS LOCATIONS AROUND THE PROPERTY.

FACTS
1. The subject site is located at 1140 Forest Avenue, Pacific Grove, 93950 (APN 007-641-008)
2. The subject site has a designation of Forest Hill Commercial on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the C-FH zoning district.
4. The subject site is a 11,089 square foot corner lot.
5. The subject site is developed with the “89” gas station.
6. This project has been determined to be CEQA Exempt under CEQA Guidelines, Section 15311(a), Class 11.

FINDINGS
Per P.G.M.C. 23.70.060(f):
1. The architecture and general appearance of the completed project is compatible with the neighborhood;
   The surrounding area is developed with many service-type businesses, the proposed rebranding of the gas station will not make it appear incompatible.

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 because the project will be improving the subject property;
   The proposed rebranding will not have a negative impact on the neighborhood or impair the desirability for investment.

3. The board has been guided by and has made reference to applicable provisions of the architectural review guidelines in making its determinations on single-family residences.
   N/A.

4. The proposed sign effectively conveys the business identity to the public and possess pleasing elements of design that protect and enhance the architectural character and harmony of the buildings and neighborhood in which it is located.
   The proposed sign effectively conveys the business’ identity and purpose.

PERMIT
Sign Permit #20-0040 to allow the refacing of three (3) existing signs and the installation of eight (8) new signs to read “Valero” in various locations around the property.

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 “Valero”, on file with the Community Development Department dated April 10, 2020 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. **Sign Lighting:** All proposed lighting shall conform with the requirements of PGMC Section 20.04.050(f).

8. **20-Foot Apex:** The signs shall not be located within the 20-foot apex at the corner of the parcels for vehicular safety and visibility.

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.

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 Sign Permit #20-0040 to allow the refacing of three (3) exiting signs and the installation of eight (8) new signs to read “Valero” in various locations around the property.

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 9th DAY OF JUNE, 2020, BY THE FOLLOWING VOTE:

AYES:

NOES:

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.

_______________________________  _______________________
Tora Oil, 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 936950

Project Title: Valero Sign Change

Project Applicant: Gus Ortega

Project Location - Specific:
1140 Forest Ave, between the Fairway Shopping Center and Forest Hill Blvd.

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

Description of Nature, Purpose and Beneficiaries of Project:
Re-facing of existing signs and the addition of new signs to read "Valero" in various locations on the property.

Name of Public Agency Approving Project: City of Pacific Grove
Name of Person or Agency Carrying Out Project: Tora Oil (Owner)

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: 15311(a) - Accessory Structures
☐ Statutory Exemptions. State code number:

Reasons why project is exempt:
The exemption allows for new signage on property. The refacing and construction of new signs pose no significant environmental affect.

Lead Agency
Contact Person: Alex Othon
Area Code/Telephone/Extension: 831-648-3190

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: [Signature] Date: 5/19/2020 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
SITE PLAN

SCALE: 1/32" = 1'-0"

EXISTING SITE

BUILDING

CANOPY

FOREST AVE.

FOREST HILL BLVD.
EXISTING D/F PRICE/ID SIGN

RELAMP EXISTING CABINETS AND TEST.
REFACE EXISTING D/F PRICE/ID SIGN
48.39 sq.ft

SCALE: 3/8" = 1'-0"

4-9-20, FLEET SIGN NOT ALLOWED BY CITY.

8" LED PRICE DIGIT

PAINT EXISTING CABINET, RETAINERS, AND POLE STRUCTURE VALERO LIGHT GRAY
LOWER EXISTING CABINET FROM 14'-0" OVERALL HEIGHT TO 12'-0" FROM GRADE.

EXISTING D/F PRICE/ID SIGN

PAINT EXISTING CABINET, RETAINERS, AND LIGHT STANDARD
VALERO LIGHT GRAY

RELAMP EXISTING CABINETS AND TEST.
REFACE EXISTING D/F PRICE/ID SIGN
18.50 sq.ft

SCALE: 3/8" = 1'-0"

144"
148"
168"
EXISTING NORTH CANOPY ELEVATION

NOTES:
PAINT ALL EXISTING BUMPER POLES AND BOLLARDS VALERO BLUE.
PAINT CANOPY COLUMNS VALERO LIGHT GRAY.
PAINT PREVIOUSLY PAINTED ISLAND CURBS (FACES ONLY) VALERO DARK GRAY.
REMOVE ANY AD SIGNS AND BANNERS ON BUMPER POLES OR CANOPY COLUMNS.
REMOVE EXISTING TRASH AND WASH CADDIES AND INSTALL NEW VALERO TRASH CADDIES.

EXISTING SOUTH CANOPY ELEVATION

NOTES:
PAINT ALL EXISTING BUMPER POLES AND BOLLARDS VALERO BLUE.
PAINT CANOPY COLUMNS VALERO LIGHT GRAY.
PAINT PREVIOUSLY PAINTED ISLAND CURBS (FACES ONLY) VALERO DARK GRAY.
REMOVE ANY AD SIGNS AND BANNERS ON BUMPER POLES OR CANOPY COLUMNS.
REMOVE EXISTING TRASH AND WASH CADDIES AND INSTALL NEW VALERO TRASH CADDIES.
NOTES:
PAINT ALL EXISTING BUMPER POLES AND BOLLARDS VALERO BLUE.
PAINT CANOPY COLUMNS VALERO LIGHT GRAY.
PAINT PREVIOUSLY PAINTED ISLAND CURBS (FACES ONLY) VALERO DARK GRAY.
REMOVE ANY AD SIGNS AND BANNERS ON BUMPER POLES OR CANOPY COLUMNS.
REMOVE EXISTING TRASH AND WASH CADDIES AND INSTALL NEW VALERO TRASH CADDIES.

