NOTICE OF MEETING

CITY OF PACIFIC GROVE

ARCHITECTURAL REVIEW BOARD

REGULAR MEETING AGENDA

Tuesday, August 11, 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 ALLOWING FOR A DEVIATION OF TELECONFERENCE RULES REQUIRED BY THE BROWN ACT.

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AGENDA

CALL TO ORDER

1. **APPROVAL OF AGENDA**

2. **BOARD 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.

5. 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.

REGULAR AGENDA

6. 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. 20-0302 for 528 Beaumont Avenue (APN 006-686-007)

Description: An Architectural Permit (AP 20-0302) for a 241 sq. ft. addition to the rear of the existing residence and a small expansion to an existing second-story balcony located at 528 Beaumont Ave.

Zone District/General Plan Designation: R-1 / Medium Density Residential

Coastal Zone: No

Historic Resources Inventory: No

CEQA: Categorical Exemption, CEQA Guidelines 15331, Historical Resources Restoration/Rehabilitation

Recommended Action: Approve Architectural Permit 20-0302 subject to findings, conditions of approval, and Class 1 and 31 CEQA exemptions.

Reference: Alyson Hunter, AICP, Senior Planner

B. Architectural Permit (AP) No. 20-0236 for 1031 Shell Avenue (APN 006-026-016)

Description: The demolition of an existing 1,502 sq. ft. one-story, single family residence, and the construction of a new 2,545 sq. ft. two-story, single-family residence with an attached 1000 sq. ft. basement ADU.

Zone District/General Plan Designation: R-1 / Medium Density Residential (up to 7.3 du/ac)

Coastal Zone: No

Historic Resources Inventory: No

CEQA: Categorical Exemption, CEQA Guidelines Section 15303, Class 3, Construction or Conversion of Small Structures

Recommended Action: Approve the project subject to the recommended findings, conditions of approval and Class1 and 3 CEQA exemptions.

Reference: Alex Othon, Assistant Planner

C. Architectural Permit (AP) and Tree Permit with Development (TPD) No. 20-0169 for 415 11th Street (APN 006-493-010)

Description: The proposed project includes the development of a new two-story 1,780 sq.ft. single-family residence with a 441 sq. ft. accessory dwelling unit above a new 420 sq. ft. detached garage and removal of three (3) oak trees and two (2) black acacia trees on a vacant undeveloped lot.

Zone District/General Plan Designation: Residential District (R-1) / Medium Density Residential (7.3 du/acre)

Coastal Zone: No

Historic Resources Inventory: No

CEQA: Categorical Exemption, CEQA Guidelines Section 15303, Class 3, Construction or Conversion of Small Structures

Recommended Action: Approve the Architectural Permit and Tree Permit with Development subject to the recommended findings, conditions of approval, Section 15303(a), Class 3, New Residential Development.

Reference: Laurel O'Halloran, Associate Planner

D. Architectural Permit (AP) No. 20-02131256 for Surf Avenue (APN 006-011-007).

Description:
An Architectural Permit to allow the renovation and addition to an existing 2,741 sq. ft. single-family two-story residence including a garage expansion for a total proposed floor area of 3,334 sq. ft. The proposed project consists of 180 sq. ft. addition on the main level, a 275 sq. ft. garage expansion and 138 sq. ft. addition to the upper level including a new 9'-0" x 20' -0" deck.

Zone District/General Plan Designation: Residential District (R-1) / Medium Density Residential (7.3 du/acre)

Coastal Zone: No

Historic Resources Inventory: 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

E. Sign Permit (SP) No. 20-0040 for 1140 Forest Avenue (APN 007-641-008)

Description: Sign Permit (SP) Application #20-0040 to allow for the refacing of three (3) existing signs and the installation of eight (8) new signs, to read “Valero” to be installed in various locations around the property.

Zone District/General Plan Designation: C-FH / Commercial Forest Hill

Coastal Zone: No

Historic Resources Inventory: 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, 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."

Reference: Alex Othon, Assistant Planner

7. **UNFINISHED AND ONGOING BUSINESS**

8. **DISCUSSION ITEM(S)**

Next Meeting – October 13, 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.

CITY OF PACIFIC GROVE

300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO:	Chair Boyle and Members of the Architectural Review Board
FROM:	Alyson Hunter, AICP, Senior Planner
MEETING DATE:	08/11/2020
SUBJECT:	Architectural Permit (AP) No. 20-0302 for 528 Beaumont Avenue (APN 006-686-007)
CEQA:	Categorical Exemption, CEQA Guidelines 15331, Historical Resources Restoration/Rehabilitation

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RECOMMENDATION

Approve Architectural Permit 20-0302 subject to findings, conditions of approval, and Class 1 and 31 CEQA exemptions.

PROJECT DESCRIPTION

An Architectural Permit (AP 20-0302) for a 241 sq. ft. addition to the rear of the existing residence and a small expansion to an existing second-story balcony located at 528 Beaumont Ave.

BACKGROUND

An Architectural Permit (AP 20-0302) application was submitted for a 241 sf rear addition to the main floor of an existing two-story residence. There is a small basement (144 sf) in the northwest corner of the house with a 7' ceiling, but for the purposes of this discussion, the main and upper floors will be referred to as the first and second stories as they are the only floors occupied by conditioned living area. The project also includes the minor expansion of an existing second-story balcony. Both proposed modifications are located on the rear of the building. Although the property is not on the Historic Resources Inventory (HRI), the Spanish-style home built circa 1930, has been reviewed by a qualified architectural historian and found to be a potential historic resource. A Phase II Historic Assessment (Seavey, April 2020) was prepared and is included in this report. The Assessment analyzed the proposed project and found that it complies with the Secretary of the Interior's Standards for Rehabilitation and, therefore, qualifies for a Class 31, Sec. 15331, CEQA exemption for *Historical Resource Restoration/Rehabilitation*. The minor addition also qualifies for a Class 1, Sec. 15301, CEQA exemption for *Minor Modifications*.

DISCUSSION

The approximately 7,841 sq. ft. lot is currently developed with a 2,793 sq. ft. two-story residence, a detached garage, and a shed. The garage is located at the rear of the property and is accessed by a driveway off Beaumont Ave. The project proposes a 241 sq. ft. addition off the rear of the house at the first floor which is elevated above ground level due to a mild slope and a 144 sq. ft. basement with crawl space. The elevated patio will be approximately 7' above grade, roughly coterminous with the plate between the small basement and the main floor. The patio will include new stairs down to the yard and garage beyond. Also included in the project is a modest expansion to the existing second-story balcony off the northwest corner of the house. The balcony will be expanded to the east or toward the center of the home, away from the westerly property line. The top of the railing will be approximately 18' above ground level.

The project meets the development standards of the R-1 zoning district including, but not limited to, Gross Floor Area and lot coverage. The proposed addition will result in a GFA of 2,793 sf (max. allowed is 3,494 sf) and lot coverage of 3,265 sf (max. allowed is 3,875 sf). The GFA includes the small basement.

In designing the project, the applicant considered the following **Architectural Review Guidelines**:

No. 7 Second floor balconies and decks should be designed and located to minimize the loss of privacy for neighboring properties.

As mentioned, the small expansion of the existing balcony will be to the east or away from the neighboring property line and will continue to be obscured by the westerly neighbor's mature oak tree that overhangs the applicant's property. The new outdoor patio off the proposed first-floor addition will be approximately 144 sq. ft. in size and will be located in the center of the house, equally distance from either side property line.

Nos. 10 - 12 Outdoor lighting shall be positioned so that no direct light extends offsite, exterior lighting shall be unobtrusive, and fixtures should be compatible with project design.

No outdoor lighting is proposed as part of this permit, but these requirements have been included as a standard condition of approval.

No. 28 An addition should complement and balance the overall form, mass, and composition of the existing building.

The 7' 4" deep addition is complimentary to the form, mass, and composition of the existing building in that it will be located off the rear of the building and located in the center of the existing rear massing. The addition's clay barrel tile roof and roof pitch will match the existing roof style and materials and openings will be off similar size to the doors and windows elsewhere on the existing home.

No. 38 Exterior materials should be compatible with those that predominate in the neighborhood.

The project proposes to use stucco, red clay tile roofing, wood sash windows and black wrought iron railings which will not only match the existing materials on the home, but are materials commonly found on the Spanish style homes throughout this neighborhood and Pacific Grove.

Appendix 1 - Historic resources. Additions to historic buildings should be designed to preserve, as much as possible, the scale and overall character of the original structure.

Although the property is not on the HRI, it is potentially eligible for the Inventory. For this reason, the ARB may consider design guidelines from Appendix 1. The addition, being located at the rear of the

home and compatible in design and character to the existing home meets these guidelines. The facade and other character defining features identified in the Historic Assessment (Seavey, April 2020) will be substantially preserved.

California Environmental Quality Act (CEQA) - the project qualifies for two exemptions, Class 1, Sec. 15301(e), for minor modifications to existing single-family residences, and Class 31, Sec. 15331, for rehabilitation projects effecting historic resources that meet the Secretary of the Interior's Standards. The project does not fall under any exceptions to these exemptions as described in Sec. 15300.2 of the CEQA guidelines, including (f) which excepts a project if it will have a substantial adverse effect on a historic resource. As described, the project meets the Secretary of the Interior's Standards for Rehabilitation and, therefore, is not excepted from the use of the Class 31 exemption.

Attachments

Application / Project Data Sheet

Draft Permit

Notice of Exemption

Phase II Historic Assessment

Plan Set

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 20-0302
Date: 6-30-20
Total Fees: $3,464.70

APPLICANT/OWNER:

Project Address: 528 BEAUMONT AVE. APN: 006-686-007

Project Description: ONE-STORY ADDITION TO AN EXISTING TWO-STORY RESIDENCE. INTERIOR REMODEL OF EXISTING RESIDENCE. NEW REAR PATIO, STAIRS, TRELLIS.

Will the project create, add, or replace impervious surface? ☒ Yes ☐ No

Will the project impact any tree(s) on site? ☐ Yes ☒ No

Applicant	Owner
Name: TERRY LATASA	Name: JOSH & ANN KROLL
Phone: 649.1012	Phone: 601.7055
Email: TLATASA@SBCGLOBAL.NET	Email: ANN.FREY@GMAIL.COM
Mailing Address: 930 HARRISON ST. MONTEREY, CA 93940	Mailing Address: 528 BEAUMONT AVE PACIFIC GROVE, CA 93950

PLANNING STAFF USE ONLY:

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
- ☐ ZA
- ☐ SPRC
- ☒ ARB
- ☐ HRC
- ☐ PC
- ☐ CC
- ☐ _____

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: 3 Block: 1 Tract: COUNTRY CLUB HTS.

ZC: _____ GP: _____ Lot Size: 7,750.

☐ Historic Resources Inventory ☐ Archaeologically Sensitive Area

R FOCUSED TRACK II HISTORIC ASSM'T ATTACHED

Staff Use Only:

Received by: _____

Assigned to: _____

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), the National Environmental Policy Act (NEPA), or the CA Coastal Act.

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: Terry Tatman **Date:** 5.29.2020

Owner Signature (Required): Phillip Jon Kroll **Date:** May 29/20

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/cdd

Application # AP 20-0302

Planning Permit Fee Calculation

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

Additional Fees

General Plan Update Fee	**5% of Permit Fee**	☒	$152.60
CEQA Exemption Fee	**$278**	☐	
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	☐	
County filing fee	Varies	☒	$51.00
File maintenance fee	Varies	☒	$51.00
Other	Varies	☐	

Total Fees: $3,464.70

revised 6/28/2019

PROJECT DATA SHEET

Project Address: 528 BEAUMONT AVE **Submittal Date:** MAY 29, 2020

Applicant(s): TERRY LATASA **Permit Type(s) & No(s):** AP

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R1	–	–	
Building Site Area	7,841	–	–	
Density (multi-family projects only)	–	–	–	
Building Coverage	3,100	1,660	241	
Site Coverage	3,875	3,265	241	
Gross Floor Area	3,494	2,793	241	
Square Footage not counted towards Gross Floor Area	–	–	–	
Impervious Surface Area Created and/or Replaced		241	241	
Exterior Lateral Wall Length to be demolished in feet & % of total*		154	30 ft/ 19.5%	
Exterior Lateral Wall Length to be built			48 FT.	
Building Height	25'	28'	18'	
Number of stories	2	2	1	
Front Setback	15'	20'	20'	
WEST Side Setback (specify side)	6.2'	13'	13'	
EAST Side Setback (specify side)	6.2'	12'	15'	
Rear Setback	10'	65'	58.5'	
Garage Door Setback	20'	6.5'	6.5'	ON ALLEY
Covered Parking Spaces	1	2	2	EXISTING
Uncovered Parking Spaces	1	2	2	EXISTING
Parking Space Size (Interior measurement)	9' x 20'	9 x 20	9 x 20	"
Number of Driveways	1	1	1	
Driveway Width(s)	14' MAX	8'	8'	EXISTING
Back-up Distance				
Eave Projection (Into Setback)	3' maximum	–	–	
Distances Between Eaves & Property Lines	3' minimum	–	–	
Open Porch/Deck Projections	–	–	–	
Architectural Feature Projections	–	–	–	
Number & Category of Accessory Buildings	2	2	2	
Accessory Building Setbacks GARAGE SHED		5' SIDE, 6.5' REAR ~~0' SIDE, 0' REAR~~		EXIST. GARAGE & SHED
Distance between Buildings		40'-6"	33'	
Accessory Building Heights	12'	10'	10'	EXISTING
Fence Heights	6'	6'	6'	EXISTING

**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]

CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • www.cityofpacificgrove.org/cedd

ARCHITECTURAL PERMIT (AP) NO. 20-0302 FOR A PROPERTY LOCATED AT 528 BEAUMONT AVE. TO ALLOW A 241 SF. 1st FLOOR ADDITION AND SMALL EXPANSION OF AN EXISTING 2nd STORY BALCONY AT THE REAR OF AN EXISTING TWO-STORY SINGLE-FAMILY RESIDENCE.

FACTS

1. The subject site is located at 528 Beaumont Ave., Pacific Grove, CA 93950 (APN 006-686-007)
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 project site is located in the R-1 zoning district.
4. The subject site is approximately 7,750 square feet (sf).
5. The subject site is developed with a two-story, single-family residence of approximately 2,325 sf and a detached garage of approximately 324 sf.
6. The subject site is located in the Area of Special Biological Significance (ASBS), but is not in the Coastal zone or within the Butterfly Habitat area.
7. The single-family residence is not included on the Historic Resources Inventory (HRI), but is considered potentially eligible for the HRI per the Phase II Historic Assessment prepared by a qualified architectural historian (Seavey, April 2020). It is the professional opinion of the historian that the proposed rear addition is in compliance with the Secretary of the Interior's Standards for Rehabilitation and would not create a significant adverse effect on the environment.
8. This project has been determined to be CEQA Exempt under CEQA Guidelines Sections 15301 and 15331 pertaining to Minor Additions and Historical Resources Restoration/Rehabilitation.

FINDINGS – PGMC § 23.70.060(f)

Findings Required for Approval. The Board shall determine from the materials submitted whether:

1. The architecture and general appearance of the completed project are compatible with the neighborhood;
2. The completed project will neither be detrimental to the orderly and harmonious development of the city nor impair the desirability of investment or occupation in the neighborhood; and
3. The Board has been guided by and has made reference to applicable provisions of the architectural review guidelines in making its determinations on single-family residences.

The proposed minor addition to the rear of the residence will be of complimentary design and materials to the existing home. The small expansion to the existing second floor balcony overlooking the rear yard, in concert with the first floor addition below, will be compatible with the eclectic architectural styles of the Hillcrest Neighborhood. The project will not be detrimental to the orderly and harmonious development of the city nor to the desirability of the neighborhood. The project particularly adheres to architectural guidelines #7, #10-12, #28, and #38, including *Appendix I* pertaining to historic buildings.

PERMIT

Architectural Permit (AP) 20-0302

THE APPROVAL OF THE PERMIT IS SUBJECT TO THE FOLLOWING CONDITIONS OF APPROVAL:

1. **Permit Expiration.** This permit shall expire and be null and void if a building permit has not been applied for within two (2) years from and after the date of approval. Application for extension of this approval must be made prior to the expiration date.

2. **Construction Compliance.** All construction must occur in strict compliance with the proposal as set forth in the application, subject to any special conditions of approval herein. Any deviation from approvals must be reviewed and approved by staff, and may require Architectural Review Board approval.

3. **Terms and Conditions**. These terms and conditions shall run with the land, and it is the intention of the CDD Director and the Permittee to bind all future owners and possessors of the subject property to the terms and conditions, unless amended. Amendments to this permit may be achieved only if an application is made and approved, pursuant to the Zoning Code.

4. **Public Works, Fire and Building.** Review and approval by the Public Works, Fire and Building Departments are required prior to issuance of a building permit. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.

5. **Conformance to Plans.** Development of the site shall conform to approved plans for "Addition & Remodel for Kroll Residence" dated June 30, 2020 (as revised), on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes. Any change to the approved plan(s) is subject to review by the CDD and may require an addendum to the Phase II Historic Assessment (Seavey, April 2020).

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. **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.

8. **Archeology**. 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.

9. **Outdoor Lighting.** Any new outdoor lighting shall adhere to Architectural Guidelines Nos. 10 – 12.

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

1. The Board determines that each of the Findings set forth above is true and correct, and by this reference incorporates those Findings as an integral part of this Permit.

2. The Board authorizes Approval of AP 20-0302 to allow the development of a 241 sf. rear, single-story addition and small expansion of the existing second-story balcony.

3. This permit shall become effective upon the expiration of the 10-day appeal period.

4. This permit shall not take effect until the owner acknowledges and agrees to all terms and conditions and agrees to conform to and comply with those terms and conditions.

   Passed and adopted at a regular meeting of the Architectural Review Board of the City of Pacific Grove on the 11th day of August, 2020 by the following vote:

   AYES:

   NOES:

   ABSTENTIONS:

   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.

_____ _____

Josh & Ann Kroll, Owner Date

Print Form

Notice of Exemption

Appendix E

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: Kroll Addition (AP 20-0302)

Project Applicant: Terry Latasa for Josh & Ann Kroll

Project Location - Specific:
528 Beaumont Ave.

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

Description of Nature, Purpose and Beneficiaries of Project:
A 241 sf addition and small expansion of an existing second-story balcony on the rear of an existing two-story single-family residence.