EXISTING EAST CANOPY ELEVATION

EAST CANOPY ELEVATION
SCALE: 1/8"=1'-0"

INSTALL NEW CANOPY LIGHTS, USE EXISTING CANS.
INSTALLER TO SEAL ALL NEW CANOPY LIGHTS
WASH, PREP, PRIME & PAINT CANOPY CEILING

INSTALL NEW CANOPY LIGHTS, USE EXISTING CANS.
INSTALLER TO SEAL ALL NEW CANOPY LIGHTS
WASH, PREP, PRIME & PAINT CANOPY CEILING

WEST CANOPY ELEVATION
SCALE: 1/8"=1'-0"

INSTALL NEW CANOPY LIGHTS, USE EXISTING CANS.
INSTALLER TO SEAL ALL NEW CANOPY LIGHTS
WASH, PREP, PRIME & PAINT CANOPY CEILING

SQUARE EXISTING CANOPY TO 36" ENGINEERING REQUIRED.
NOTES:
REMOVE AND DISPOSE OF ALL EXISTING AD PANELS, BANNERS AND WINDOW DECALS
PAINT FRONT AND TWO (2) SIDES OF BUILDING EXTERIOR VALERO SAND STONE (DO NOT PAINT BACK)
PAINT FRONT AND TWO (2) SIDES OF BUILDING TRIM SW 7716 OAK CREEK.
PAINT PREVIOUSLY PAINTED BUILDING STONE VALERO SAND.
PAINT ALL EXISTING BUMPER POLES VALERO BLUE
PAINT ALL PREVIOUSLY PAINTED STOREFRONT CURBS (FACES ONLY) VALERO DARK GRAY.
REFACE EXISTING BUILDING SIGN.

SDI TO PROVIDE NEW RETAINERS TO REPLACE MISSING.

RELAMP EXISTING CABINET AND TEST
REFACE EXISTING S/F BUILDING SIGN.
MOLDED FACE, 2nd SURFACE VINYL DECORATION.
34.55 sq.ft.

EXISTING EAST BUILDING ELEVATION

EXISTING NORTH BUILDING ELEVATION

6 OF 7
PAINT BUMPER POLES VALERO BLUE.
PAINT PREVIOUSLY PAINTED GUARD RAILS VALERO LIGHT GRAY.

REMOVE ALL EXISTING AD SIGNS AND AD FRAMES FROM CANOPY COLUMNS.

PAINT PREVIOUSLY PAINTED TRASH ENCLOSURE VALERO SAND.
PAINT PREVIOUSLY PAINTED TRASH ENCLOSURE DOORS VALERO LIGHT GRAY.

PAINT PREVIOUSLY PAINTED LIGHT STANDARDS VALERO LIGHT GRAY.

NO TOUCH EXISTING AIR & WATER MACHINE.
PAINT PREVIOUSLY PAINTED STOREFRONT CURBS SAFETY YELLOW.
NEW DISPENSERS TO BE FACTORY IMAGED

TYPICAL VALERO DISPENSER FOR REFERENCE

SDI TO PROVIDE AND INSTALL BONNETS, AND WARNING DECALS ONLY

EXISTING DISPENSERS

20.88 SF

PUMPTOPPER
AD FRAME

14 1/2"

0.88 sq. ft. x 4ea.

11 1/2"

USE TEMPLATE PROVIDED FOR PLACEMENT

35 3/4"

1.86 sq. ft. x 8ea.

14"

0.31 sq. ft. x 8ea.

61 1/2"

SDI TO PROVIDE AND INSTALL BONNETS, AND WARNING DECALS ONLY

AMERICAN DECALS AND LOGO ON BONNET

CANOPY

BUILDING

FOREST AVE.

EXISTING DISPENSER

20.88 SF

PUMPTOPPER
AD FRAME

14 1/2"

0.88 sq. ft. x 4ea.

11 1/2"

USE TEMPLATE PROVIDED FOR PLACEMENT

35 3/4"

1.86 sq. ft. x 8ea.

14"

0.31 sq. ft. x 8ea.

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14"

0.31 sq. ft. x 8ea.

61 1/2"

SDI TO PROVIDE AND INSTALL BONNETS, AND WARNING DECALS ONLY

AMERICAN DECALS AND LOGO ON BONNET

CANOPY

BUILDING

FOREST AVE.
1. RELAMP EXISTING CABINETS AND TEST. REFACE EXISTING D/F PRICE/ID SIGN
48.39 sq.ft

CABINET CONSTRUCTION: ALUMINUM ILLUMINATION/ELECTRICAL. STANDARD FIGURESCENT COOL WHITE HIGH OUTPUT INTERNAL ILLUMINATION, INTERNAL MAGNETEK BALLASTS (OR EQUAL), UL LABEL AND VISIBLE DISCONNECT SWITCH. ALL ELECTRICAL COMPONENTS TO BE UL LISTED AND APPROVED

FACE MATERIALS: MOLDED POLYCARBONATE CLEAR FACES WITH TRANSLUCENT 3M VINYL SECOND SURFACE DECORATION

FINISH SPECIFICATIONS: SHERWIN WILLIAMS PAINTED, RETAINERS, DIVIDER BARS, POLE AND BASE TO MATCH VALERO LIGHT GRAY

GENERAL NOTE: ALL SIGNAGE TO BE MANUFACTURED AND INSTALLED ACCORDING TO LOCAL AND NATIONAL BUILDING AND ELECTRICAL CODES

2. RELAMP EXISTING CABINETS AND TEST. REFACE EXISTING D/F PRICE/ID SIGN
18.50 sq.ft

Proprietary Information. The information disclosed in this document, including all drawings, designs and related materials, is the valuable and proprietary information of Sign Development Inc. It is provided solely for the purpose of evaluation for purchase and, without the express written authorization of Sign Development Inc., may not be disclosed or duplicated, in whole or in part, for any reason. Sign Development Inc. expressly reserves all patent, copyright and other proprietary rights to this document, including all design, manufacturing, reproduction, use, and resale rights thereof. © 2017 SIGN DEVELOPMENT INC.
WORDMARK & LOGO DETAILS LED ILLUMINATION