Name of Public Agency Approving Project: City of Pacific Grove

Name of Person or Agency Carrying Out Project: Josh & Ann Kroll

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 and 15331
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:
The project consists of a small addition to the rear of an existing single family residence that is consistent with the Secretary of the Interior's Standards for Rehabilitation.

Lead Agency Contact Person: Alyson Hunter, AICP Area Code/Telephone/Extension: 831-648-3127

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: August 12, 2020 Title: Sr. 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

KENT L. SEAVEY
310 LIGHTHOUSE AVENUE
PACIFIC GROVE, CALIFORNIA 93950
(831) 375-8739

April 28, 2020

Josh & Ann Kroll
628 Beaumont Avenue
Pacific Grove, CA 93950

Dear Mr.& Mrs. Kroll:

Introduction:

This Focused Track II Historic Assessment of proposed alterations to your residential property, located at 628 Beaumont Ave. (APN# 006-686-007) in Pacific Grove, is for the works consistency with the *Secretary of the Interior's Standards for the Treatment of Historic Properties,* required by both the California Environmental Quality Act (CEQA) and the City of Pacific Grove (see DPR 523, photos, plans & drawings provided).

Historical Background & Description

A two-story, wood-framed Spanish Eclectic Style residence, ell-shaped in plan, resting on a concrete foundation. The exterior wall-cladding is a textured cement stucco. The very low-pitched intersecting gable and conical roof covering has little overhang. There is one stucco-clad exterior eave-wall chimney present, located toward the front (South) of the building envelope on the East side-elevation. All roof covering is in Mission clay tile. Fenestration is irregular with a combination of single, paired & banked single-light and multi-paned wood windows, in a variety of shapes and sizes with some wood lintels above the window openings on the South facing facade & East side-elevation. The facade is characterized by a central drum tower entry at the inside junction of the two wings of the ell, with an arched entry, above a straight run, closed, stucco-clad railed brick staircase. A smaller, arched window appears at the second story of this feature.

The dominant East wing has a large, South facing arched focal window at the ground floor with a smaller focal window on the second floor, flanked by applied ceramic cartouches, while the West wing has banked, multi-paned focal windows on the ground floor, with a narrow, glazed wooden balcony above, framing French doors accessing the balcony. There is a deteriorated second floor wood balcony at the rear (North) corner of the West side-elevation. The residence is sited back from the North side of Beaumont Ave., behind a low stucco-clad wall with metal railing, and a grassed lawn. There is a detached two-car garage in the NW corner of the parcel accessed by a concrete driveway. The residence in located in the Hillcrest portion of the Country Club Heights Subdivision, in a residential neighborhood of one and two-story homes of varying ages, sizes and styles.

Character-defining features include its ell shape; two-story height; texturd cement stucco exterior wall-cladding; low-pitched intersecting gable & conical roof system, covered in clay Mission tiles; a variety of wood fenestration and some metal railing from the Spanish Eclectic decorative vocabulary.

Project Description

Based on the *Secretary of the Interior's Treatment of Historic Properties*, under the treatment for Rehabilitation, the owner proposes to add a one-story, full-width kitchen and laundry across the secondary rear elevation, and replace the deteriorated wood balcony at the second floor level, partially extending it above the new kitchen. The changes are proposed to make possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

As proposed (1) build a one-story kitchen & laundry space on the secondary rear (North) elevation, with an open, tiled porch off the new kitchen for required egress. (2) Replace a deteriorated second story wood balcony at the NW corner of the West side-elevation, expanding the rebuilt feature partially along the rear (North) elevation, employing a powder-coated metal railing and a set of wood French doors, to create required egress from an existing second floor bedroom, in compliance with appropriate ADA & life safety code. (3) add one small bathroom window (see photos, plans & drawings provided).

Evaluation for Significance

The California Environmental Quality Act (CEQA), PRC Sec.21084.1 requires all properties fifty years of age or older to be reviewed for potential historic significance. Criteria for that significance is addressed in PRC Sec. 5024.1 (a). It asks, did any event important to the region, state or nation occur on the property. Did anyone important to the region, state or nation occupy the property during the productive period of their lives. Does the building represent an important architectural type, period or method of construction, or is it a good example of the work of a noted architect or master builder. The criteria also asks if the property is likely to yield information significant to the understanding of the areas history.

Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity to be considered for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Monterey County Historic Resource Inventory. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

Integrity is measured by the application of seven aspects, defined by the National Register Criteria for Evaluation. They include: Location, the place where the historic property was constructed, or an historic event occurred; Design, the combination of elements that create the form, plan, space, structure, and style of a building; Setting, the physical environment of the historic property; Materials, the physical elements that were combined during a particular period of time and in a particular pattern or configuration to form a historic property; Workmanship, the physical evidence of the crafts of a particular culture or people during any given period in history; Feeling & Association are subjective elements that assess a resources ability to evoke a sense of time and place.

Evaluation for Significance

Introduction

The following summarizes the National, State and local criteria and provides an evaluation of historic significance for each criteria level.

National, State and Local Registration Criteria

Historic resources may be designated on the federal, state or local level. Generally, to be eligible for listing, a resource must be historically significant and retain enough historic integrity to convey that significance. The criteria for listing in the National Register of Historic Places, California Register of Historical Resources and the Pacific Grove Historic Preservation Ordinance are described below.

National Register of Historic Places (NR)

The National Historic Preservation Act of 1966 authorized the Secretary of the Interior to create a National Register of Historic Places. Districts, sites, buildings, and objects significant in American history, architecture, archaeology, engineering and culture are eligible for listing if they meet at least one of four criteria (16 U.S.C. 470, *et seq*., as amended. 36 C.F. R. 60.1(a).) Eligible resources are those:

A. That are associated with events that have made a significant contribution to the broad patterns of our history, or

B. That are associated with the lives of persons significant in our past; or

C. That embody the distinctive characteristics of a type, period, or method of construction, or that represent the work of a master, or that possess high high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or

D. That have yielded, or may be likely to yield, information important to prehistory or history.

Eligible resources must also retain sufficient integrity of location, design, setting, materials, workmanship, feeling, and association to convey the relevant historic significance (36 C.F.R. 60. 1(a). The seven aspects of integrity are described later in this section.

California Register of Historic Resources (CR)

A resource is eligible for listing in the California Register of Historical Resources if it:

1. Is associated with events that have made a significant contribution to the broad patterns of California history and cultural heritage.
2. Is associated with the lives of persons important in our past.
3. Embodies the distinctive characteristics of a type, period, region, or method of construction, or represents the work of an important creative individual or possesses high artistic value.
4. Has yielded, or is likely to yield, information important in prehistory or history (California Public Resources Code 5024 1(c).

The California Code of Regulations notes that integrity is the authenticity of a historical resource's physical identity as evidenced by the survival of characteristics that existed during the resource's period of significance. Resources eligible for listing in the California Register must retain enough of their historic character or appearance to be recognizable as historic resources and convey the reasons for their significance.

The same seven aspects of integrity are considered when evaluating resources for listing in the National Register and California Register: Location, design, setting, materials, workmanship, feeling and association. Alterations over time or historic changes in use may themselves be significant. However, resources that may not retain enough integrity to meet National Register criteria may still be eligible for listing in the California Register.

City of Pacific Grove Historic Preservation Ordinance

The criteria employed by Pacific Grove for designation of historic resources are the same general standards by which the significance of a historic property is judged for inclusion in the National (NR) and/or California Register (CR), and are included in the Pacific Grove Historic Preservation Ordinance (Chapter 23.76 of the Pacific Grove Municipal Code).

Historic Integrity

National Register Bulletin #15: How to Apply the National Register Criteria for Evaluation defines historic integrity as "the ability of a property to convey its significance."

Historic properties either retain their integrity or they do not. To retain integrity, a resource will always retain several and usually most of the seven aspects of integrity.

1. **Location:** the place where the historic property was constructed or the place where the historic event occurred.
2. **Design:** the combination of elements that create the form, plan, space, structure, and style of a property.
3. **Setting:** the physical environment of a historic property.
4. **Materials:** the physical elements that were combined or deposited during a particular period of time and in a particular pattern or configuration to form a historic property.
5. **Workmanship:** the physical evidence of the crafts of a particular culture or people during any given period in history or prehistory.
6. **Feeling:** a property's expression of the aesthetic or historic sense of a particular period of time.
7. **Association:** the direct link between an important historic event or person and a historic property.

National Register Bulletin 15 notes that evaluating historic integrity may, be a subjective analysis, but is always based on understanding the property's physical features and how they relate to the property's historic significance. 6

The integrity evaluation can begin only after the evaluator establishes the property's significance: *why* it is significant (identifying its area of significance and how it meets the relevant National, State and Local designation criteria), *where* it is important (location), and *when* the resource is significant (its "period of significance")

Eligibility for historic listing of buildings, structures, objects, sites and districts, i.e., rests on the twin factors of historic significance and integrity to be considered for listing in the National Register of Historic Places, the California Register of Historical Resources, and the Pacific Grove Historic Resources Inventory. Loss of integrity, if sufficiently great, will overwhelm the historic significance a resource may possess and render it ineligible for historic listing. Likewise, a resource can have complete integrity, but if it lacks significance, it must also be considered ineligible.

The National and California Registers, as well as the Pacific Grove Historic Resources Inventory adopt the same methods of establishing historic integrity, as described above.

National and California Register Significance

The residence at 528 Beaumont Ave. is not significant under National (NR), It may meet the State (CR) Register's criteria, at the local level of significance. It is not associated with events that have made a significant contribution to the broad patterns of our history (CR-1), nor does it qualify for association with a significant person from the past (CR-2). The subject property is a good representative example of the Spanish Eclectic Style of architecture in Pacific Grove, as described in its character-defining features seen above, and in the California DPR 523 form provided. It may qualify for (CR-3) in the area of architecture, but is not listed in the 2007 Pacific Grove Historic Resource Inventory, and should be listed at the local level of significance. The proposed changes will retain sufficient integrity for its Spanish Eclectic design to maintain its essential character-defining features, while providing a reasonable increase in living space and meeting existing code requirements for life safety, setbacks and parking.

Evaluation of Historic Integrity

The seven aspects of Integrity are:

- ***Setting:*** The residence is in its original residential neighborhood setting. The subject property still retains integrity of setting.
- ***Location*:** The residence remains in its original location, giving it integrity of location.
- ***Design:*** The residence still retains most of its original design, as constructed in 1930. Proposed changes will leave its principal character-defining features in place, and not compromise, the integrity of its design.
- ***Workmanship:*** In spite of the proposed additions noted above, the residential property still retains its integrity of workmanship.
- ***Materials:*** minor changes not withstanding, the residential building retains most of its original materials.
- ***Feeling:*** The residential building retains all of its character-defining features, including its immediate landscape setting to retain its integrity of feeling.
- ***Association:*** The residence retains its integrity of association, in the context of its neighborhood setting.

Conclusion

Based on retention of most of its historically significant elevations, the proposed addition at the rear of the existing building envelope, will not compromise the character-defining features of the residence. Given the limited size, scale, massing and proportions of the addition, the proposed changes appear to be compatible with the historic building to insure that the historic form is not overly expanded, or changed to an unacceptable degree. The slight expansion of the rear (North) elevation will not radically change the form and character of the historic building. The proposed new balcony will visually match the original, but in metal rather than wood construction (for code purposes). Code railing requirements will slightly change the proportions, but not radically.

IMPACTS OF THE PROPOSED PROJECT

Introduction

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of *Standards* apply to each approach. For the subject property, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as: historic building materials and character-defining features are protected and maintained as they are in the treatment for Preservation; however, an assumption is made prior to the work that existing historic fabric has become damaged or deteriorated over time and, as a result more repair and replacement will be required, particularly the deteriorated wood balcony on the West side-elevation.

Thus, latitude is given in the *Standards for Rehabilitation and Guidelines for Rehabilitation* to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions. (see *The Secretary of the interior's Standards for Treatment of Historic Properties (*Washington, D.C.: National Park Service,

The ten standards for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive material, features, spaces and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features, spaces or elements from other historic properties will not be undertaken.
4. Changes to a historic property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated features will be repaired rather that replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner, that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Project Impacts

The minor massing of the first floor will occur off the rear (a secondary elevation) of the main building block, and be differentiated from the original by slightly differing double-paned fenestration.

The proposed balcony replacement is at the rear of the West side-elevation and should look little different than it does now from the Beaumont Ave. right-of-way. The new elements will reflect the existing historic building fabric for continuity of design. The work will be compatible with the size, scale, proportions and massing of the historic resource to protect the integrity of the subject property and its environment. This is consistent with Rehabilitation Standards #2, #5.

Consistent with the *Secretary of the Interior's Standards for Rehabilitation*, under the treatment of building sites and for the proposed work on the historic building, every feasible effort will be made to preserve the features of the site that are important in defining its overall historic character. If removed in future, the essential form and integrity of the residence will be unimpaired, consistent with Rehabilitation Standards #9 and #10 (see photos, plans and drawings provided).

Impacts of the Proposed Project:

The owners have proposed the following change for contemporary usage.

SOUTH (FRONT) ELEVATION (primary)

No change.

EAST SIDE-ELEVATION (secondary)

No change.

NORTH (REAR) ELEVATION (secondary)

The minor massing of the first floor will occur off the rear (a secondary elevation) of the main building block, and be differentiated from the original by slightly differing double-paned fenestration.

The proposed balcony replacement is at the rear of the West side-elevation and should look little different than it does now from the Beaumont Ave. right-of-way. The new elements will reflect the existing historic building fabric for continuity of design (see photos, plans & drawings provided).

WEST SIDE-ELEVATION (secondary)

A possible minor change in the visual appearance of the proposed balcony replacement, due to building code compliance.

As proposed, the work shall reuse, to the extent feasible, any available historic building material, and where allowed by code, match required replacement features, in kind (see photos and plans & drawings provided).

New work will be compatible with the size, scale, proportions and massing of the original building envelope and its component elements, primarily fenestration, to protect the integrity of the subject property and its environment. If removed in future, the essential form and integrity of the original residence and its environment will be unimpaired.

Mitigation of Project Impacts

As stated above, the proposed treatment plan for the residential building is rehabilitation. The proposed project requires no other mitigation than compliance with City forestation regulations, because it follows the *Standards*, as outlined below.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive material, features, spaces and spatial relationships.*

The building is being retained in residential use, which supports this Standard.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces and spatial relationships that characterize a property will be avoided.*

The significant character-defining features and detailing of the original 1930 Spanish Eclectic Style residence will be preserved in place.

There will be some required change to the building envelope to provide for the connection with the proposed addition at the rear. The work, as proposed has been designed to assure the subject property will not be obscured, minimally damaged, and not destroyed by these changes, which supports this Standard.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features, spaces or elements from other historic properties will not be undertaken.*

The proposed addition design employs a stucco wall-cladding similar, but slightly differentiated from the original in finish, and a possible minor color differentiation in the clay tile roofing, without creating a false sense of historical development with conjectural elements from other historic properties, which supports this Standard.

4. *Changes to a historic property that have acquired historic significance in their own right will be retained and preserved.*

Any new fenestration will respect the character of the building but will be differentiated from the original windows.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

All original detailing from the Spanish Eclectic decorative vocabulary appears on the front and side elevations, and except for the minor change in the balcony, and will be retained, thus satisfying Standard #5.

6. *Deteriorated features will be repaired rather that replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed project will repair and reuse, where possible, deteriorated historic features, thus maintaining the historic character of the Spanish Eclectic Style residence, satisfying Standard #6.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

The Standard will be satisfied by employing the gentlest means possible if the residential building is painted in future, thus satisfying Standard #7.

8. *Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

This Standard is not applicable.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

Every effort will be made to minimize the effect of the proposed second story balcony replacement on the massing and proportions of the original building envelope, as it is set at the rear of the original building envelope and visually well back from the street. Any necessary original window removals will be saved and stored for future use which should satisfy Standard #8.

10. *New additions and adjacent or related new construction will be undertaken in such a manner, that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

A set of measured drawings from of the existing rear elevation will be provided by the architect for archival purposes. As noted above, any necessary removals of original building fabric will be retained and stored, in order to return the residence to its historic 1930 appearance in future, thus satisfying the Standard.

NOTE: The The Secretary's Standards for Rehabilitation is defined "as the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values." The Standard proposes "placing a new addition on a non-character-defining elevation." and locating alterations to historic properties in areas where previous alterations already exist. The 1992 National Park Service *Illustrated Guidelines for Rehabilitating Historic Buildings,* states that "The Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. That being said, the National Parks Service 2010 Preservation Brief #14 emphasizes the focus on new work is to ensure it preserves the character of an historic building.

As regards 528 Beaumont Ave., the aim of this project, is to retain as much of the original building fabric as possible. Doing so in order to assure that those character-defining aspects of its original 1930 Spanish Eclectic design, that reflect the buildings architectural significance, as expressed under the theme of City of Homes (1273-1945), from the 2011 Pacific Grove Historic Context Statement, protects its historic, architectural, and cultural values, while providing an adequate and efficient contemporary use of the residence.

Conclusion:

The proposed work on the subject property will be executed consistent with the *Secretary's Standards for Rehabilitation*, with the least possible loss of historic material so that the remaining character-defining features of the resource, and its environment will not be obscured, damaged or destroyed. The addition is reversible. As proposed the new work should not cause a radical change to the subject residence, and will not create a significant adverse effect on the environment.

Mitigation

The proposed project appears to be in conformance with the *Secretary of the Interiors Standards for the Treatment of Historic Properties* under the *Standard for Rehabilitation*. (see documentation, photos and plans & drawings provided).

Respectfully Submitted,

Kent S. Seavey

Bibliography

City of Pacific Grove Historic Context Statement, Page & Turnbull, Inc.: San Francisco, 2011.

McAlester, V.S., *A Field Guide to American Houses*, Alfred A. Knopf: New York, 2013, pp. 345-350.

Monterey Co. Assessor's records, Mo. Co. Assessor's off., Salinas.

National Park Service Preservation Brief #14: New Exterior Additions to Historic Buildings: Preservation Concerns. U.S. Dept. of the Interior, 2010.

National Register Bulletin 15: How to Apply the National Register Criteria for Evaluation. U.S. Dept. of the Interior, National Park Service, 1997.

National Register Bulletin 16A: How to Complete the National Register Registration Form. U.S. Dept. of the Interior, National Park Service.

Pacific Grove building records, Pacific Grove Planning Department., City Hall, Pacific Grove.

Polk Business Directory for Pacific Grove, 1930- 1970.

Sanborn Fire Insurance Map of Pacific Grove, 1926-43.