 ACM FASCIA WITH ILLUMINATED COPY

POLYCARB CLOUD SIGN ILLUMINATED WHITEOUTLINE AROUND LETTERS ON FACE WITH ILLUMINATED WHITE RETURNS

1 3/8'' x 3 1/4'' 16 GA Galv. Steel Angle

EXISTING CANOPY

NEW ACM PANEL

12" X 1/4" IXV5001 RSG RSG

#12 X 3/4'' TEK SCREWS
(4 TOP, 4 BOTTOM, MINIMUM 8 PER 10' PANEL)

1 3/8'' x 3 1/4'' 16 GA Galv. Steel Angle

POWER SUPPLY

DISCONNECT SWITCH

PRIMARY CIRCUIT

#12 x 1" HEX WASHER HEADDRILL & TAP SMS
(3'-0" TO 4'-0" O.C - ATTACHED TO EXISTING CANOPY BRACES)

#12 X 3/4'' TEK SCREWS
(4 TOP, 4 BOTTOM, MINIMUM 8 PER 10' PANEL)

WORDMARK & LOGO DETAILS LED ILLUMINATION

2'-9'' 3'-6'' 4'-0''
TO: Chair Boyle and Members of the Architectural Review Board
FROM: Alex Othon, Assistant Planner
MEETING DATE: 06/09/2020
SUBJECT: Architectural Permit (AP) 20-0069 for 1208 Surf Avenue (APN 006-012-011).
CEQA: Categorical Exemption, CEQA Guidelines Section 15301, Class I, Existing Facilities

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

BACKGROUND
Site Description
The approximately 9,094 sq. ft. property is located in a neighborhood with similarly sized lots. The property itself slopes to down to the north, away from the street. The lot is currently developed with a 2,317 sq. ft. two-story single-family residence and attached two car garage.

Surrounding Land Uses
The parcel’s immediate vicinity is developed primarily with one- and two-story residences of various architectural styles.

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.

Applicable Zoning Code Regulations
The proposed project is in full compliance with the zoning regulations set forth in PGMC 23.56 (R-1-H). This includes and is not limited to the height limit, allowable site and building coverage, and gross floor area. The allowed Gross Floor Area for this lot is 3,735 sq. ft., when complete the property will have a gross floor area of 3,700 sq. ft. The maximum allowed building coverage for this lot is 3,182 sf, when complete the project will have a building coverage of 1,884 sf. The maximum allowed site coverage is 5,456 sf. When complete, the property will have a site coverage of 2,359 sf, or 25%.
Architecture and Design Considerations
The project will result in a two-story, single-family residence of 3,700 sq. ft. The proposed exterior finishes include hardie panel siding, asphalt shingle roofing, aluminum clad windows, and a glass guard for the rear deck.

The proposed architectural style, layout, and proposed materials assist the project in complying with a variety of the recommendations in the Residential Design Guidelines, including the following:

Guidelines No. 5: Attempt to locate taller sections of buildings where they will not obstruct sunlight to adjacent yards, patios, or rooms.
The proposed addition will be set towards the back of the lot and will not cast shade on to adjoining properties due to its orientation with the sun.

Guidelines No. 7: Second floor balconies and decks should be designed and located to minimize the loss of privacy for neighboring properties.
The proposed deck will be at the rear of the house and far enough from the edges of the property that it will not negatively impact the privacy of existing neighbors. The property to the rear of 1208 Surf will be screened by large trees and brush.

Guideline No. 27: A building should be in scale with its site.
The proposed addition and final residence will not feel out of scale with the site. The proposed alterations do not max out the gross floor area allowed for the site and they are farther inside the lot than the required setback for that area.

Guideline No. 31: Additions should be designed so that the pitch of the new roof matches of complements the pitch of the existing roof lines.
The roof pitch of the proposed additions (3:12) will match the roof lines of the current residence.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
The proposed project qualifies for a Class 1 exemption from CEQA requirements, pursuant to Section 15301(e) – Existing Facilities. The proposed addition 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 listed under §15300.2 of the CEQA Guidelines. Staff finds that none of these exceptions apply and that the proposed project qualifies for the Class 1 exemption.

Attachments
Application
Project Data Sheet
Permit
Notice of Exemption
Plans
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:</th>
<th>1208 Surf Ave Pacific Grove</th>
<th>APN: 006012011000</th>
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<tbody>
<tr>
<td>Project Description:</td>
<td>- REMODELING EXISTING HOUSE</td>
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<tr>
<td></td>
<td>- 992 SQ.FT ADDITION TO EXISTING 1,794 SQ.FT UPDATE WINDOWS, DOORS, FINISHES, PLUMBING, ELECTRICAL AND MECHANICAL</td>
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<td>- MAKE THE HOME MORE ENERGY EFFICIENCY. - 179 ADDITION TO (E)</td>
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<tr>
<td>GARAGE</td>
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Will the project create, add, or replace impervious surface?  ☐ Yes  ☑ No
Will the project impact any tree(s) on site?  ☐ Yes  ☑ No