Seavey, K.L. California DPR523,4/27/2020.

Weeks, K.D., & Grimmer, A.E., *The Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings* Washington, D.C.: National Park Service, 1995.

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

Primary #
HRI#

BUILDING, STRUCTURE, AND OBJECT RECORD

***Resource Name or #** (Assigned by recorder) 528 Beaumont Ave. ***NRHP Status Code** 5S2
Page 2 **of** 3

B1. Historic Name:
B2. Common Name:
B3. Original Use: residential
B4. Present Use: residential
***B5. Architectural Style:** Spanish Eclectic
***B6. Construction History:** (Construction date, alterations, and date of alterations)
Constructed 1930 (Pacific Grove building permits (#387).

***B7. Moved?** ☑No ☐Yes ☐Unknown **Date:** **Original Location:**
***B8. Related Features:**
Detached two-car garage, of similar materials and finish, located in the NW corner of the parcel.

B9a. Architect: James W. Swope b. Builder: James W. Swope
***B10. Significance: Theme** City of Homes (1927-1945) **Area** Pacific Grove
Period of Significance 1930 **Property Type** SFR **Applicable Criteria** CR-3 (Discuss importance in terms of historical or architectural context as defined by theme, period, and geographic scope. Also address integrity.)

The subject property is significant under California Register (CR) Criterion 3, in the area of architecture, as a good representative example of Spanish Eclectic architectural design in Pacific Grove. The subject property was one of the earliest homes constructed in the Hillcrest portion of Country Club Heights, a real estate development by Morris Spazier, owner of the Monterey County Holding Company. The design was by James W. Swope, a Los Angeles architect & builder. According to the 2011 Pacific Grove Historic Context Statement the Spazier Subdivision was recorded in 1928 in the area immediately west of the Pacific Grove High School. Because, in part, of the Great Depression only about one half of the available lots were were developed by the end of the 1930s.

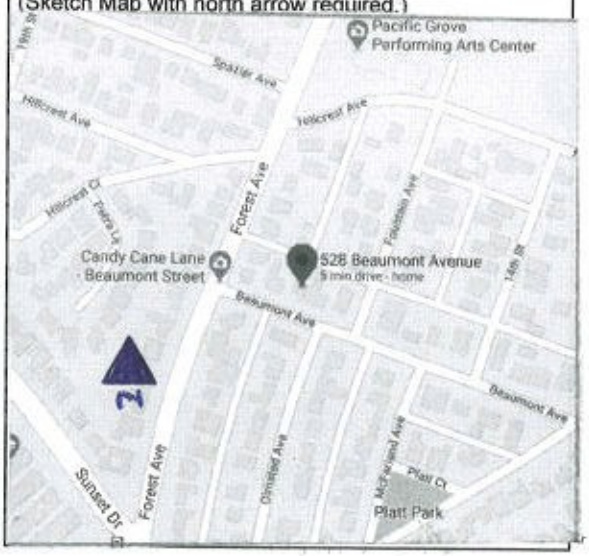
B11. Additional Resource Attributes: (List attributes and codes)
***B12. References:**
Monterey Co. Assessor's records, Mo. Co. Assessor's office, Salinas, CA.
Monterey Peninsula Herald, "Spazier Subdivision and Country Club Heights at Pacific Grove", 1/7/1030, p. 3.

B13. Remarks:

***B14. Evaluator:** Kent Seavey
***Date of Evaluation:** 4/27/2020

(This space reserved for official comments.)

(Sketch Map with north arrow required.)



DPR 523B (9/2013)

*Required information

P3 (Cont.) The dominant East wing has a large, South facing arched focal window at the ground floor with a smaller focal window on the second floor, flanked by applied ceramic cartouches, while the West wing has banked, multi-paned focal windows on the ground floor, with a narrow, glazed wooden balcony above, framing French doors accessing the balcony. There is a deteriorated second floor wood balcony at the rear (North) corner of the West side-elevation. The residence is sited back from the North side of Beaumont Ave., behind a low stucco-clad wall with metal railing, and a grassed lawn. There is a detached two-car garage in the NW corner of the parcel accessed by a concrete driveway. The residence in located in the Country Club Heights subdivision in a residential neighborhood of one, and two-story homes of varying ages, sizes and styles.
Character-defining features include its ell shape; two-story height; smooth cement stucco exterior wall-cladding; low-pitched intersecting gable & conical roof system, covered in clay Mission tiles; a variety of wood fenestration and some metal railing from the Spanish Eclectic decorative vocabulary.

B10 (Cont.)
The popularity of the Spanish Eclectic style of architecture had gained an ever increasing popularity in California and later throughout the country, with the introduction of the form at the Panama-California Exposition on San Diego in 1915. Samuel F. B. Morse made it a required residential design form for his Pebble Beach resort community in the 1920s.The style was a fusion of Spanish and other Mediterranean building types for the seventeenth and eighteenth centuries, both high scale and vernacular. Whole cities in California were making themselves over in what was seen as the romantic mantle of old California. Same Morse made it the required residential style for his Pebble Beach resort community in the 1920s
The overall character of the form included low-pitched roofs,with red tile roof coverings; typically with one or more prominent arches placed above a door or principal window, or beneath porch roofs. Wall surfaces were generally smooth or textured stucco and the facades asymmetrical in plan. The early Colonial forms, now referred to as the Spanish Eclectic Style, that have rambling, compound plans in which different units have separate roof forms of varying heights arranged in an irregular, informal pattern. As noted above, the Spanish Eclectic Style used historically accurate decorative components, including period columns, wrought iron gates & window grilles, doors and windows framing, turned wood spindles and metal fastenings, echoing the more elaborate Spanish prototypes. These were surface styles, applied over standard balloon frames where more fire resistant stucco replaced wood as the exterior wall-cladding. The subject property exhibits most of these design features, and is essentially unchanged from its date of construction in 1930. The popularity of the style declined during the Depression and subsequent WWII era, being supplanted by the California Ranch Style as the home of choice in the post war years.
The early history of ownership reflects the economic instability of the early Depression years. Spazier's Monterey Holding Company sold the residence to Samuel S. Parsons, owner of the Forest Hill Hotel in mid 1931, but by 1933 it was back in the hands of the holding company, to be sold next, in 1934 to a V. L. Thomas of Salinas, followed by L. M. Tynan, also from Salinas, in 1941. The house had apparently become a rental by this time, as Lt. Joseph M. Williams USA is in residency in 1941. County tax records show that Williams purchased the home in 1945. According to those records, Lt. Col. Williams is still the owner as late as 1957 and his family in residence until at least 1962.
528 Beaumont Ave. is little changed from its original appearance as constructed in 1930. It is a good representative example of the Spanish Eclectic Style of architecture in Pacific Grove, and one of the earliest homes constructed in the Hillcrest component of Morris Spazier's Country Club Heights Subdivision. It clearly qualifies for listing in the Pacific Grove Historic Resources Inventory, at the local level of significance, for its Spanish Eclectic architectural design, under the theme of City of Homes (1927)-1945) in the 2011 Pacific Grove Historic Context Statement. Its period of significance is 1930.

B12 (cont.)

Pacific Grove building records, Pacific Grove Planning Department, City Hall, Pacific Grove, CA.
Pacific Grove Historic Context Statement, Page & Turnbull. San Francisco, 2011, p.178-179.
Polk business directories for Pacific Grove, 1930 through 1968.
Sanborn fire insurance map for Pacific Grove, 1926-1943.
United States Census Records, Morris Spazier, 1930, 1940.
_____, James W. Swope, 1920, 1930,1940.
_____, Joseph M. Williams, 1940-1960

528 Beaumont Avenue-Pacific Grove

Photo #1. Looking SW at the rear (North) elevation, note small balcony on the second floor to right, Terance Latasa, April, 2020.

Photo #2. Looking NW at the East side-elevation, note stucco-clad exterior chimney, Kent Seavey, April, 2020.

State of California & The Resources Agency
DEPARTMENT OF PARKS AND RECREATION

PRIMARY RECORD

Primary #
HRI #
Trinomial
NRHP Status Code 5S2

Other Review Code | Reviewer | Date | Listings

Page 1 **of** 3 ***Resource Name or #:** (Assigned by recorder) 528 Beaumont Ave.

P1. Other Identifier:

***P2. Location:** ☐ **Not for Publication** ☑ **Unrestricted**

***a. County** Monterey **and** (P2c, P2e, and P2b or P2d. Attach a Location Map as necessary.)

***b. USGS 7.5' Quad** ____ **Date** ____ **T** ___; **R** ___; ☐ **of** ☐ **of Sec** ___; ____ **B.M.**

c. Address 528 Beaumont Avenue City Pacific Grove Zip 93950

d. UTM: (Give more than one for large and/or linear resources) Zone ___, ____ mE/ ____ mN

e. Other Locational Data: (e.g., parcel #, directions to resource, elevation, decimal degrees, etc., as appropriate)
006-686-007

***P3a. Description:** (Describe resource and its major elements. Include design, materials, condition, alterations, size, setting, and boundaries)

A two-story, wood-framed Spanish Eclectic Style residence, ell-shaped in plan, resting on a concrete foundation. The exterior wall-cladding is textured cement stucco. The very low-pitched intersecting gable and conical roof covering has little overhang. There is one stucco-clad exterior eave-wall chimney present, located toward the front (South) of the building envelope on the East side-elevation. All roof covering is in Mission clay tile. Fenestration is irregular with a combination of single, paired & banked single-light and multi-paned wood windows, in a variety of shapes and sizes with some wood lintels above the window openings on the South facing facade & East side-elevation. The facade is characterized by a central drum tower entry at the inside junction of the two wings of the ell, with an arched entry, above a straight run, stucco-clad, closed-rail brick staircase. A smaller, arched window appears at the second story of this feature.

***P3b. Resource Attributes:** (List attributes and codes) single family residence (HP2)

***P4. Resources Present:** ☑ Building ☐ Structure ☐ Object ☐ Site ☐ District ☐ Element of District ☐ Other (Isolates, etc.)

P5b. Description of Photo: (view, date, accession #)
Looking NE at the South facing facade, 4/24/2020, Kent Seavey

***P6. Date Constructed/Age and Source:**
1930-Pacific Grove building permits.

☑ Historic ☐ Prehistoric ☐ Both

***P7. Owner and Address:**
Josh & Ann Kroll, 528 Beaumont Ave., Pacific Grove, CA 93950

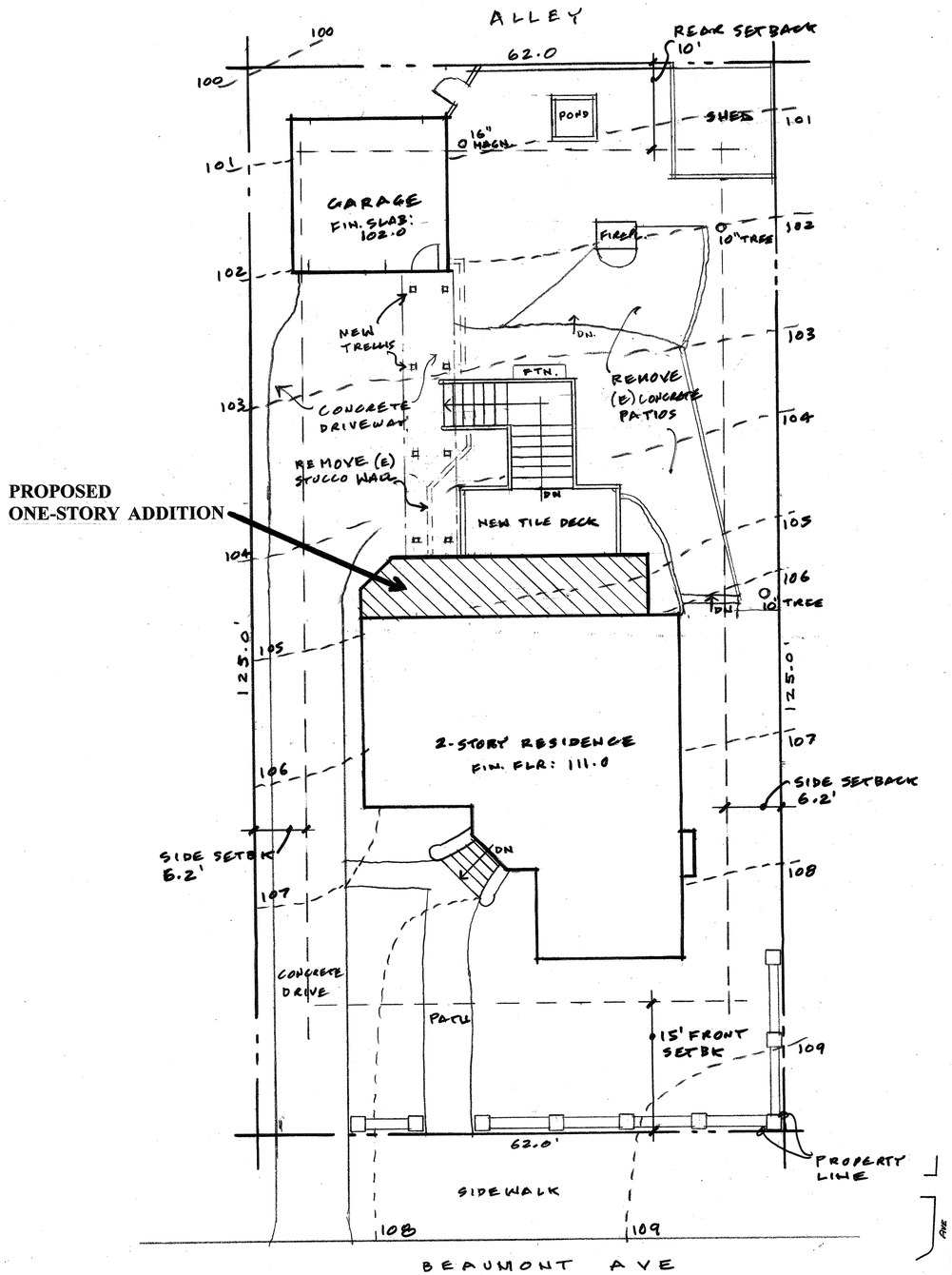
***P8. Recorded by:** (Name, affiliation, and address)
Kent Seavey, 310 Lighthouse Ave., Pacific Grove, CA 93950

***P9. Date Recorded:** 4/27/2020

***P10. Survey Type:** (Describe)
Intensive-owner requested

***P11. Report Citation:** (Cite survey report and other sources, or enter "none.")
Illustrated in the 2011 Pacific Grove Historic Context Statement, p. 221.

***Attachments:** ☐ NONE ☐ Location Map ☑ Continuation Sheet ☑ Building, Structure, and Object Record ☐ Archaeological Record ☐ District Record ☐ Linear Feature Record ☐ Milling Station Record ☐ Rock Art Record ☐ Artifact Record ☐ Photograph Record ☐ Other (List):



SITE PLAN

1/8" = 1'-0"

PLANNING INFORMATION

PROJECT DESCRIPTION: ONE-LEVEL ADDITION TO AN EXISTING TWO-STORY RESIDENCE. REMODEL EXISTING RESIDENCE. NEW REAR DECK AND STAIRS

ZONING: R1

PROJECT ADDRESS: 528 BEAUMONT AVE. PACIFIC GROVE, CA 93950

LEGAL DESCRIPTION: COUNTRY CLUB HEIGHTS, BLOCK 1, LOT 3

APN: 006-686-007

OWNERS: JOSH & ANN KROLL
528 BEAUMONT AVE.
PACIFIC GROVE, CA, 93950
601-7055

LOT SIZE: 7,750 SQ. FT.

FLOOR AREA:

EXISTING MAIN LEVEL:	1,180. SQ. FT.
EXISTING UPPER LEVEL:	1,145.
EXISTING BASEMENT (7'-1" CEILING HEIGHT)	144.
TOTAL EXISTING HABITABLE:	2,469.
EXISTING TWO-CAR GARAGE:	324.
PROPOSED MAIN LEVEL ADDITION:	241. (9.8% OF EXISTING)
NEW TOTAL FLOOR AREA:	3,034. (MAX ALLOWED: 3,494)

LOT COVERAGE:

EXISTING RESIDENCE	1,180.
PROPOSED ADDITIONS	241.
EXISTING GARAGE:	324.
EXISTING SHED:	156.
NEW TOTAL LOT COVERAGE:	1,901. (24.5%)

SITE COVERAGE:

EXISTING RESIDENCE & ADDITIONS:	1,421.
EXISTING GARAGE:	324.
EXISTING DRIVEWAY:	1,040.
DRIVEWAY EXCLUSION:	(-400.)
EXISTING REAR PATIOS & SHED:	987.
EXISTING FRONT PATHS:	194.
FRONT PATH EXCLUSION:	(-60.)
NEW TOTAL SITE COVERAGE:	3,506 (45.2%)