**Applicant**
Name: Gabriela Navarrete
Phone: 408 8493799
Email: hello@navarrestudio.com
Mailing Address: 1578 Shasta Avenue
San Jose, CA 95125

**Owner**
Name: SAME
Phone: 
Email: 
Mailing Address: 

<table>
<thead>
<tr>
<th>Permit Request:</th>
<th>☐ CRD: Counter Determination</th>
<th>☐ SP: Sign Permit</th>
<th>☐ IHS: Initial Historic Screening</th>
<th>☐ VAR: Variance</th>
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<tr>
<td></td>
<td>☐ AP: Architectural Permit</td>
<td>☐ UP: Use Permit</td>
<td>☐ HPP: Historic Preservation</td>
<td>☐ MMP: Mitigation Monitoring</td>
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<tr>
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<td>☐ AAP: Administrative AP</td>
<td>☐ AUP: Administrative UP</td>
<td>☐ A: Appeal</td>
<td>☐ Stormwater Permit</td>
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<td></td>
<td>☐ ADC: Arch Design Change</td>
<td>☐ ADU: Acc. Dwelling Unit</td>
<td>☐ TPD: Tree Permit W/ Dev't</td>
<td>☐ Other: ____________</td>
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<tr>
<td></td>
<td>☐ ASP: Admin Sign Permit</td>
<td>☐ LLA: Lot Line Adjustment</td>
<td>☐ EIR: Environmental Impact</td>
<td>☐ Other: ____________</td>
</tr>
</tbody>
</table>

**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: [Redacted]
ZC: [Redacted]
Block: [Redacted]
GP: [Redacted]
Tract: [Redacted]
Lot Size: [Redacted]

**Planning Staff Use Only:**
☑ Historic Resources Inventory
☐ Archaeologically Sensitive Area

**Received by:** [Redacted]
**Assigned to:** [Redacted]

**FEB 07 2020**
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

Page 1 of 2

Page 81 of 118
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: ________________

Owner Signature (Required): _________________________ Date: 2/7/20.
## Planning Permit Fee Calculation

<table>
<thead>
<tr>
<th>Permit</th>
<th>Select</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural Permit – Single Family</td>
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<td>$3,052</td>
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<tr>
<td>Administrative Architectural Permit</td>
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<td>Architectural Design Change</td>
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<tr>
<td>Counter Review &amp; Determination – no new square footage</td>
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<td>$212</td>
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<td>Counter Review &amp; Determination – new square footage</td>
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<td>$856</td>
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<td>Initial Historic Screening</td>
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<td>Sign Permit</td>
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<td>Use Permit and Amendments – Single Family</td>
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<tr>
<td>Major Administrative Use Permit</td>
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<td>Administrative Variance and Amendment</td>
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<td>Inquiry Fee</td>
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<td>Historic Preservation Permit</td>
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<td>Accessory Dwelling Unit Permit</td>
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<td>Tree Permit with Development</td>
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<tr>
<td>Appeal</td>
<td></td>
<td>25% of base permit fee or $1,045 whichever is greater plus noticing costs</td>
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<tr>
<td>Other</td>
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## Additional Fees

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<tr>
<th>General Plan Update Fee</th>
<th>5% of Permit Fee</th>
<th>$152.60</th>
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<tr>
<td>CEQA Exemption Fee</td>
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<td>Butterfly Buffer Zone</td>
<td>5% of Permit Fee</td>
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<tr>
<td>Coastal Zone</td>
<td>25% of Permit Fee</td>
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<tr>
<td>Area of Special Biological Significance</td>
<td>5% of Permit Fee</td>
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<td>Environmentally Sensitive Habitat Area</td>
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<td>Noticing – Mailings</td>
<td>$0.55 * (# of Mailings)</td>
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<td>Noticing – Herald Ad</td>
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<tr>
<td>Stormwater Fee</td>
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<tr>
<td>County filing fee</td>
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<td>File maintenance fee</td>
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<td>Other</td>
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**Total Fees:** $3,744.70

Page 1 of 1

revised 6/28/2019
<table>
<thead>
<tr>
<th></th>
<th>REQUIRED/ Permitted</th>
<th>Existing Condition</th>
<th>Proposed Condition</th>
<th>Notes</th>
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<td>Zone District</td>
<td>R-1-H</td>
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<tr>
<td>Building Site Area</td>
<td>9,094sf</td>
<td>9,094sf</td>
<td>9,904sf</td>
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<tr>
<td>Density (multi-family projects only)</td>
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<tr>
<td>Building Coverage</td>
<td>35%</td>
<td>11%</td>
<td>20%</td>
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<tr>
<td>Site Coverage</td>
<td>60%</td>
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<td>Gross Floor Area</td>
<td>3,735sf</td>
<td>2,317sf</td>
<td>3,700sf</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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<td>+1,179sf</td>
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<tr>
<td>Exterior Lateral Wall Length to be demolished in feet &amp; % of total*</td>
<td></td>
<td></td>
<td>___________ fl/ %</td>
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<tr>
<td>Exterior Lateral Wall Length to be built</td>
<td></td>
<td></td>
<td>101'</td>
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<tr>
<td>Building Height</td>
<td>25'</td>
<td>19' 7&quot;</td>
<td>24' 10&quot;</td>
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</tr>
<tr>
<td>Number of stories</td>
<td>2</td>
<td>2</td>
<td>2</td>
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<tr>
<td>Front Setback</td>
<td>15'</td>
<td></td>
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<tr>
<td>West Side Setback (specify side)</td>
<td>10'</td>
<td>20'</td>
<td>20'</td>
<td></td>
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<tr>
<td>East Side Setback (specify side)</td>
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<td>25'</td>
<td>25'</td>
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<tr>
<td>Rear Setback</td>
<td>10'</td>
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<td>22' 11&quot;</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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<td>Uncovered Parking Spaces</td>
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<td>Parking Space Size (Interior measurement)</td>
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<td>Number of Driveways</td>
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<td>Driveway Width(s)</td>
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<td>Back-up Distance</td>
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<td>Eave Projection (Into Setback)</td>
<td>3’ maximum</td>
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<td>0’</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 Setbacks</td>
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<tr>
<td>Fence Heights</td>
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</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. 05/20/2020]
ARCHITECTURAL PERMIT (AP) 20-0069
FOR A PROPERTY LOCATED AT 1208 SURF TO ALLOW THE ADDITION OF 1,383 SQ. FT. TO THE FIRST AND SECOND STORIES OF AN EXISTING 2,317 SQ. FT. TWO STORY, SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE.

FACTS
1. The subject site is located at 1208 Surf Ave, Pacific Grove CA, APN 006-012-011
2. The subject site has a designation of Medium Density Residential (7.3 du/ac) on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1-H zoning district.
4. The subject site is 9,094 square feet.
5. The subject site is developed with a single family dwelling and attached two-car garage.
6. The subject site is in the Area of Biological Significance and the Archaeological Zone.
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-H 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 5, 7, 27 and 31;
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) 20-0069 to allow the addition of 1,383 sq. ft. to an existing 2,317 sq. ft. two story, single-family residence with an attached garage.

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 “Finn Residence” dated 4/23/20, 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. **Archaeology.** If cultural 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.

**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 20-0069 to allow the addition of 1,383 sq. ft. to the first and second stories of an existing 2,317 sq. ft. two story, single-family residence with an attached 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 9th day of June, 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.

Gabriela Navarrete, 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:  Finn Residence Addition

Project Applicant: Gabriella Navarrete

Project Location - Specific:  
1208 Surf Ave, between Coral and Acropolis St.

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

Description of Nature, Purpose and Beneficiaries of Project:  
The addition of 1,383 sf to an existing 2,317 sf two-story, single-family residence with an attached two car garage.

Name of Public Agency Approving Project:  
City of Pacific Grove

Name of Person or Agency Carrying Out Project:  
Gabriella Navarrete

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:  
This exemption allows for sub-10,000 sq. ft. additions so long as the subject property has access to all City services and is not in an environmentally sensitive area. The subject property meets these criteria. The exceptions listed under 15300.2 do not apply.

Lead Agency Contact Person: Alex Othon  
Area Code/Telephone/Extension: 831-648-3190

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
**FINN RESIDENCE**

**PROPOSED SOUTH ELEVATION**

**1**

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

1578 Shasta Avenue
San Jose, CA 95126

(408) 849-3799

www.navarretestudio.com

This drawing & the information enclosed herein is the property of Navarrete Studio 2020.

Finn Residence
Assoc. AIA 304 068 97

Gabriela Navarrete

**MARVIN ULTIMATE COASTAL WINDOWS & DOORS**

Coastal windows and doors are extruded aluminum clad products featuring long-lasting performance and a thermal break that lowers energy consumption. They are designed for coastal conditions and offer durability and resistance to humidity, color change, chalking, and leakage concerns.

Coastal hardware is designed to work seamlessly with windows and doors, including corrosion-resistant hardware such as stainless steel and PVD finishes. Multi-point locks and fasteners are engineered for coastal conditions.

Superior exterior cladding and finishes include high-quality materials such as Fiber Cement, James Hardie, and siding from ASHYRE COLLECTION JAMES HARDIE.

Coastal-grade windows and doors with extruded aluminum cladding will be placed at the front and side of the house, and will be used in the multi-point locking system for durability and performance.

---

** kèo**

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

**4/20 REVISION**

**ISSUE SETS**

A7
This drawing & the information enclosed herein is the property of Navarrete Studio 2020.
FINN RESIDENCE

PROPOSED EAST ELEVATION

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

1. ASPIRE COLLECTION @ JAMES HARDIE
   ARTISAN SHIPLAP SIDING
   WIDTH 10.25 (9 IN EXPOSE)
   TESLA
   SOLAR PANELS
   ASPIRE COLLECTION @ JAMES HARDIE
   REVEAL PANEL WITH RECESS TRIM

2. PROPOSED EAST ELEVATION
   REVISION
   2/20

3. IF THIS DRAWING IS NOT 24"x36" IT HAS BEEN REDUCED; USE GRAPHIC SCALE
   GRAPHIC SCALE

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

5. 4/20 REVISION

6. MARVIN ULTIMATE COASTAL WINDOWS & DOORS
   COASTAL WINDOWS AND DOORS, EXTRUDED ALUMINUM CLAD PRODUCTS, INC.
   ULTIMATE PRODUCT LINE FEATURE AN EXTREMELY DURABLE FLUOROPOLYMER
   PAINT FINISH WITH 70% PVDF. THIS COATING SYSTEM OFFERS OUTSTANDING
   RESISTANCE TO HUMIDITY, COLOR CHANGE, CHALK, GLOSS LOSS AND CHEMICALS.
   DURABLE HARDWARE TO WORK SEAMLESSLY WITH WINDOWS AND DOORS,
   INCLUDING CORROSION-RESISTANT HARDWARE SUCH AS STAINLESS STEEL
   FASTENERS AND FINISHES. COASTAL-GRADE ADJUSTABLE HINGES.