TREE REMOVAL: NONE

GRADING : 5 CUBIC YARDS

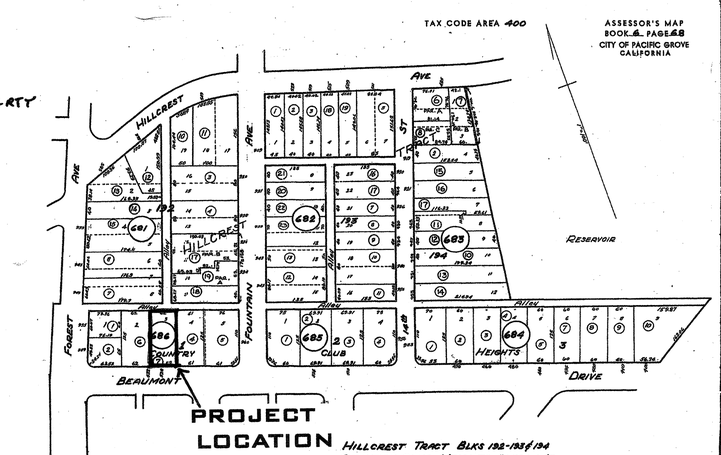
EXISTING LINEAR FEET OF WALLS: (EXTERIOR & INTERIOR) 578. LF

DEMOLISH EXISTING WALLS:	96. LF
NEW LILNEAR FEET OF WALLS:	151. LF
TOTAL:	247/578 = 42.7%

CONSTRUCTION TYPE: V-N

OCCUPANCY: R-3

APPLICABLE CODES: 2019 CBC,CMC,CPC, CEC
2019 CA ENERGY CODE



LOCATION PLAN

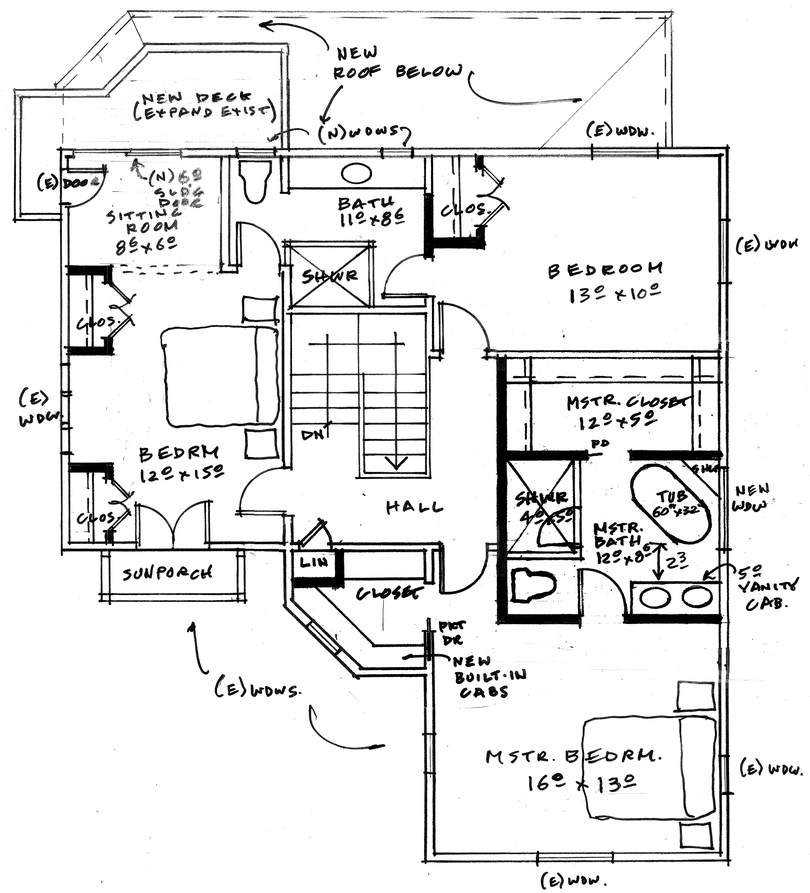
ADDITIONS AND REMODEL
JOSH & ANN KROLL
528 BEAUMONT AVE, PACIFIC GROVE, CA

TERRY LATASA - ARCHITECT
930 HARRISON STREET, MONTEREY, CALIFORNIA
(831) 649-1012

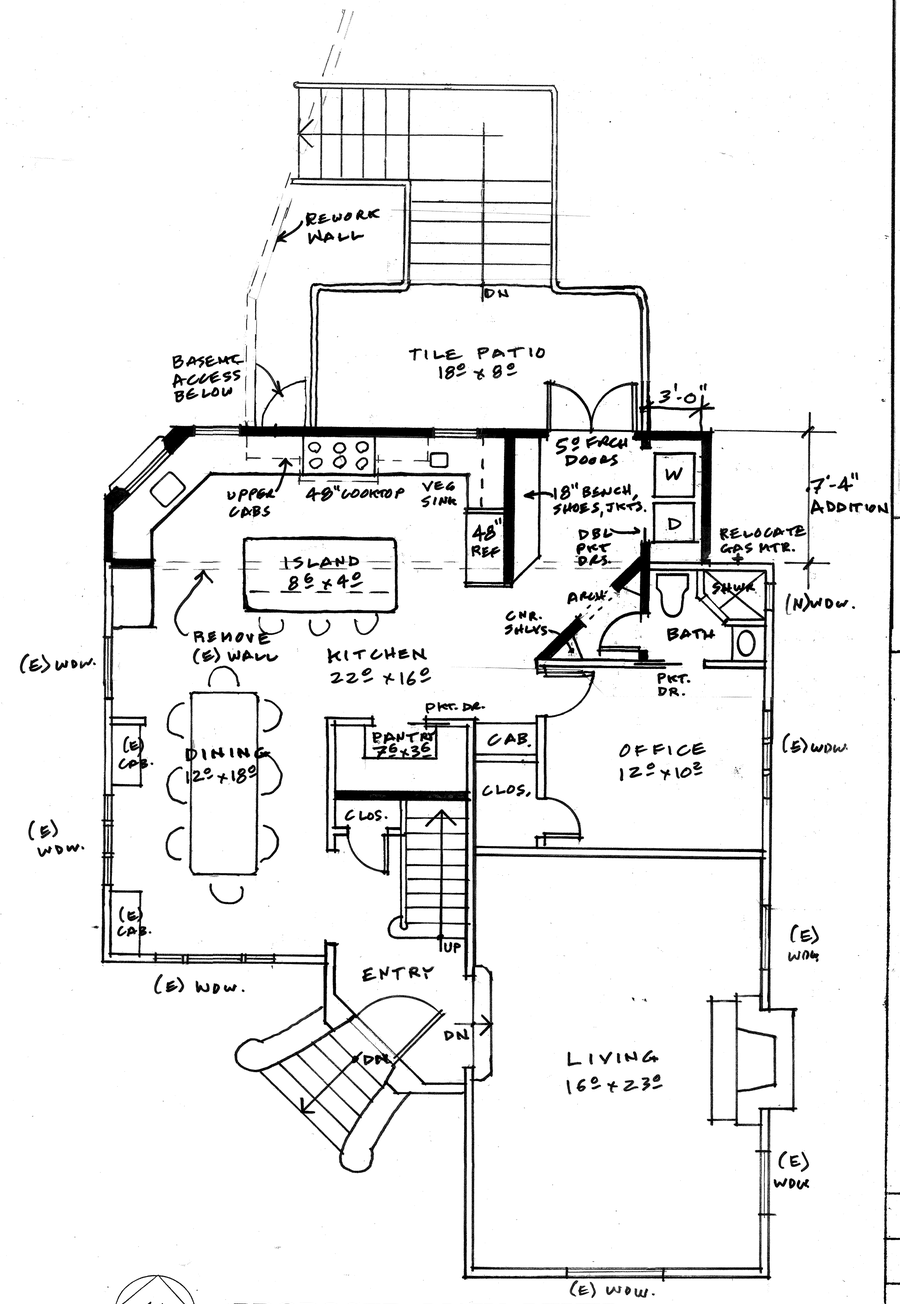
7-16-20

1.

Received 6-30-20



PROPOSED UPPER LEVEL



PROPOSED MAIN LEVEL

1/4" = 1'-0"

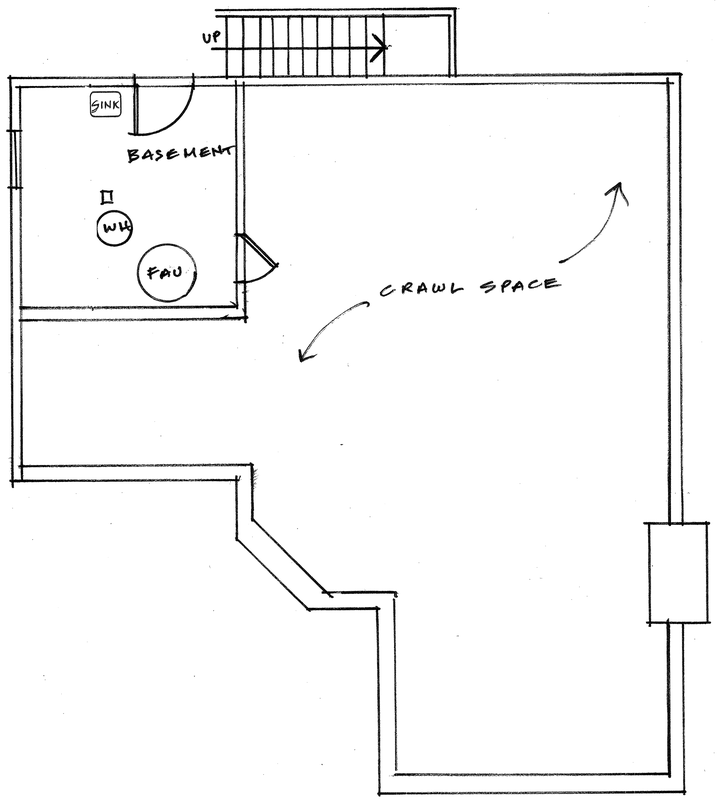
ADDITIONS AND REMODEL
JOSH & ANN KROLL
528 BEAUMONT AVE, PACIFIC GROVE, CA

TERRY LATASA - ARCHITECT
930 HARRISON STREET, MONTEREY, CALIFORNIA
(831) 649-1012

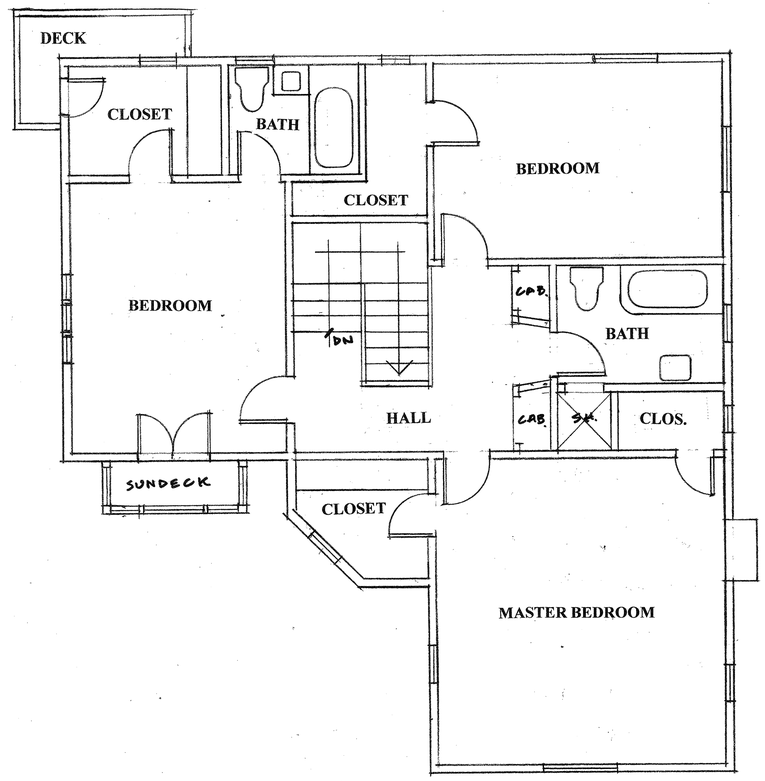
5-27-'20

2.

Received 6-30-20

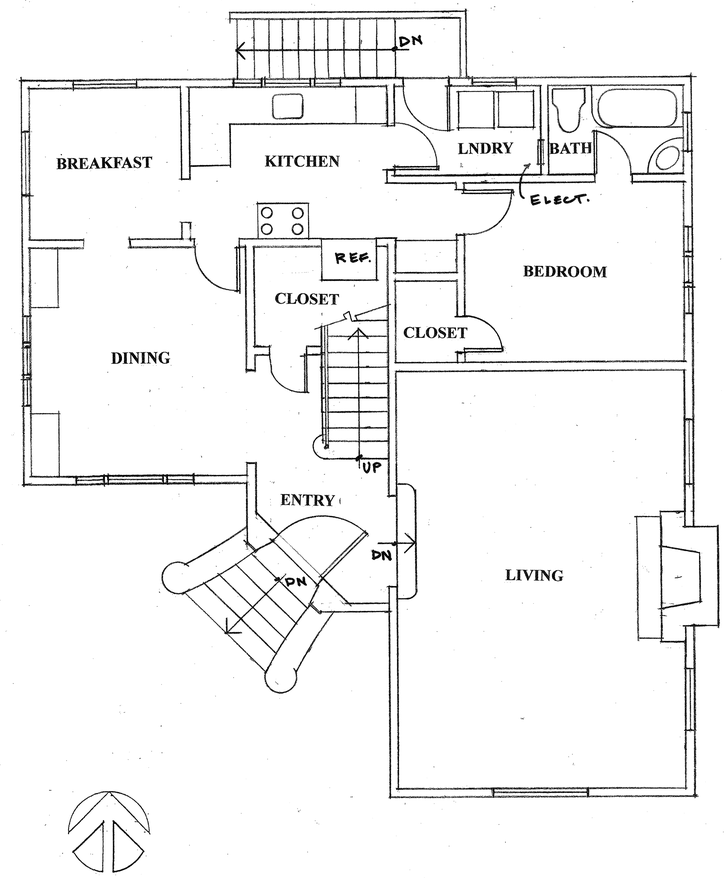


EXISTING BASEMENT PLAN



EXISTING UPPER LEVEL

1/4" = 1'-0"



EXISTING MAIN LEVEL

1/4" = 1'-0"

ADDITIONS AND REMODEL
JOSH & ANN KROLL
528 BEAUMONT AVE, PACIFIC GROVE, CA

TERRY LATASA - ARCHITECT
930 HARRISON STREET, MONTEREY, CALIFORNIA
(831) 649-1012

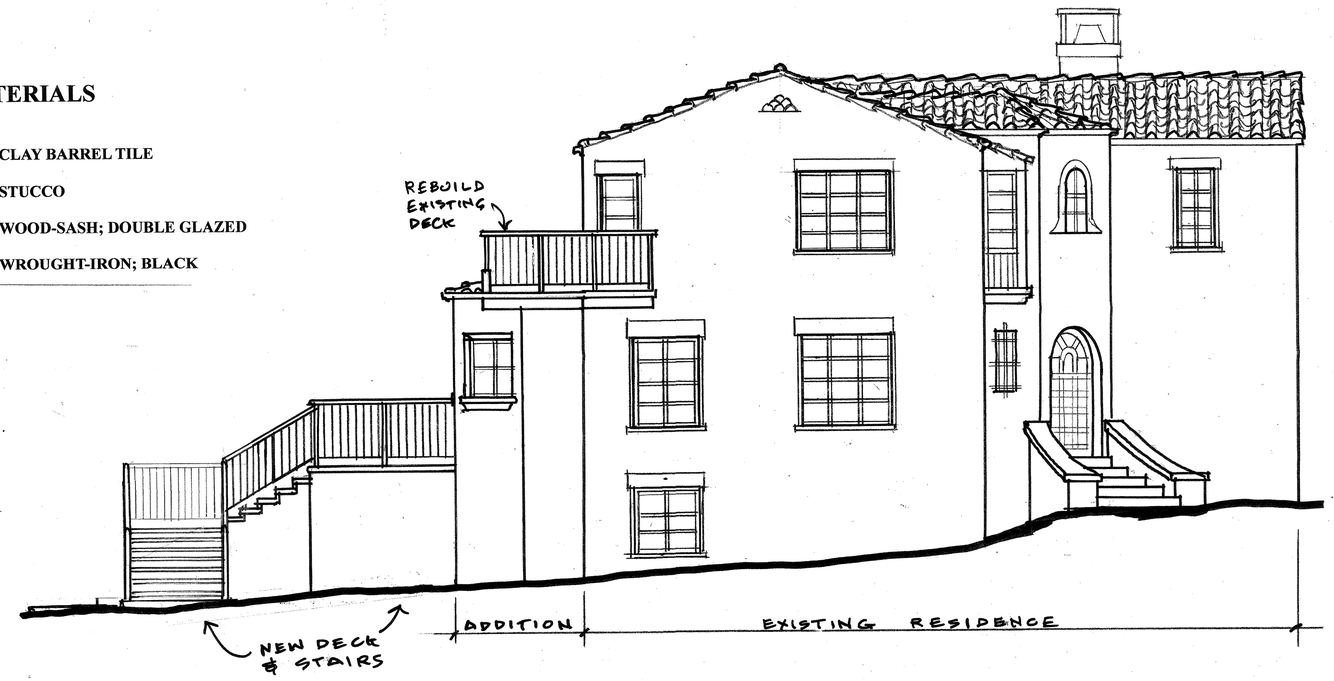
5-27-20

3.

Received 6-30-20

EXTERIOR MATERIALS
(MATCH EXISTING)

ROOF:	CLAY BARREL TILE
WALLS:	STUCCO
WINDOWS:	WOOD-SASH; DOUBLE GLAZED
GUARDRAIL	WROUGHT-IRON; BLACK



PROPOSED WEST ELEVATION

EXISTING SOUTH ELEVATION
(NO CHANGE)

EXISTING WEST ELEVATION

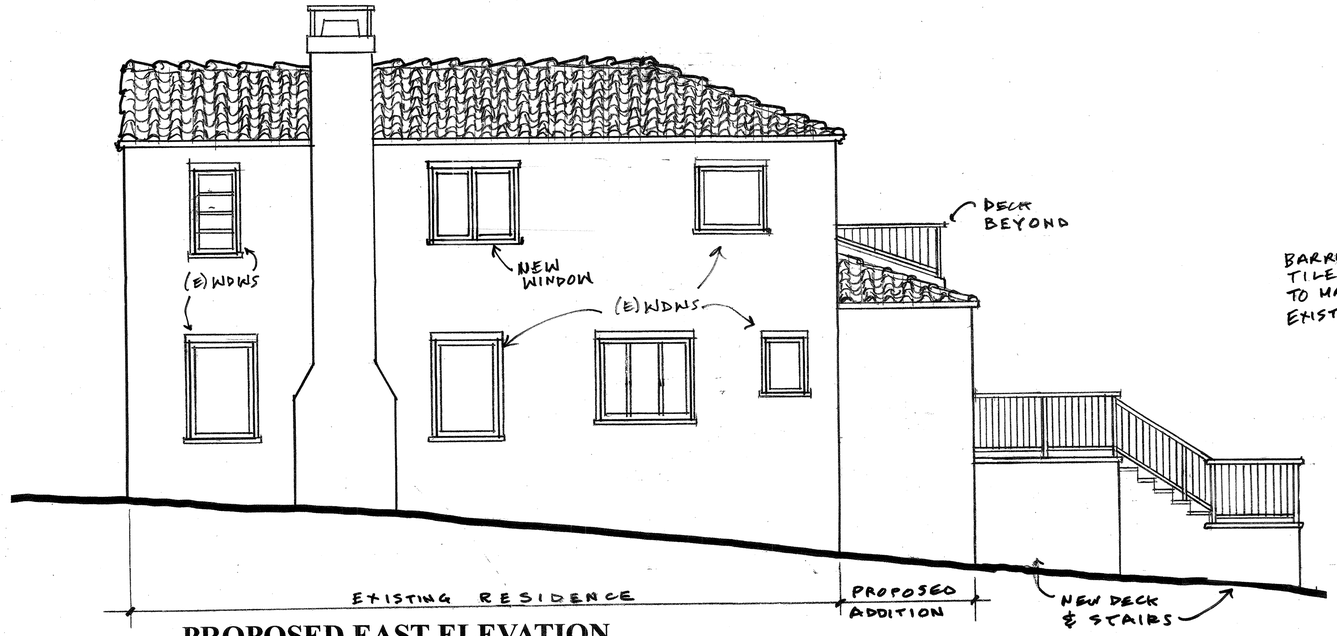
ADDITIONS AND REMODEL
JOSH & ANN KROLL
528 BEAUMONT AVE, PACIFIC GROVE, CA

TERRY LATASA - ARCHITECT
930 HARRISON STREET, MONTEREY, CALIFORNIA
(831) 649-1012

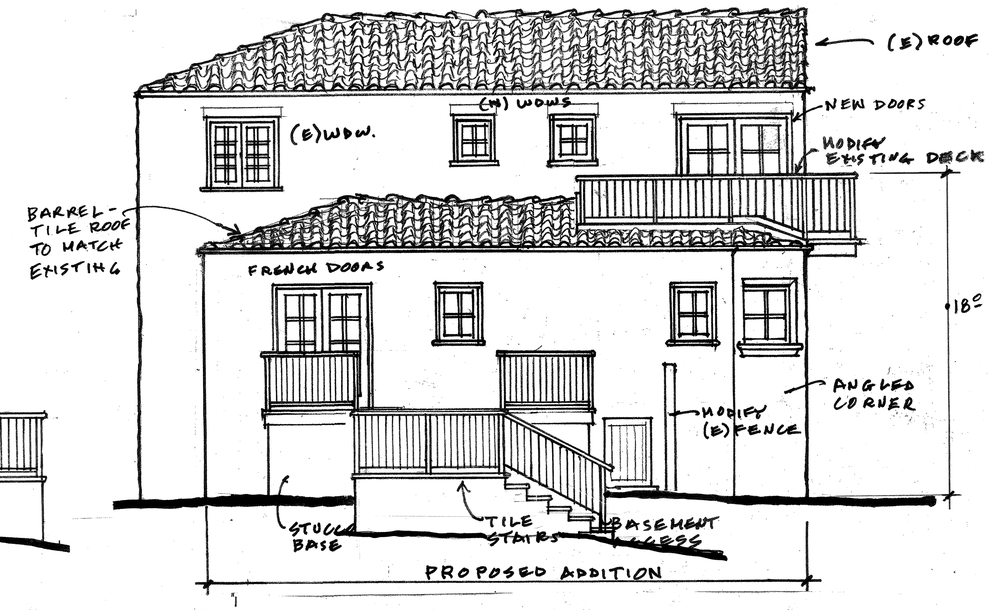
5-27-20

4

Received 6-30-20

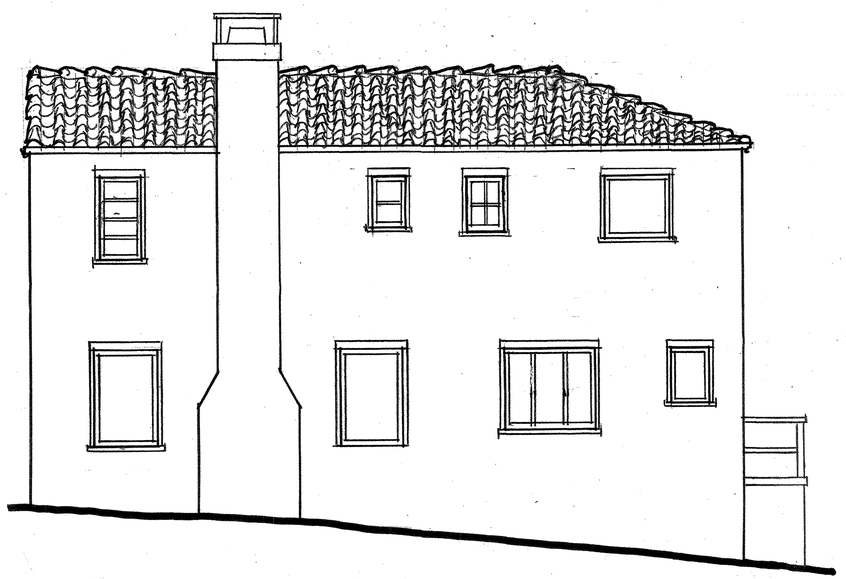


PROPOSED EAST ELEVATION

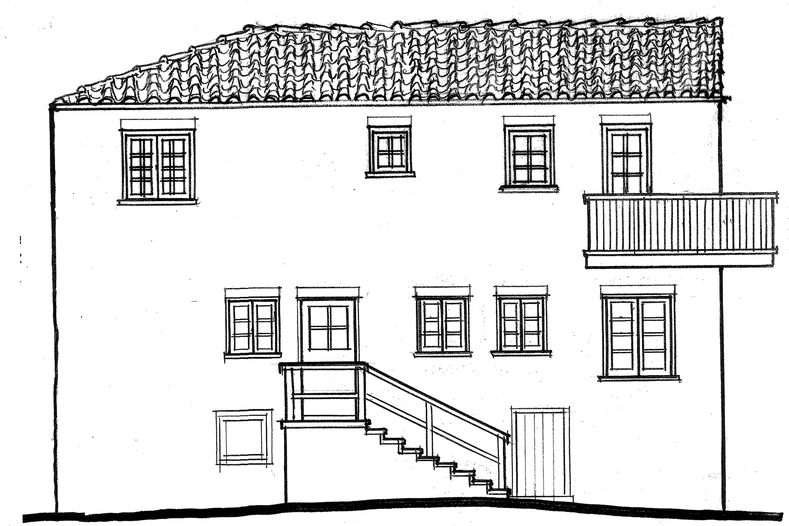


PROPOSED NORTH ELEVATION

1/4" = 1'-0"



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION

ADDITIONS AND REMODEL
JOSH & ANN KROLL
528 BEAUMONT AVE, PACIFIC GROVE, CA

TERRY LATASA - ARCHITECT
930 HARRISON STREET, MONTEREY, CALIFORNIA
(831) 649-1012

5-27-20

5

CITY OF PACIFIC GROVE

300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO:	Chair Boyle and Members of the Architectural Review Board
FROM:	Alex Othon, Assistant Planner
MEETING DATE:	08/11/2020
SUBJECT:	Architectural Permit (AP) No. 20-0236 for 1031 Shell Avenue (APN 006-026-016)
CEQA:	Categorical Exemption, CEQA Guidelines Section 15303, Class 3, Construction or Conversion of Small Structures

---

RECOMMENDATION

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

BACKGROUND

PROJECT DESCRIPTION

The demolition of an existing 1,502 sq. ft. one-story, single family residence, and the construction of a new 2,545 sq. ft. two-story, single-family residence with an attached 1000 sq. ft. basement ADU.

Site Description

The subject property is approximately 5,229 sq. ft. and is in a neighborhood with similarly sized lots, on the south side of Shell Avenue, between Esplanade Street and a Beach Street. The property is relatively flat and developed with a 1,502 sq. ft. residence and attached garage.

Surrounding Land Uses

The parcel's immediate vicinity is developed primarily with one- and two-story residences.

DISCUSSION

Applicable General Plan Policies

The Pacific Grove General Plan provides a framework for future growth and development within the City. The Land Use Element includes goals and polices that call for orderly, well-planned, and balanced development, consistent with the historic nature of Pacific Grove, the capacity of the City's infrastructure, and the City's ability to assimilate new growth. This residential project helps the City achieve several of its housing goals as stated in the General Plan and is compatible with the Residential Medium Density land use designation which allows residential development of up to 7.3 dwelling units per acre.

Applicable Zoning Code Regulations

The proposed project is in full compliance with the zoning regulations set forth in PGMC 23.16 (R-1). 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 2,545sq. ft., when complete the property will be at the

maximum allowed Gross Floor Area. The property will also be at the maximum allowed Building Coverage at project completion.

Architecture and Design Considerations
The project will result in a one-story, single-family residence of 2,545 sq. ft. Exterior finishes on the proposed residence include standing seam metal roofing, vinyl clad windows, and a mix of wood and stucco sidings.
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.***
By pushing the proposed second story towards the front half of the structure and not utilizing a complete second story there will be no obstruction of light to adjacent properties.

Guidelines No. 24: ***A new structure should appear similar in scale to those seen as traditional in the neighborhood.***
The proposed home will not feel out of place nor out of scale with the surrounding homes as the area has a mix of architectural styles and many two-story homes.

Guideline No. 27: ***A building should be in scale with its site.***
Although the project utilizes 100% of the allowed Gross Floor Area, it is in an area with other similarly sized homes and will not feel out of scale when viewed in the context of the neighborhood.

Guideline No. 36: ***Design a façade to provide visual interest to the street.***
By varying the exterior finishes and avoiding large, blank facades, the design softens elevations which might otherwise appear bulky.

ARCHEOLOGIC RESOURCES
The subject property is located in the City's Archaeological Zone. An Archaeological Resources Report (Morley, July 2020) was prepared for this project. No evidence of cultural or archaeological resources were identified on site, however as a precaution the report recommends that all work be halted if human remains are found. As such, a Condition of Approval for inadvertent discovery has been added to this project.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
The proposed project qualifies for Classes 1 and 3 exemptions from CEQA requirements, pursuant to Section 15301(l) and 15303(a) – Existing Facilities and New Construction, respectively. The proposed new residence 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 and 3 exemption.

Attachments

Application

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

Application # AP 20-0236
Date: _____
Total Fees: _____

APPLICANT/OWNER:

Project Address: 1031 Shell Avenue **APN:** 006-0026-016

Project Description: Demolish existing 1502 sf single family residence and attached garage. Build new 2268 sf 2 story single family residence with 277 sf attached garage and 1235 sf ADU in basement

Will the project create, add, or replace impervious surface? ☑ Yes ☐ No

Will the project impact any tree(s) on site? ☐ Yes ☑ No

Applicant	**Owner**
Name: Bill Mefford	Name: Richard Hadlock
Phone: 831-373-4567	Phone: 801-910-3571
Email: meffordwc@yahoo.com	Email: myster_h@yahoo.com
Mailing Address: PO Box 1072	Mailing Address: 1873 E. Lincoln Land
Pacific Grove, CA 93950	Holladay, UT 84124

PLANNING STAFF USE ONLY:

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
- ☐ CDP: Coastal Dev. Permit
- ☐ LLA: Lot Line Adjustment
- ☐ IHS: Initial Historic Screening
- ☐ HPP: Historic Preservation
- ☐ A: Appeal
- ☐ TPD: Tree Permit W/ Dev't
- ☐ CDP Waiver/Admin. CDP
- ☐ VAR: Variance
- ☐ MMP: Mitigation Monitoring
- ☐ Water Entitlement
- ☐ Other: _____
- ☐ Other: _____

CEQA Determination:

- ☑ 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 #: _____

Overlay Zones:

- ☐ Butterfly Zone
- ☑ Area of Special Biological Significance (ASBS)
- ☐ Environmentally Sensitive Habitat Area (ESHA)

Property Information

Lot: _____ Block: _____ Tract: _____

ZC: _____ GP: _____ Lot Size: _____

☐ Historic Resources Inventory ☑ Archaeologically Sensitive Area ☐ CDP Appeal Jurisdiction

Staff Use Only:

Received by: _____

Assigned to: _____

Application # _____

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), the National Environmental Policy Act (NEPA), or the CA Coastal Act.

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: William Mafford **Date:** 5/11/2020

Owner Signature (Required): Richard Hadlock **Date:** 5/11/2020

CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • www.ci.pg.ca.us/cdd

ARCHITECTURAL PERMIT (AP) 20-0236 FOR A PROPERTY LOCATED AT 1031 SHELL TO ALLOW FOR THE DEMOLITION OF AN EXISTING 1,502 SQ. FT. TWO-STORY SINGLE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE AND CONSTRUCT A NEW 2,545 SQ. FT. TWO-STORY SINGE-FAMILY RESIDENCE WITH AN ATTACHED GARAGE AND A 1000 SQ. FT. ACCESSORY DWELLING UNIT IN THE BASEMENT.

FACTS

1. The subject site is located at 1031 Shell Avenue, Pacific Grove CA, 93950 (APN 006-026-016)
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 zoning district.
4. The subject site is 5,018 square feet.
5. The subject site is located in the Area of Special Biological Significance and the Archeological Zone.
6. The subject site is developed with a single family dwelling and attached garage,
7. This project has been determined to be CEQA Exempt under CEQA Guidelines Sections 15301(l) & 15303 (a) – Existing Facilities & New Construction, respectively.

AP FINDINGS

1. The proposed development will meet the development regulations set forth in the R-1 zoning district including building coverage and height requirements;

2. The architecture and general appearance of the completed project is compatible with the neighborhood because the proposed exterior will be compatible with the size, scale and proportions of the existing residence and other residences in the neighborhood, in that the proposal is consistent with Architectural Review Guidelines No.'s 5, 24, 27, and 36;

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) 20-0236 for a property at 1031 Shell Avenue to allow the demolition of an existing 1,502 sq. ft. one-story, single family residence, and the construction of a new 2,545 sq. ft. two-story, single-family residence with an attached 1000 sq. ft. basement ADU.

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 "Hadlock Residence" dated 5/11/2020, on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes.

6. **Tree Protection Standards During Construction**. Pursuant to Municipal Code Chapters 12.20 and 12.30, and the *Urban Forestry Standards,* all trees that are otherwise protected and will be impacted as a result of Development, both proposed for pruning or removal and where the development will impact the critical root zone of the tree are protected. Prior to issuance of the building permit, the Project Arborist shall review grading, drainage, utility, building and landscape plans to determine impacts to individual Trees, to determine required minimum Tree protection standards during construction.

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

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

9. **Building Plans**. All conditions of approval for the Planning permit(s) shall be printed on a full size sheet and included with the construction plan set submitted to the Building Department.

10. **Archeology.** If 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.

11.

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 20-0236 for a property at 1031 Shell Avenue to allow the demolition of an existing 1,502 sq. ft. one-story, single family residence, and the construction of a new 2,545 sq. ft. two-story, single-family residence with an attached 1000 sq. ft. basement ADU.

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 11tt day of August, 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.

_____ _____
Richard Hadlock, Owner Date

Print Form

Notice of Exemption

Appendix E

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: Hadlock Residence

Project Applicant: Bill Mefford

Project Location - Specific:
1031 Shell Avenue, between Esplanade and Beach Street.

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

Description of Nature, Purpose and Beneficiaries of Project:
The proposed project consists of demolishing an existing 1,502 sq. ft. one-story, single family residence, and the construction of a new 2,545 sq. ft. two-story, single-family residence with an attached basement ADU.

Name of Public Agency Approving Project: City of Pacific Grove

Name of Person or Agency Carrying Out Project: Bill Mefford

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: Section 15301(e) & 15303(a)
- ☐ Statutory Exemptions. State code number: _____

Reasons why project is exempt:
The exemptions allow for the demolition of one single-family residence and the constrcution of a new single-family residence, respectively. There are no potentially significant adverse environmental impacts proposed as a part of this project. The exceptions to the exemptions listed under Section 15300.2 do not apply.

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

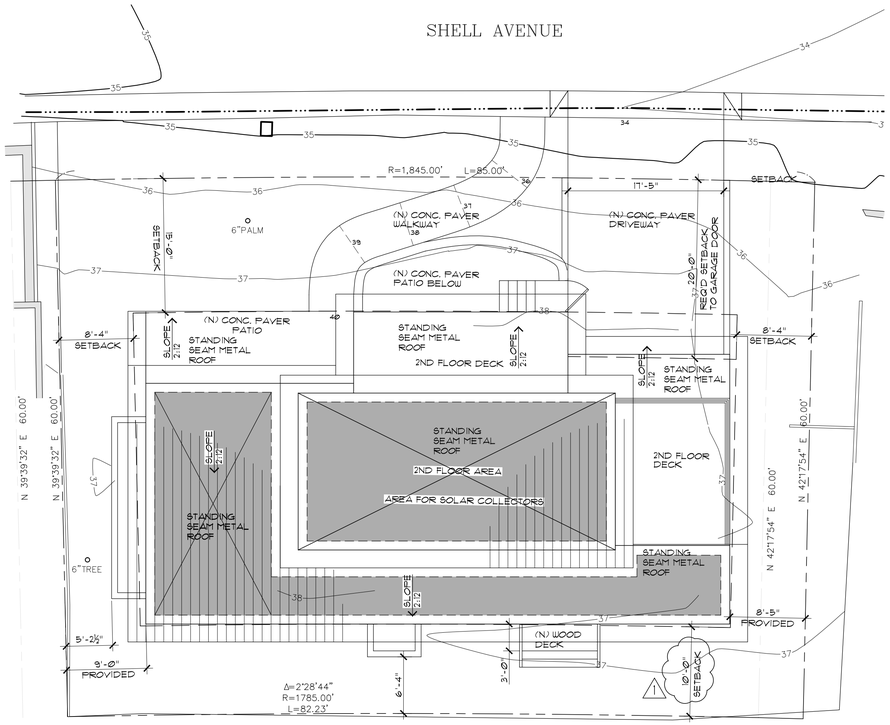
Signature: _____ Date: _____ Title: Assistant Planner

☐ 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.