7. SUPERIOR EXTERIOR CLADDING AND FINISH AND SMART DESIGN, THE COASTAL
   WINDOWS AND DOORS IN OUR ULTIMATE PRODUCT LINE ARE AS BEAUTIFUL AS
   THEY ARE STRONG. USE HIGH-QUALITY EXTRUDED ALUMINUM CLADDING. FINISH
   COATING MEETS AAMA 2605 STANDARDS FOR EXTRUDED ALUMINUM—THE
   HIGHEST STANDARD IN THE INDUSTRY.
TO: Chair Boyle and Members of the Architectural Review Board  
FROM: Alex Othon, Assistant Planner  
MEETING DATE: 06/09/2020  
SUBJECT: Architectural Permit (AP) & Administrative Use Permit (AUP) 20-0127 for 37 Companion Way (APN 006-042-001).  
CEQA: Categorical Exemption, CEQA Guidelines Section 15301, Class I, Existing Facilities

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

BACKGROUND
Site Description
The property is approximately 6,539 square feet in size and currently developed with a one-story single-family residence of 2,106 square feet. The subject property is a corner lot on the west side of Companion Way, and abuts Balboa Avenue to the north. The property is in the Area of Special Biological Significance.

Surrounding Land Uses
The property is surrounded by a mix of one-and two-story single-family residences of various architectural styles.

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 and is in compliance with the Residential Medium Density land use designation.

Applicable Zoning Code Regulations
General Plan policies are implemented through the R-1-H zoning district which allows single-family residential development in areas with adequate public services. The proposed project is in compliance with the zoning regulations set forth in PGMC 23.16 (R-1) and 23.56 (R-H) other than the side yard setback, which is addressed through the Administrative Use Permit findings. This includes, but is not limited to, building height, gross floor area and allowable site coverage. The project is in full compliance with the parking standards for residential development in PGMC Section
Architecture and Design Consideration
The proposed remodel will be of a ranch style with a 4.5:12 pitch roof with a height of 23’ 1 ¾”. Exterior finishes include standing seam aluminum roofing, stucco siding, stone veneers along the front of the home, and new vinyl windows. The proposed second story decks will have a stucco railing, except for the southern portion adjacent the stairs which will use a wood rail. The proposed addition will only be accessed via an exterior staircase on the southern elevation. No interior staircases are proposed as a part of the addition.
When finished the home will be in general conformance with a number of City of Pacific Grove Design Guidelines, including;

Guideline No. 7: Second floor balconies and decks should be designed and located to minimize the loss of privacy for neighboring properties.
The proposed second floor decks will face north towards the ocean and west towards the street and will have no views down into a majority of the surrounding lots.

Guideline No. 9: Attempt to preserve some portion of neighbors’ views by carefully positioning or limiting the width, depth, or height of proposed building elements.
The proposed addition does not go up to the maximum allowed height in the zoning district and is sufficiently setback on the lot to preserve as much view shed as possible.

Guideline No. 16: An effort should be made to preserve significant public view corridors.
The addition is setback far from Companion Way and will not affect the view of the bay as you look down the street.

Guideline No. 28: An addition should complement and balance the overall form, mass, and composition of the existing building.
By setting the addition to the rear of the existing home the addition will not overwhelm the existing house and will complement the existing form and composition of the current structure.

Landscape & Lighting
The project includes landscaping and exterior lighting as shown on the plans. In conformance to the Design Guidelines, all exterior lighting fixtures shall conform to Architectural Design Guidelines #10-12.

ENVIRONMENTAL REVIEW
The project qualifies for Class 1 and CEQA exemptions from CEQA requirements, pursuant to Section 15310(l) – Existing Facilities. The proposed construction does not present any unusual circumstances that would result in a potentially significant impact to the environment. The proposed residence will not have a substantial adverse impact, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

This Class of exemption is subject to exceptions 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 applies and that the proposed project qualifies for the Class 1 and 3 exemptions.
Project Address: 311 Companion Way, Pacific Grove
Project Description: REMODEL OF (E) SINGLE-STORY SFR, UPPER LEVEL ADDITION (800 SF) WITH EXTERIOR STAIR ACCESS, SOLAR PANELS ON THE UPPER LEVEL ROOF

Will the project create, add, or replace impervious surface? □ Yes □ No
Will the project impact any tree(s) on site? □ Yes □ No

Applicant
Name: Anatoly Ostretsov (AO Design)
Phone: 831-682-1331
Email: anatoly@aoarchdesign.com
Mailing Address: P.O. Box 2272
Monterey, CA 93942

Owner
Name: M.J. Becker
Phone: 415-270-5491
Email: mj@1979.com
Mailing Address: 635 Northstar Ct.
Boulder, CO 80304

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 Monitorir
□ Stormwater Permit
□ Other: ________
□ Other: ________

CEQA Determination:
X Exempt
□ Initial Study & Mitigated Negative Declaration
□ Environmental Impact Report

Review Authority:
□ Staff
□ ZA
□ SPRC
□ ARB
□ HRC
□ PC
□ CC

Active Permits:
□ Active Planning Permit
□ Active Building Permit
□ Active Code Violation Permit #:

Property Information
Lot: __________
Block: __________
Tract: PG Beach Tract
ZC: R-1-H
GP: MD to 7.3du
Lot Size: 6,539 ±

□ Historic Resources Inventory
□ Archaeologically Sensitive Area

Staff Use Only:
Received by: __________
Assigned to: __________

CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT
MAR 02 2020

Page 102 of 118
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 Indemnities 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.
### Planning Permit Fee Calculation