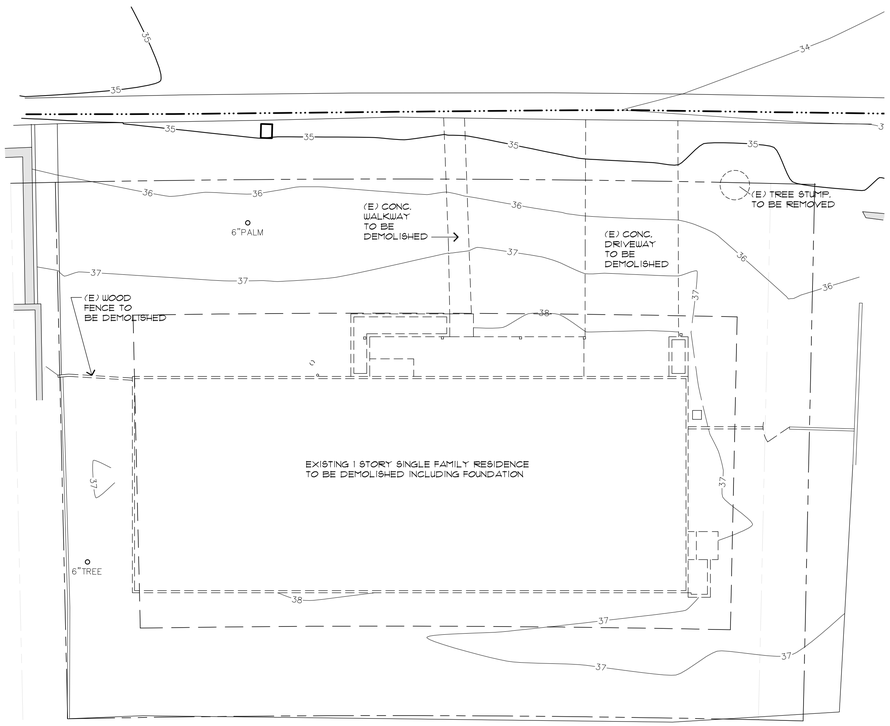
Date Received for filing at OPR: _____

Revised 2011



SITE PLAN

1/8"=1'-0"



SITE DEMOLITION PLAN

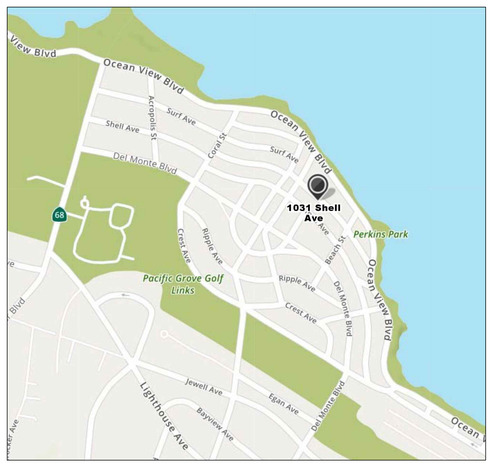
1/8"=1'-0"

PROJECT DATA

OWNER:	MR. RICHARD HADLOCK 1873 E. LINCOLN LANE HOLLADAY, UT 84124 (801) 910-3571	BUILDING AREA:	
		(E) LIVABLE AREA & GARAGE TO BE DEMOLISHED	1502.0 SF
		NEW FLOOR AREAS:	
SITE ADDRESS:	1031 SHELL AVENUE PACIFIC GROVE, CA	1st FLOOR	1730.0 SF
		GARAGE	277.0 SF
		2nd FLOOR	538.0 SF
APN:	006-026-016	TOTAL AREA	2545.0 SF
		BASEMENT ADU	1000.0 SF
SITE AREA:	5018 SF	DRIVEWAYS, WALKS, LIGHT WELLS	922.0 SF
ZONING	R-1	BUILDING SITE COVERAGE	
		ALLOWED	2007.0 SF (40%)
CONSTRUCTION TYPE:	VB	PROVIDED	2007.0 SF (40%)
SPRINKLERS:	YES	SITE COVERAGE	
		ALLOWED	3010.0 SF (60%)
		PROVIDED	2950.0 SF (58.8%)
CODES:	2019 CRC, TITLE 24, 2019 CMC, 2019 CPC, 2019 CEC, 2019 CEnC 2019 CGBC, 2019 CFC AND CALIFORNIA ENERGY CODE		
OCCUPANCY GROUP:	R-3 (RESIDENCE) U-1 (GARAGE)		
STORIES:	2 + BASEMENT		
PROJECT SCOPE:	DEMOLISH EXISTING 1502 SF SINGLE FAMILY RESIDENCE AND ATTACHED GARAGE. BUILD NEW 2268 SF 2 STORY SINGLE FAMILY RESIDENCE WITH 277 SF ATTACHED GARAGE AND 1000 SF ADU IN BASEMENT.		
TREE REMOVAL	NONE		
GRADING	CUT 800 CYD FILL 100 CYD		

DRAWING INDEX

A-1 SITE PLAN, SITE DEMO PLAN, PROJECT DATA, VICINITY MAP
A-2 FIRST FLOOR PLAN, SECOND FLOOR PLAN
A-3 BASEMENT PLAN, BUILDING SECTIONS
A-4 EXTERIOR ELEVATIONS



VICINITY MAP

NTS

REVISIONS

NO.	DATE	
1	7/20/2020	PLANNING DEPT.

WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

NEW SINGLE FAMILY RESIDENCE FOR:

Mr. Richard Hadlock

1031 SHELL AVENUE PACIFIC GROVE, CA

APN 006-026-016

DATE: 5/11/2020

PROJECT NO. 20004

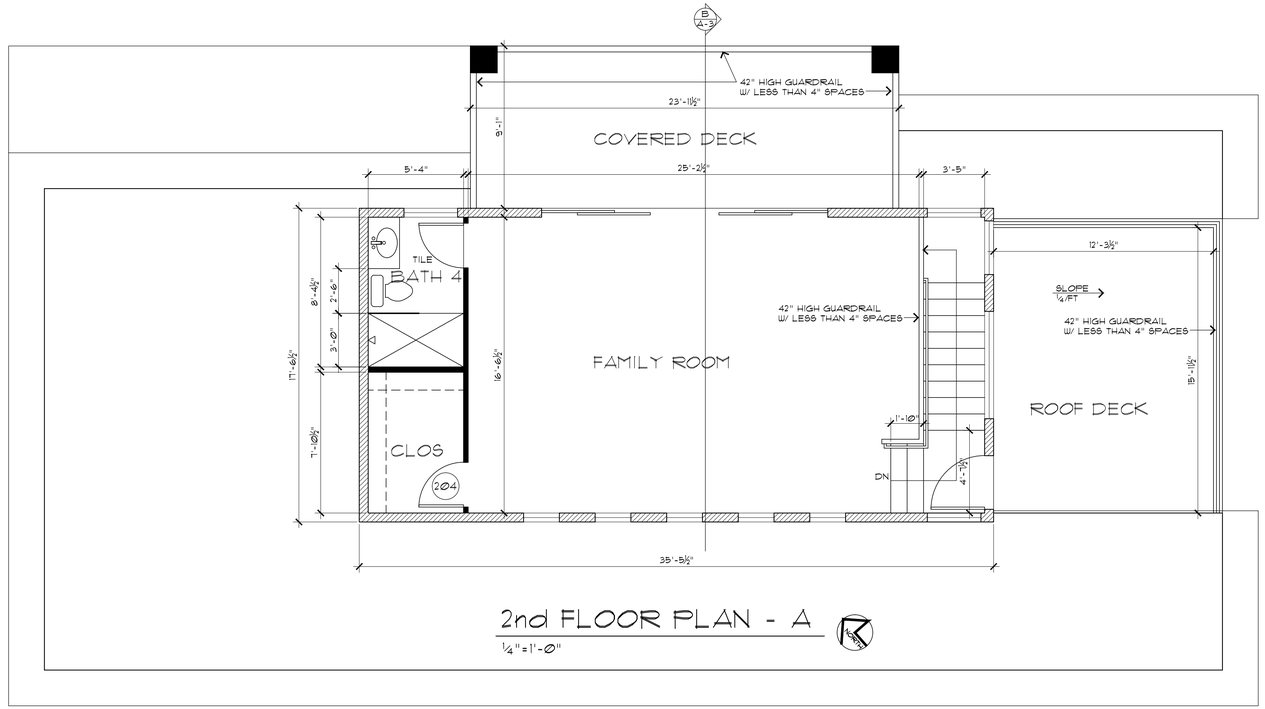
DRAWN BY:

CHECKED BY:

SHEET TITLE: SITE PLAN

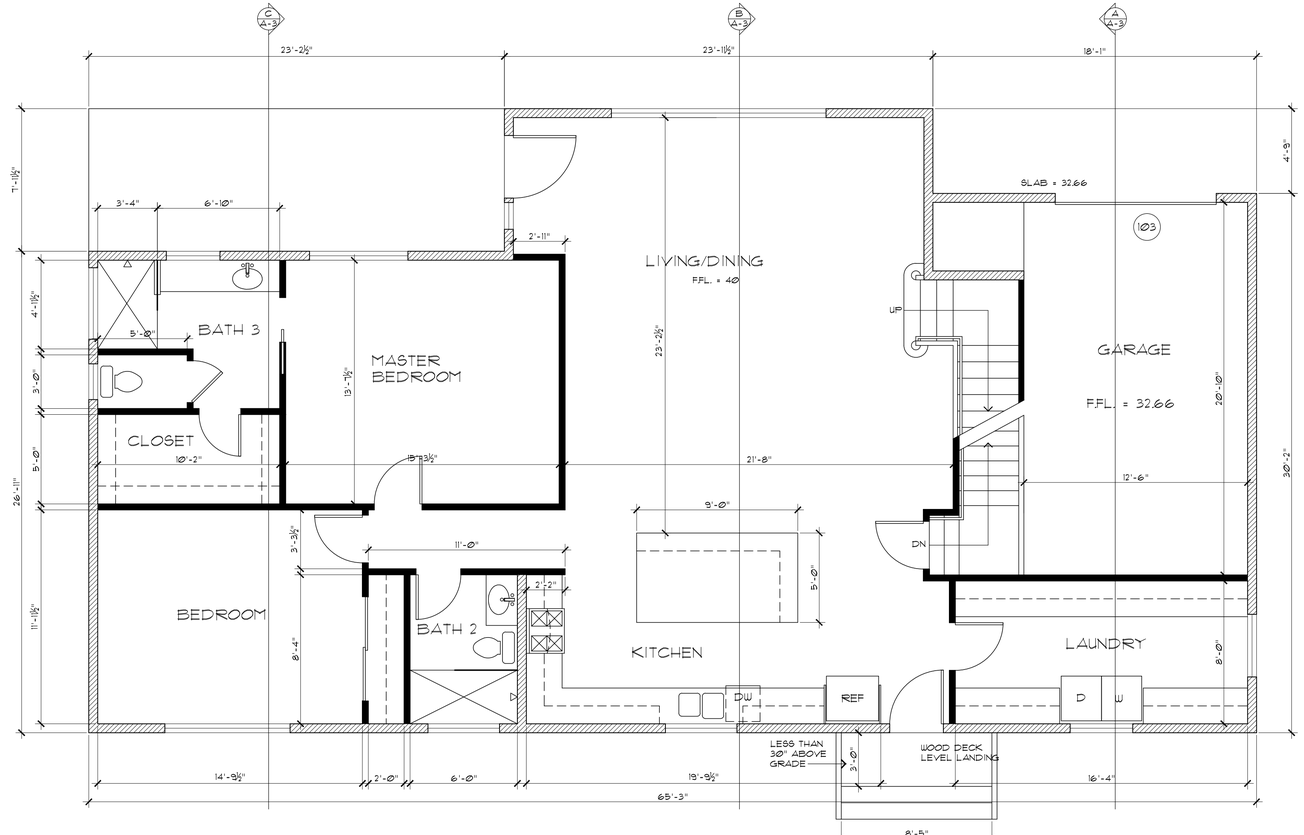
SHEET NO. A-1

OF FOUR SHEETS



2nd FLOOR PLAN - A

¼" = 1'-0"



1st FLOOR PLAN

¼" = 1'-0"

WALL LEGEND

- NEW 2x6 STUD WALL
- NEW 2x4 STUD WALL
- NEW ICF WALL

REVISIONS

NO.	DATE

WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

NEW SINGLE FAMILY RESIDENCE FOR:

Mr. Richard Hadlock

1031 SHELL AVENUE PACIFIC GROVE, CA

APN 006-026-016

DATE: 5/11/2020

PROJECT NO. 20004

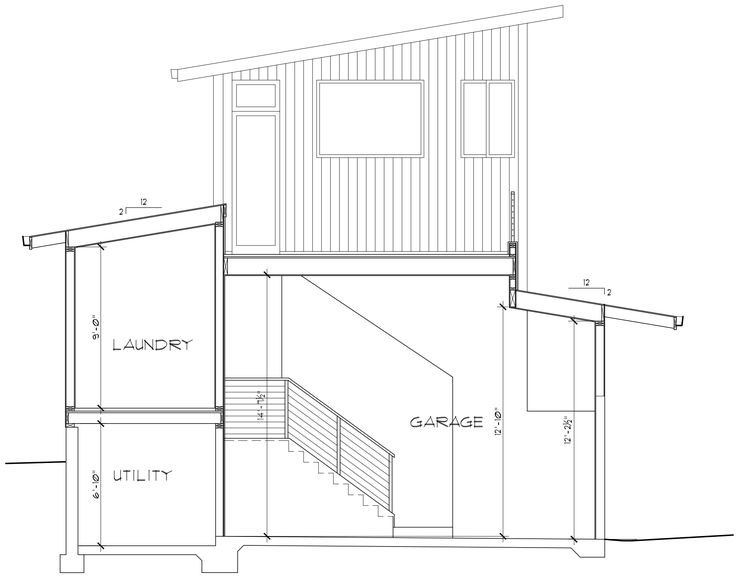
DRAWN BY:

CHECKED BY:

SHEET TITLE: FIRST FLOOR

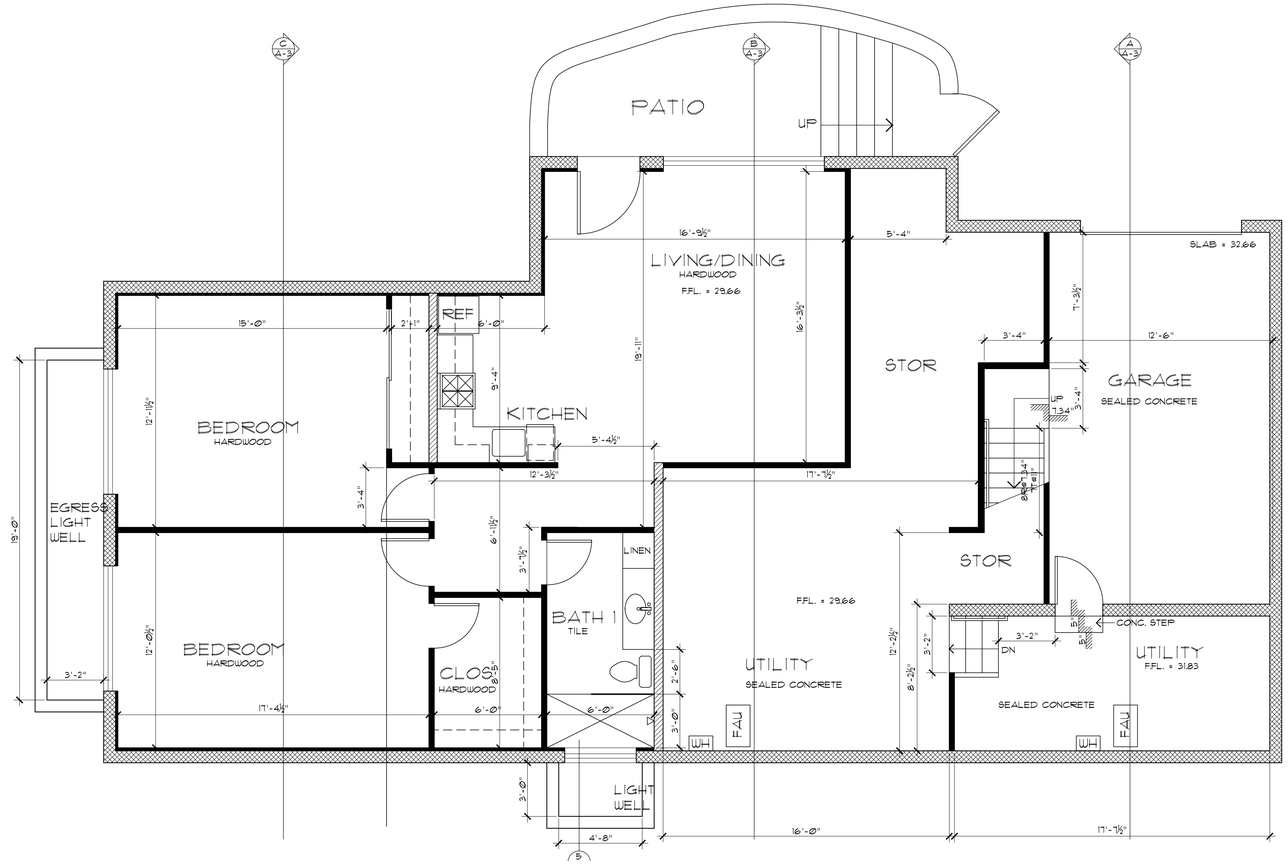
SHEET NO. A-2

OF FOUR SHEETS



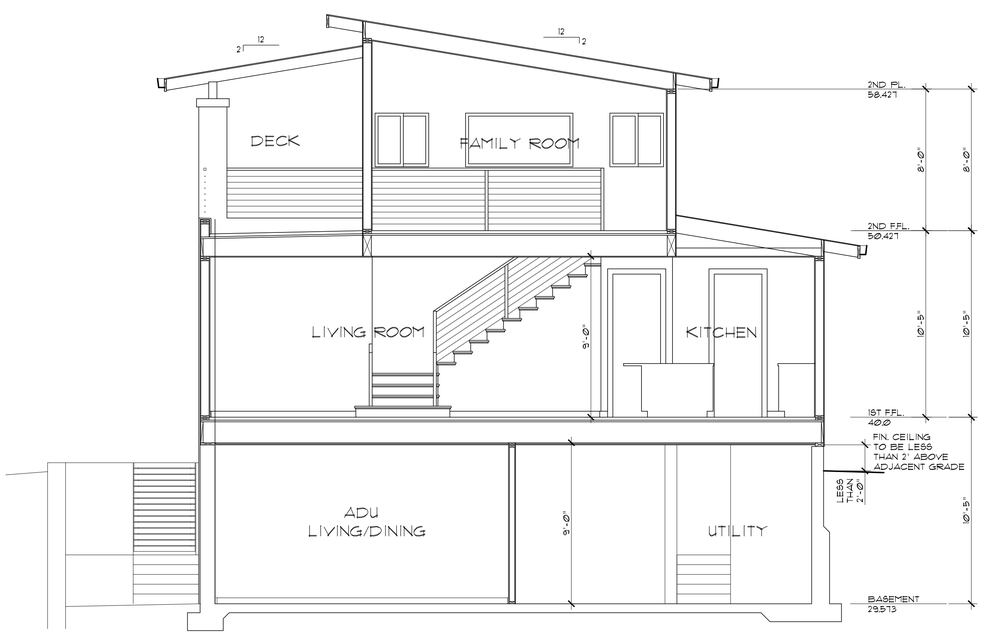
SECTION A

¼"=1'-0"