<table>
<thead>
<tr>
<th>Permit</th>
<th>Select</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>Architectural Permit – Single Family</td>
<td>☒</td>
<td>$3,052</td>
</tr>
<tr>
<td>Administrative Architectural Permit</td>
<td></td>
<td>$1,469</td>
</tr>
<tr>
<td>Architectural Design Change</td>
<td></td>
<td>$1,469</td>
</tr>
<tr>
<td>Counter Review &amp; Determination – no new square footage</td>
<td></td>
<td>$212</td>
</tr>
<tr>
<td>Counter Review &amp; Determination – new square footage</td>
<td></td>
<td>$856</td>
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<tr>
<td>Initial Historic Screening</td>
<td></td>
<td>$452</td>
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<tr>
<td>Sign Permit</td>
<td></td>
<td>$2,241</td>
</tr>
<tr>
<td>Administrative Sign Permit</td>
<td></td>
<td>$1,241</td>
</tr>
<tr>
<td>Use Permit and Amendments – Single Family</td>
<td></td>
<td>$1,832</td>
</tr>
<tr>
<td>Major Administrative Use Permit</td>
<td></td>
<td>$1,184</td>
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<tr>
<td>Minor Administrative Use Permit</td>
<td></td>
<td>$1,199</td>
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<tr>
<td>Variance and Amendment</td>
<td></td>
<td>$2,548</td>
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<tr>
<td>Administrative Variance and Amendment</td>
<td></td>
<td>$1,425</td>
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<tr>
<td>Inquiry Fee</td>
<td></td>
<td>$334</td>
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<tr>
<td>Historic Preservation Permit</td>
<td></td>
<td>$1,735</td>
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<tr>
<td>Accessory Dwelling Unit Permit</td>
<td></td>
<td>$1,783</td>
</tr>
<tr>
<td>Tree Permit with Development</td>
<td></td>
<td>$272</td>
</tr>
<tr>
<td>Appeal</td>
<td></td>
<td>25% of base permit fee or $1,045 whichever is greater plus noticing costs</td>
</tr>
<tr>
<td>Other</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Additional Fees

| General Plan Update Fee          | 5% of Permit Fee | ☒ | 152.60 |
| CEQA Exemption Fee               | $278             | ☒ | 278.00 |
| Butterfly Buffer Zone            | 5% of Permit Fee | ☒ |        |
| Coastal Zone                     | 25% of Permit Fee | ☒ |        |
| Area of Special Biological Significance | 5% of Permit Fee | ☒ | 152.60 |
| Environmentally Sensitive Habitat Area | 15% of Permit Fee | ☒ |        |
| Noticing – Mailings              | $0.55 * (# of Mailings) | ☒ | 5.50   |
| Noticing – Herald Ad             | $349             | ☒ |        |
| Stormwater Fee                   | Varies           | ☒ | 51.00  |
| County filing fee                | Varies           | ☒ | 51.00  |
| File maintenance fee             | Varies           | ☒ |        |
| Other                           | Varies           | ☒ |        |

**Total:** $3,742.70
<table>
<thead>
<tr>
<th>Parameter</th>
<th>Required/ Permitted</th>
<th>Existing Condition</th>
<th>Proposed Condition</th>
<th>Notes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zone District</td>
<td>R-1-1HF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Site Area</td>
<td>6,862 SF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Density (multi-family projects only)</td>
<td>35%</td>
<td>2,402</td>
<td>2,114</td>
<td></td>
</tr>
<tr>
<td>Building Coverage</td>
<td>4,117</td>
<td></td>
<td></td>
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</tr>
<tr>
<td>Site Coverage</td>
<td>3,166</td>
<td>2,106</td>
<td>2,906</td>
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</tr>
<tr>
<td>Gross Floor Area</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Square Footage not counted towards Gross Floor Area</td>
<td>19</td>
<td>19</td>
<td>PORCH</td>
<td></td>
</tr>
<tr>
<td>Impervious Surface Area Created and/or Replaced</td>
<td></td>
<td></td>
<td>225</td>
<td></td>
</tr>
<tr>
<td>Exterior Lateral Wall Length to be demolished in feet &amp; % of total*</td>
<td>0</td>
<td>0</td>
<td>0%</td>
<td></td>
</tr>
<tr>
<td>Exterior Lateral Wall Length to be built</td>
<td>126 LF</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Building Height</td>
<td>2.5</td>
<td>17'-4&quot;</td>
<td>23'-2&quot;</td>
<td></td>
</tr>
<tr>
<td>Number of stories</td>
<td>2</td>
<td>1</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Front Setback</td>
<td>15'-1&quot;</td>
<td>18'-1&quot;</td>
<td>18'-1&quot;</td>
<td>30'-1&quot; SECOND STORY</td>
</tr>
<tr>
<td>LEFT Side Setback (specify side)</td>
<td>10'</td>
<td>14'-4&quot;</td>
<td>14'-4&quot;</td>
<td>38'-8&quot; SECOND STORY</td>
</tr>
<tr>
<td>RIGHT Side Setback (specify side)</td>
<td>7'-10&quot;</td>
<td>6'-11&quot;</td>
<td>3'-2&quot;</td>
<td>3'-6&quot; MIN W/ USE PERMIT (23', 16', 06'-0&quot;(B)(1))</td>
</tr>
<tr>
<td>Rear Setback</td>
<td>10'</td>
<td>23'-10&quot;</td>
<td>23'-10&quot;</td>
<td></td>
</tr>
<tr>
<td>Garage Door Setback</td>
<td>20'</td>
<td>18'-1&quot;</td>
<td>18'-1&quot;</td>
<td></td>
</tr>
<tr>
<td>Covered Parking Spaces</td>
<td>1</td>
<td>2</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>Uncovered Parking Spaces</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking Space Size (Interior measurement)</td>
<td>9' x 20'</td>
<td>9' x 20.5</td>
<td>9' x 19.3</td>
<td></td>
</tr>
<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>16'-9&quot;</td>
<td>16'-9&quot;</td>
<td></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></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Distances Between Eaves &amp; Property Lines</td>
<td>3' minimum</td>
<td></td>
<td></td>
<td>NO CHANGES</td>
</tr>
<tr>
<td>Open Porch/Deck Projections</td>
<td></td>
<td>2'5&quot;</td>
<td>2'5&quot;</td>
<td>STEPS IN FRONT SETBACK</td>
</tr>
<tr>
<td>Architectural Feature Projections</td>
<td></td>
<td>N/A</td>
<td>N/A</td>
<td></td>
</tr>
<tr>
<td>Number &amp; Category of Accessory Buildings</td>
<td>SHED</td>
<td>SHED</td>
<td>EXISTING</td>
<td></td>
</tr>
<tr>
<td>Accessory Building Setbacks</td>
<td>2'</td>
<td>2'</td>
<td>REAR (EXISTING)</td>
<td></td>
</tr>
<tr>
<td>Distance between Buildings</td>
<td>16'-6&quot;</td>
<td>16'-6&quot;</td>
<td>EXISTING</td>
<td></td>
</tr>
<tr>
<td>Accessory Building Heights</td>
<td>8' (?)</td>
<td>8 (?)</td>
<td>EXISTING</td>
<td></td>
</tr>
<tr>
<td>Fence Heights</td>
<td>6'</td>
<td>6'</td>
<td>EXISTING</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) & ADMINISTRATIVE USE PERMIT (AUP) 20-0127 TO ALLOW AN 800 SQUARE FOOT SECOND-STORY ADDITION TO AN EXISTING 2,106 SQUARE FOOT ONE-STORY SINGLE-FAMILY RESIDENCE. AN ADMINISTRATIVE USE PERMIT IS REQUIRED TO ALLOW THE CONSTRUCTION OF AN EXTERIOR STAIRCASE AND CONCRETE LANDING WITHIN A REQUIRED SIDE YARD SETBACK.