BASEMENT PLAN

¼"=1'-0"



SECTION B

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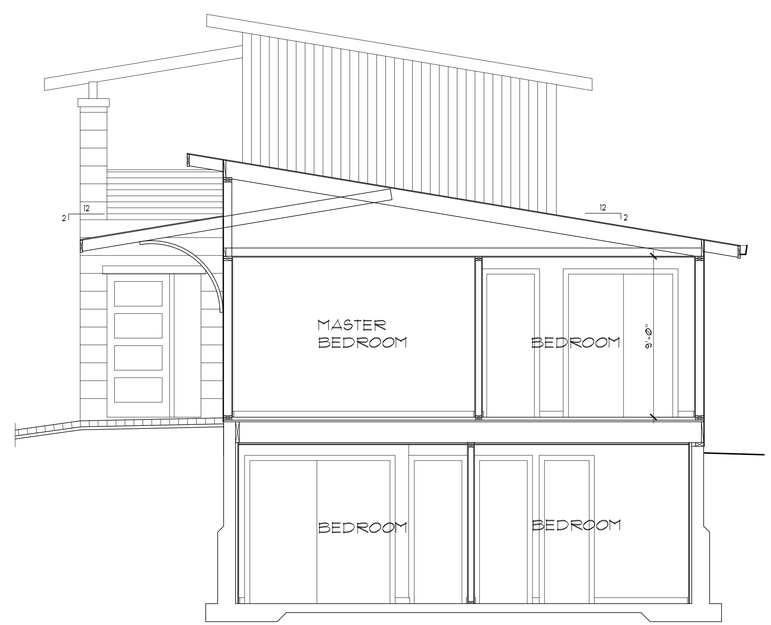


SECTION C

¼"=1'-0"

REVISIONS

NO.	DATE

WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

NEW SINGLE FAMILY RESIDENCE FOR:

Mr. Richard Hadlock

1031 SHELL AVENUE PACIFIC GROVE, CA

APN 006-026-016

DATE: 5/11/2020

PROJECT NO. 20004

DRAWN BY:

CHECKED BY:

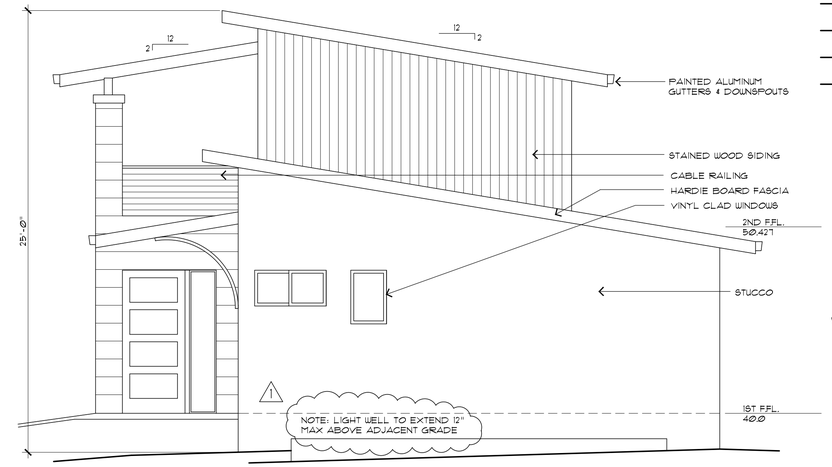
SHEET TITLE: BASEMENT PLAN SECTIONS

SHEET NO. A-3

OF FOUR SHEETS

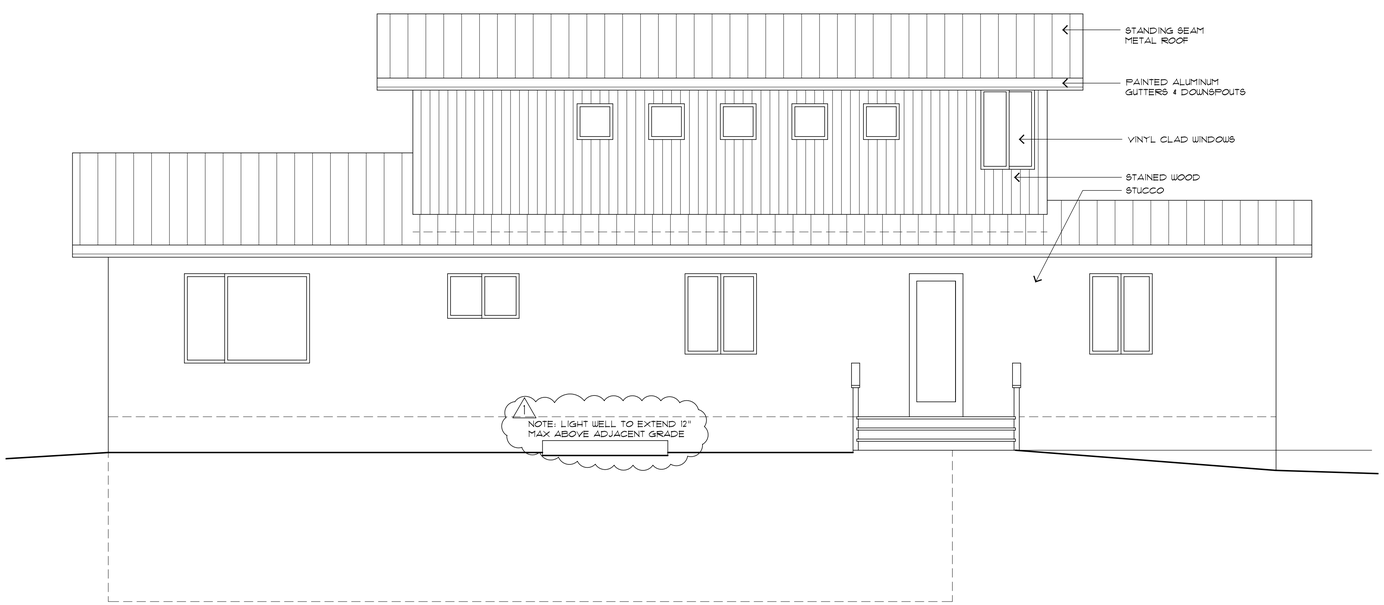
NORTH - FRONT

1/8" = 1'-0"



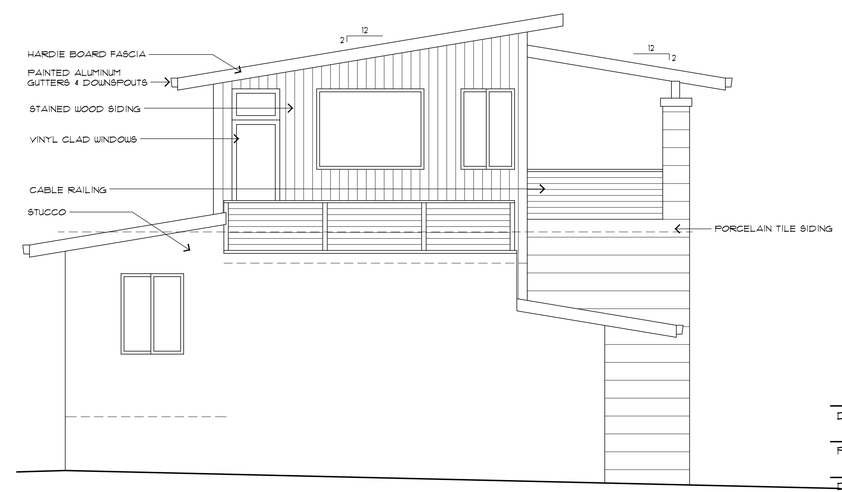
WEST

1/8" = 1'-0"



SOUTH

1/8" = 1'-0"



EAST

1/8" = 1'-0"

REVISIONS

NO.	DATE	
1	7/20/2020	PLANNING DEPT.

WILLIAM C MEFFORD
ARCHITECT
P.O. BOX 1072 PACIFIC GROVE, CA 93950
(831) 373-4567 LICENSE # C-22893

NEW SINGLE FAMILY RESIDENCE FOR:
Mr. Richard Hadlock
1031 SHELL AVENUE PACIFIC GROVE, CA
APN 006-026-016

DATE: 5/11/2020

PROJECT NO. 20004

DRAWN BY:

CHECKED BY:

SHEET TITLE: EXTERIOR ELEVATONS

SHEET NO. A-4

OF FOUR SHEETS

CITY OF PACIFIC GROVE

300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO:	Chair Boyle and Members of the Architectural Review Board
FROM:	Laurel O'Halloran, Associate Planner
MEETING DATE:	08/11/2020
SUBJECT:	Architectural Permit (AP) and Tree Permit with Development (TPD) No. 20-0169 for 415 11th Street (APN 006-493-010)
CEQA:	Categorical Exemption, CEQA Guidelines Section 15303, Class 3, Construction or Conversion of Small Structures

RECOMMENDATION

Approve the Architectural Permit and Tree Permit with Development subject to the recommended findings, conditions of approval, Section 15303(a), Class 3, New Residential Development.

BACKGROUND

PROJECT DESCRIPTION

The proposed project includes the development of a new two-story 1,780 sq. ft. single-family residence with a 441 sq. ft. accessory dwelling unit above a new 420 sq. ft. detached garage and removal of three (3) oak trees and two (2) black acacia trees on a vacant undeveloped lot.

Site Description

The approximately 4,000 sq. ft. parcel is currently an undeveloped lot without a water meter.

Surrounding Land Uses

The parcel is located in a residential neighborhood. The neighborhood consists of one and two-story residences on relatively flat parcels. The subdivision map was recorded December 29, 2019 creating this as a legal parcel with a new address and APN.

DISCUSSION

Applicable General Plan Policies

The neighborhood is designated Medium Density Residential with an allowed density of up to 12.1 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 of the General Plan and Housing Element are implemented through the R-1 zoning district which allows single-family development in areas with adequate public services. Through the addition of an ADU, the project does result in a minor increase in housing units, as supported in the Plan.

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 multi-family zoning district. This district allows single or two-family dwellings and multiple family dwelling uses. 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 a new two-story 1,780 sq. ft. single-family residence with a 441 sq. ft. accessory dwelling unit above a new 420 sq.ft. detached garage with light gray horizontal exterior wood siding, stone wainscoting, and aluminum dark bronze clad windows and doors. Other finishes include an autumn blend asphalt shingle roof and a grape stake fence.

Architecture Review Guidelines:
The project proposal appears to adhere to the following Architectural Review Guidelines:

Guideline #1: The mass and height of a new building should blend well with neighboring structures and not overwhelm them with disproportionate size or a design that is out of character.
The proposed new structure is designed to harmonize and complements the neighboring residences and maintains the character of the neighborhood.

Guideline #24: A new structure should appear similar in scale to those seen as traditional in the neighborhood.
The project proposal of a two-story house and ADU above the garage maintains a proportional relationship to adjoining properties. Across the street from the parcel and next door are second story residences.

Guideline #32: A building should have an overall proportional orientation that is similar to other structure in the setting.
The project proposes remains consistent with the predominant orientation in the immediate area.

Guideline #35: Design a façade to appear similar in scale and character to those in its context.
The project proposes the establishment of newly planted trees and landscaping to enhance and soften the second story residence and the ADU above the garage.

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

Tree Removal
Tree removal and pruning activities are subject to the standards and requirements of Chapter 12 of the PGMC. The project includes the removal of three (3) oak trees and two (2) black acacia trees ranging in size from 12" – 24" diameter. A Tree Removal Assessment and Management Plan were prepared by Frank Ono in March 2020, a qualified arborist, and reviewed by the City arborist. The recommendations of these reports, as well as of the City arborist, have been included as conditions of approval (Draft Permit, Attachment 2).

Although the trees proposed to be removed are relatively healthy, they are within the footprint of the proposed residence.

The Tree Removal Permit shall have an expiration date of 24 months concurrent with the Architectural Permit. As stated earlier no tree removal or trimming will be allowed until a building permit is issued. Required tree replanting and landscaping will be implemented at this time.

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

This project, if approved, will be added to the City's Water Wait List because the parcel does not have a water meter and is subject to the State Water Control Board's Cease and Desist Order moratorium regarding Water Meters.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
In reviewing this action, the City has followed guidelines adopted by the State of California as published in California Administrative Code, Title 14, §15000, et seq. The proposed project is found to be exempt under the CEQA Guidelines Categorical Exemptions, 15303(a), Class 3, New Construction.

The exceptions to exemptions in Section 15300.2 of the CEQA Guidelines pertaining to location, cumulative impacts, significant effects, scenic highways, hazardous waste sites, and historical resources.

Attachments

application
data sheet
AP draft
CEQA
Arborist Report
Plans
WWL

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 # _____
Date: _____
Total Fees: _____

APPLICANT/OWNER:

Project Address: 11th Street (Address not yet assigned) **APN:** Not yet assigned

Project Description: Construction of a new two story 1,780 SF single family home & detached 420 SF two car garage with a 441 SF accessory dwelling unit (ADU) above. Scope also includes construction of new wood fences & gates, landscaping, flagstone walkways/patios, & paver driveway.

Will the project create, add, or replace impervious surface? ☒ Yes ☐ No

Will the project impact any tree(s) on site? ☒ Yes ☐ No

Applicant	**Owner**
Name: William & Helen Bluhm	Name: Same as applicant.
Phone: (831) 277-2782	Phone:
Email: bill.bluhm@sothebyshomes.com	Email:
Mailing Address: 574 Lighthouse Avenue Pacific Grove, CA 93950	Mailing Address:

PLANNING STAFF USE ONLY:

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	☐ Water Entitlement
☐ ADC: Arch Design Change	☐ CDP: Coastal Dev. Permit	☐ TPD: Tree Permit W/ Dev't	☐ Other: _____
☐ ASP: Admin Sign Permit	☐ LLA: Lot Line Adjustment	☐ CDP Waiver/Admin. CDP	☐ Other: _____

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

Review Authority:
☐ Staff ☐ HRC
☐ ZA ☐ PC
☐ SPRC ☐ CC
☐ ARB ☐ _____

Active Permits:
☐ Active Planning Permit
☐ Active Building Permit
☐ Active Code Violation
Permit #: _____

Overlay Zones:
☐ Butterfly Zone
☐ Area of Special Biological Significance (ASBS)
☐ Environmentally Sensitive Habitat Area (ESHA)

Property Information

Lot: _____ Block: _____ Tract: _____
ZC: _____ GP: _____ Lot Size: _____

☐ Historic Resources Inventory ☐ Archaeologically Sensitive Area ☐ CDP Appeal Jurisdiction

Staff Use Only:

Received by: _____
Assigned to: _____

Application # _____

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), the National Environmental Policy Act (NEPA), or the CA Coastal Act.

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: William C B Lutz **Date:** 3/30/2020

Owner Signature (Required): William C B Lutz **Date:** 3/30/2020

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

Application # _____

Planning Permit Fee Calculation

Permit	Select	Fee
Architectural Permit – Single Family	☐	$3,052
Administrative Architectural Permit	☐	$1,469
Architectural Design Change	☐	$1,469
Counter Review & Determination – no new square footage	☐	$212
Counter Review & Determination – new square footage	☐	$856
Initial Historic Screening	☐	$452
Sign Permit	☐	$2,241
Administrative Sign Permit	☐	$1,241
Use Permit and Amendments – Single Family	☐	$1,753
Major Administrative Use Permit	☐	$1,133
Minor Administrative Use Permit	☐	$1,147
Variance and Amendment	☐	$2,548
Coastal Development Permit (base fee for single-family <1,500 sf; see adopted fee schedule for additional permit fees)	☐	$2,151
CDP Waiver/Admin. CDP	☐	$2,151
Historic Preservation Permit	☐	$1,735
Initial Study (ND/MND)	☐	$6,161
Tree Permit with Development	☐	$260
Appeal	☐	25% of base permit fee or $1,000 whichever is greater plus noticing costs
Other	☐	

Additional Fees

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

Total Fees: _____

PROJECT DATA SHEET

Project Address: 415 11th Street

Submittal Date: 5/6/2020

Applicant(s): William & Helen Bluhm

Permit Type(s) & No(s): AP-20-0169

	REQUIRED/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1		R-1	
Building Site Area	4,000 SF		4,000 SF	
Density (multi-family projects only)	2		2	SFD & ADU
Building Coverage	45%		34.6%	
Site Coverage	60%		57.1%	
Gross Floor Area	2,200 SF		2,200 SF	
Square Footage not counted towards Gross Floor Area			441 SF	ADU
Impervious Surface Area Created and/or Replaced			1,409 SF	
Exterior Lateral Wall Length to be demolished in feet & % of total*	_____	_____	___ft/___%	N/A
Exterior Lateral Wall Length to be built	_____	_____	227'-8"	
Building Height	25'-0"		24'-7.75"	For House, See ADU below
Number of stories	2		2	
Front Setback	15'-0"		15'-11"	
North **Side Setback** (specify side)	4'-0"		6'-0"	4'-3" for ADU
South **Side Setback** (specify side)	4'-0"		4'-0"	3'-5.5" for ADU
Rear Setback	10'		20' to ADU	55'-1.5" to House
Garage Door Setback	20'		20'	
Covered Parking Spaces	1		2	
Uncovered Parking Spaces	1		2	
Parking Space Size (Interior measurement)	9' x 20'		9'x19'1"	
Number of Driveways	1		1	
Driveway Width(s)	18'-0"		18'-0"	
Back-up Distance			20'-0"	
Eave Projection (Into Setback)	3' maximum		9" Max	
Distances Between Eaves & Property Lines	3' minimum		3'-3"	
Open Porch/Deck Projections	3'-0"			N/A
Architectural Feature Projections	3'-0"		1'-6"	Oriel Windows
Number & Category of Accessory Buildings	1		1	Garage/ADU
Accessory Building Setbacks				Listed above
Distance between Buildings	5'-0"		15'-1.5"	
Accessory Building Heights	25'-0"		21'-10.25"	
Fence Heights	4' & 6'		4' & 6'	4' for front/rear setbacks

**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]

CITY OF PACIFIC GROVE

Community Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
T : 831.648.3183 • F : 831.648.3184 • www.cityofpacificgrove.org

FOR A PROPERTY LOCATED AT 415 11th STREET TO ALLOW A NEW ARCHITECTURAL PERMIT (AP) AND TREE REMOVAL PERMIT (TPD) 20-0169
FOR THE DEVELOPMENT OF A NEW TWO-STORY 1,780 SQ. FT. SINGLE-FAMILY RESIDENCE WITH A 441 SQ. FT. ACCESSORY DWELLING UNIT
ABOVE A NEW 420 SQ.FT. DETACHED GARAGE.
THE PROJECT PROPOSES THE REMOVAL OF THREE (3) OAK TREES AND TWO (2) BLACK ACACIA TREES.
THE PROJECT WOULD BE ADDED TO THE WATER WAITLIST.