FACTS
1. The subject site is located at 37 Companion Way, Pacific Grove, 93950 APN 006-042-001
2. The subject site has a designation of Medium Density Residential (7.3 du/ac) on the adopted City of Pacific Grove General Plan Land Use Map.
3. The project site is located in the R-1-H zoning district.
4. The subject site is 6,539 square feet.
5. The subject site is developed with a single family dwelling and attached garage.
6. 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-H 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 7, 9, 16, and 28;
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.

AUP FINDINGS
1. The proposed use is allowed with a use permit within the applicable zoning district and complies with all applicable provisions of these regulations;
2. The proposed use is consistent with the general plan, the local coastal program, and any applicable specific plan;
3. The establishment, maintenance, or operation of the use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed use;
4. The use, as described and conditionally approved, will not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the city; and
5. The location, size, design, and operating characteristics of the proposed use are compatible with the existing and future land uses in the vicinity.

PERMIT
Architectural Permit (AP) and Administrative Use Permit (AUP) 20-0127 to allow a second-story addition of 800 square feet to an existing 2,106 square foot one-story single-family residence. An Administrative Use Permit is required to allow the construction of an exterior staircase and concrete landing.
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 “McGovern + Hinshaw Addition” dated 8/19/19, 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. **Curbs and sidewalks.** Install curbs and sidewalks along all public street frontages.

8. **Lighting.** All exterior lighting must conform to Architectural Review Guidelines Nos. 10,11,12

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. **Archaeology.** If cultural 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.

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/AUP 20-0127 to allow an 800 square foot second story addition to an existing 2,106 square foot one-story, single-family residence.

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 9th day of June, 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.

_______________________________
MJ Decker, Owner

_______________________________
David Brooke, Owner

Page 3 of 3
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 Avenue
    Pacific Grove, CA 93950

(Project Location - Specific):
37 Companion Way, between Balboa and Del Monte Aves

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

Description of Nature, Purpose and Beneficiaries of Project:
Addition of a new 800 square foot second story to an existing 2,106 square foot one-story single-family residence.

Name of Public Agency Approving Project: City of Pacific Grove
Name of Person or Agency Carrying Out Project: Anatoly Ostretsov, Applicant

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 addition is less than 50% of the existing home and poses no significant negative impact to the environment.

Lead Agency
Contact Person: Alex Othon
Area Code/Telephone/Extension: 831-648-3185

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.
THE RESIDENCE AT 37 COMPANION WAY

37 COMPANION WAY PACIFIC GROVE, CA 93950

APN: 006-042-001

ANATOLY OSTRETSOV
DESIGNER

1342 PO BOX 2272
MONTEREY, CA 93942
(831) 682-1331
anatoly@aoarchdesign.com

GENERAL ROOF NOTES

1. 10'×10' DECK ON SOUTH SIDE OF BUILDING.
2. ROOF DOWNSTAIRS TO BE TILED.
3. ROOF UPSTAIRS TO BE SLATE.
4. ROOF UPSTAIRS TO HAVE EXISTING ROOF GUTTERS.
5. ROOF DOWNSTAIRS TO HAVE EXISTING ROOF GUTTERS.
6. ALL ROOF NOTES TO BE APPLIABLE TO ROOF GUTTERS.

REVISIONS:

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DESIGNER

1. 10'×10' DECK ON SOUTH SIDE OF BUILDING.
2. ROOF DOWNSTAIRS TO BE TILED.
3. ROOF UPSTAIRS TO BE SLATE.
4. ROOF UPSTAIRS TO HAVE EXISTING ROOF GUTTERS.
5. ROOF DOWNSTAIRS TO HAVE EXISTING ROOF GUTTERS.
6. ALL ROOF NOTES TO BE APPLIABLE TO ROOF GUTTERS.