FACTS

1. The subject site is located at 415 11th Street, Pacific Grove, 93950 (APN 006-493-010)
2. The subject site has a designation of Medium Density Residential on the adopted City of Pacific Grove General Plan Land Use Map and is located in the Single Family Residential District (R-1) zoning district.
3. The subject site is approximately 4,000 square feet in size.
4. The subject site is currently not developed.
5. A certified arborist prepared a Tree Resource Assessment and Management Plan (Ono, March 19, 2020) which was reviewed by the City's arborist. The recommendations of the Management Plan have been incorporated herein as conditions of approval.
6. The project would be added to the City's water waitlist.
7. The project site does not have a water meter and is subject to the State water Control Board Cease and Desist Order.
8. This project has been determined to be CEQA Exempt under CEQA Guideline Section 15303, New Residential Development.

FINDINGS

For the Architectural Permit per PGMC Section 23.70.060(f):

1. The architecture and general appearance of the completed project are compatible with the neighborhood;
2. The proposed development will meet the development regulations set forth in the R-1-H zoning district including setbacks and height requirements;
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;
4. The Board has been guided by and has made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on the structure.

The architectural style and materials, and site design are in substantial conformance to the City's Residential Design Guidelines, specifically Nos. 1, 24, 32, and 35 relating to the site's natural setting, high quality materials and finishes, and neighborhood compatibility, and Nos. 10-12 relating to exterior lighting.

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

1. The Tree is causing <u>or is projected</u> to cause significant damage to hardscape (house foundations, driveways, retaining walls, patios, etc.), utility service lines, or infrastructure (sidewalk, curb, storm drain, Street, etc.) and there are not more cost-effective remedial solutions.
2. Such other conditions as agreed to by the city arborist and the property owner.
   The proposed tree removal and new construction are in compliance with the zoning code and General Plan. The tree removal is subject to the recommendations of the applicant's licensed Arborist and Biologist and conditions imposed by the City's arborist in compliance with PGMC Title 12.

PERMIT

Architectural Permit (AP) and Tree Permit with Development (TPD) 20-0169 to allow:
the development of a new two-story 1,780 sq. ft. single-family residence with a 441 sq. ft. accessory dwelling unit above a new 420 sq.ft. detached garage.
The project includes removal of three (3) oak trees and two (2) black acacia trees.

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.

5. **Tree Permit with Development**. Tree removal and trimming cannot go into effect until a Building Permit is issued.

6. **Tree Replant.** The City Arborist will determine the tree replant and landscaping requirements upon issuance of a Building Permit.

7. **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.

8. **Stormwater Control Plan.** An erosion and sediment control plan shall be provided by the property owner to the City of Pacific Grove at the time of building permit submittal.

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

11. **Conformance to Plans.** Development of the site shall conform to approved plans for "11th Street Residence " dated3/16/2020, on file with the Community Development Department and to the Building Code, with the exception of any subsequently approved changes.

12. **Construction Hours.** All construction activities shall comply to PGMC Section 11.96.040.

13. **Water.** An approval from the Monterey Peninsula Water Management District would be required prior to issuance of building permits.

14. **Water Meter.** A water meter is required before applying for a Building Permit.

15. **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.

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

17. **Copper Gutters.** All proposed copper gutters will be replaced with a copper alternative.

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

1. The Architectural Review 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 20-0169 as conditioned and pursuant to Class 1 CEQA categorical exemptions for Minor Residential Additions.

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 ARCHITECTURL REVIEW BOARD OF THE CITY OF PACIFIC GROVE ON THE 11TH DAY OF AUGUST, 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.

_____ _____
William Bluhm, owner Date

_____ _____
Helen Bluhm, owner Date

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: 415 11th St, Pacific Grove, CA 93950

Project Description: AP and TPD 200169
Description: To allow a new residence and an ADU
APN:
ZC: C-1
Lot Size: 4,00 SF

Applicant Name:	Samuel Pitnick	Phone #:
Mailing Address:	P.O. BOX 22412, CARMEL, CA 93922	
Email Address:	samuelpitnick@gmail.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 3, S 15303(a)
- ☐ Statutory Exemption
  Type and Section Number:
- ☐ Other:

Exemption Findings:
New Construction. 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 3 exemption.

Contact: Laurel OHalloran, Planning Department, City of Pacific Grove

Contact Phone: (831) 648-3183

Signature: Laurel O'Halloran **Date:** August 11, 2020

Tree Survey Report
415 11th Street

Prepared for:

Mr. and Mrs. Bill and Helen Bluhm

Prepared by:

Frank Ono
Urban Forester
Member Society of American Foresters #48004
ISA Certified Arborist #536
1213 Miles Avenue
Pacific Grove, CA 93950

March 19, 2020

Owner:

William & Helen Bluhm
792 Lighthouse Avenue
Pacific Grove, CA 93950

Architect:

Samuel Pitnick Architects
P.O. Box 22412
Carmel, CA 93922

Forester and Arborist

Frank Ono, Member SAF #48004, ISA Certified Arborist #536
F.O. Consulting
1213 Miles Ave
Pacific Grove, CA 93950

SUMMARY

Development is proposed for this site requiring excavation near existing protected trees. The project proposes to build a new, approximately 1000 square foot single-family dwelling and 415 square foot detached garage and ADU on a subdivided lot. There are several exotic trees on the property as well as existing native trees; the trees are considered to be in fair to poor condition both structurally and in health. Excavation will be performed near trees, in particular several Coast live oak trees. At this time, it appears the project requires the removal of five (5) trees with the current design. A tree survey/arborist report has been prepared that identifies and addresses the effects that the project will have on the existing tree resources on-site as well as a list of recommendations regarding trees on the project.

INTRODUCTION

This tree assessment/arborist report is prepared for Mr. and Mrs. Bill and Helen Bluhm, the owners of the property located at 415 11th Street by Frank Ono, Urban Forester and Certified Arborist (member Society of American Foresters #48004 and International Society of Arboriculture Certified Arborist #536) due to the proposed construction. The City of Pacific Grove Land Use Plan and City Zoning Ordinances identify "all native trees on the private property six inches or greater in trunk diameter and all non-native trees twelve inches or greater (on private property), measured at 54 inches above native grade, and all public trees, regardless of size" as requiring protection and special consideration for management.

ASSIGNMENT/SCOPE OF PROJECT

To ensure the protection of the tree resources on-site, the property owner, Mr. and Mrs. Bill and Helen Bluhm, have requested an assessment of the trees in proximity to proposed development areas. The findings of the report are to be documented in an arborist report to work in conjunction with other conditions for approval of the building permit application. To accomplish this assignment, the following tasks have been completed;

- Evaluate health, structure, and preservation suitability for each tree within or adjacent (15 feet or less) to the proposed development of trees greater than or equal to six diameter inches at 24 inches above grade.
- Review proposed building site plans as provided by Mr. Bill Bluhm.
- Make recommendations for alternative methods and preconstruction treatments to facilitate tree retention.
- Create preservation specifications, as it relates to a Tree Location/Preservation Map.
- Determine the number of trees affected by construction as defined by the City of Pacific Grove Zoning Ordinance; as well as mitigation requirements for those to be affected.
- Document findings in the form of a report as required by the City of Pacific Grove Planning Department.

LIMITATIONS

This assignment is limited to the review of plans submitted to me dated February 13, 2020, by Mr. Bill Bluhm to assess effects from potential construction to trees within or adjacent to construction activities. The assessment has been made of these plans specifically and no other plans were reviewed. Only minor grading and erosion details are discussed in this report as it relates to tree health. It is not the intent of this report to provide a risk assessment for any tree on this parcel, as any tree can fail at any time. No clinical diagnosis was performed on any pest or pathogen that may or may not be present. In addition to an inspection of the property, F.O. Consulting relied on information provided in the preparation of this report (such as surveys, property boundaries, and property ownership) and must reasonably rely on the accuracy of the information provided. F.O. Consulting shall not be responsible for another's means, methods, techniques, schedules, sequence or' procedures, or for contractor safety or any other related programs; or another's failure to complete the work following the plans and specifications.

PURPOSE AND GOAL

This Tree Assessment/Arborist report is prepared for this parcel due to proposed construction activities located at 415 11th Street, Pacific Grove, CA 93950. The purpose of the assessment is to determine what, if any, of the trees will be affected by the proposed project. Native trees 6-inches or greater, and non-native trees 12 inches or greater are considered protected trees as defined by the City of Pacific Grove Zoning Ordinance (12.20.020).

The goal of this report is to protect and maintain the Pacific Grove Urban forested resources through the adherence of development standards, which allow the protection, and maintenance of its forest resources. Furthermore, it is the intended goal of this report to aid in planning to offset any potential effects of a proposed development on the property while encouraging urban forest stability and sustainability, perpetuating the urban forested character of the property and the immediate vicinity.

SITE DESCRIPTION

1) Assessor's Parcel Number: 006-493-010-000

2) Location: 415 11th Street, Pacific Grove, CA 93950.

3) Parcel size: 0.092 Acres.

4) Existing Land Use: The parcel is vacant and zoned for residential use (R-1).

5) Slope: The site is mildly sloped. Slopes range from 2% to 5%.

6) Soils: The parcel is located on soils classified by the Monterey County Soils report as "Narlon loamy fine sand" soils about 55 inches deep. This is a moderately poorly drained soil located on marine terraces. Runoff is very high, and the erosion hazard is moderate. Roots can penetrate to a depth of 53 inches. The available water capacity is low (about 1.3 inches).

7) Vegetation: The vegetation on site is composed primarily of a few native Coast live oaks and Black acacias. Understory plants are comprised of native and nonnative grasses. The site is developed and has ornamental planting.

8) Forest Condition and Health: The stand of trees and health are evaluated with the use of the residual trees combined with surrounding adjacent trees as a complete stand. The surrounding forest canopy is a fragmented transitional Monterey pine and Coast live oak forest in a highly developed area. The site is comprised entirely of semi-mature to mature Coast live oaks and Black acacias that range from poor to good health. Before subdivision, this site experienced heavy tree removal in the form of 5 Black acacias and one hazardous Monterey pine. The remainder of the property that was not subdivided has several Coast live oak and Black acacia trees ranging in condition from fair to poor.

BACKGROUND

The assessment focuses on the incorporation of the preliminary location of site improvements coupled with consideration for the general goals of the site improvement desired of the landowner. Proposed improvements assessed included preserving trees to the greatest extent feasible, maintaining the viewshed, and general aesthetic quality of the area while complying with the City of Pacific Grove Municipal Codes. The study of individual trees determined treatments necessary to complete the project and meet the goals of the landowner. Trees within and immediately adjacent proposed development areas were located, measured, inspected, flagged, and recorded. The assessment of each tree concluded with an opinion of whether the tree should be removed, or preserved, based on the extent and effect of construction activity on the short and long-term health of the tree. All meetings and field reviews were focused on the area immediately surrounding the proposed development.

TREE CHART

ID	Diameter	Species	Structure	Health	Remove	Comments
856	11	Coast live oak	Fair	Fair	x	In garage footprint
857	20	Coast live oak	Fair	Fair	x	In garage footprint
858	9,9	Black Acacia	Fair	Fair	x	Affected by grading
859	12,12	Black Acacia	Poor	Poor	x	Thinning, codominant trunks
860	18	Coast live oak	Good	Good		
861	7	Coast live oak	Fair	Fair	x	In house footprint
862	5	Black Acacia	Fair	Fair		
863	12	Black Acacia	Fair	Poor		Thinning

OBSERVATIONS/DISCUSSION

The following list includes observations made while on-site and summarizes details discussed during this stage of the planning process.

- The site is a subdivision of a developed property with an existing historical structure on the remaining parcel.
- Five (5) trees on the property are proposed to be removed with the current design:
  - #856 is an 11-inch diameter semi-mature Coast live oak located in the proposed garage footprint in fair condition.
  - #857 is a 20-inch diameter Coast live oak located in the garage footprint in fair condition.
  - #858 is a double stemmed 9 + 9-inch diameter Black acacia in fair condition. The tree is not within the footprint of proposed development but the excavation for the ADU foundation will impact the tree necessitating its removal.
  - #859 is a multi-stemmed 12 and 12-inch diameter Black acacia located in the proposed home footprint. This tree is in poor condition with codominant trunks and a thinning crown.
  - #861 is a 7-inch diameter Coast live oak located in the proposed home footprint in fair condition.
- #860 is an 18-inch diameter Coast live oak in good condition located near the proposed home construction. The tree is approximately four to five feet away from the proposed structure and care will need to be taken while excavating for foundations.

CONCLUSION/PROJECT ASSESSMENT

No alternate building sites were considered for this assessment as the site is constrained for reasonable development by lack of available space. The tree removal proposed is the minimum amount with the current design due to setbacks. Native tree removal is minimal with remaining trees expected to survive when properly protected and monitored. The remainder of the property contains tree cover, which will remain undisturbed.

Short Term Effects

Site disturbance will occur during building construction. Short term effects are confined to the construction envelope and immediate surroundings some trees may be trimmed and root systems reduced. The pruning of tree crowns above 30% and reduction of root area may have short term effects on those trees treated, including a reduction of growth and potential limb dieback.

Long Term Effects

No significant long-term effects on the urban forest ecosystem are anticipated as this is already a developed residential site. The project as proposed is not likely to significantly reduce the availability of wildlife habitat over the long term. Whenever construction activities take place near trees, there is the potential for those trees to experience a decline in the long term as well. The greatest attempt has been made to identify for removal those trees likely to experience decline.

RECOMMENDATIONS

Tree Pruning

It is to be understood that the pruning of retained trees may be expected for this site, especially near building construction areas. Pruning will include trees with deadwood, minor structural defects or disease that must be compensated, and possibly vehicle or pedestrian clearance. Trees should be monitored on occasion for health and vigor after pruning. Should the health and vigor of any tree decline it will be treated as appropriately recommended by a certified arborist or qualified forester. Remedial pruning should occur before construction. Following construction, any above-ground tree pruning/trimming should be delayed until one year after completion of construction. Following construction, a qualified arborist should monitor trees adjacent to the area of the improvement and if any decline in health that is attributable to the construction is noted, additional trees should be planted on the site.

Tree Protection

Before the commencement of construction activities:

- Trees located adjacent to construction areas shall be protected from damage by construction equipment by the use of temporary fencing and through wrapping of trunks with protective materials.
- Fencing shall consist of chain link, supported snowdrift or plastic mesh, hay bales, or field fence. Fencing shall have cross bracing (typically 2x4 material) on both the top and lower edges of the fencing material to prevent sagging and provide lateral support.
- Fencing shall stand a minimum height of four feet above grade and be placed to the farthest extent possible from the base of the tree protecting the trees drip line area (typically 10-12 feet away from the base of a tree).
- In cases where access or space is limited for tree protection, it is permissible to protect the tree within the 10-12-foot distance after determination and approval by a qualified forester or arborist.
- Soil compaction, parking of vehicles or heavy equipment, stockpiling of construction materials, and/or dumping of materials should not be allowed adjacent to trees on the property especially within fenced areas.
- Fenced areas and the trunk protection materials must remain in place during the entire construction period.

During grading and excavation activities:

- All trenching, grading or any other digging or soil removal that is expected to encounter tree roots will be monitored by a qualified arborist or forester to ensure against drilling or cutting into or through major roots.
- The project arborist should be on-site during excavation activities to direct any minor field adjustments that may be needed.
- Trenching located adjacent to any tree should be done by hand where practical and any roots greater than 3-inches diameter should be bridged or pruned appropriately.
- Any roots that must be cut shall be cut by manually digging a trench and cutting exposed roots with a saw, vibrating knife, rock saw narrow trencher with sharp blades, or other approved root pruning equipment.
- Any roots damaged during grading or excavation should be exposed to sound tissue and cut cleanly with a saw.

If at any time potentially significant roots are discovered:

- The arborist/forester will be authorized to halt excavation until appropriate mitigation measures are formulated and implemented.
- If significant roots are identified that must be removed that will destabilize or negatively affects the target trees, the property owner will be notified immediately and a determination for removal will be assessed and made as required by law for treatment of the area that will not risk death decline or instability of the tree consistent with the implementation of appropriate construction design approaches to minimize effects, such as hand digging, bridging or tunneling under roots, etc..

Best Management Practices to Observe (BMP)

The following best management practices must be adhered to:

A) Tree service contractors will verify animal or bird nesting prior to tree work. If the nesting activity of migratory birds is found, work must stop, and a wildlife biologist consulted before commencing work (the typical bird nesting season ranges from February 22 to August 1).
B) Do not deposit any fill around trees, which may compact soils and alter water and air relationships. Avoid depositing fill, parking equipment, or staging construction materials near existing trees. Covering and compacting soil around trees can alter water and air relationships with the roots. Fill placed within the drip line may encourage the development of oak root fungus (Armillaria mellea). As necessary, trees may be protected by boards, fencing or other materials to delineate protection zones.
C) Pruning shall be conducted so as not to unnecessarily injure the tree. General-Principals of pruning include placing cuts immediately beyond the branch collar, making clean cuts by scoring the underside of the branch first, and for live oak, avoiding the period from February through May.
D) Native live trees are not adapted to summer watering and may develop crown or root rot as a result. Do not regularly irrigate within the drip line of oaks. Native, locally adapted, drought-resistant species are the most compatible with this goal.
E) Root cutting should occur outside of the springtime. Late June and July would likely be the best. Pruning of the live crown should not occur February through May.
F) Tree material greater than 3 inches in diameter remaining on-site more than one month that is not cut and split into firewood must be covered with thick clear plastic that is dug in securely around the pile to discourage infestation and dispersion of bark beetles.
G) A mulch layer up to approximately 4 inches deep should be applied to the ground under selected trees following construction. Only 1 to 2 inches of mulch should be applied within 1 to 2 feet of the trunk, and under no circumstances should any soil or mulch be placed against the root crown (base) of trees. The best source of mulch would be from chipped material generated on-site.
H) If trees along near the development are visibly declining in vigor, a Professional Forester or Certified Arborist should be contacted to inspect the site to recommend a course of action.

Report Prepared By:

_____ March 19, 2020

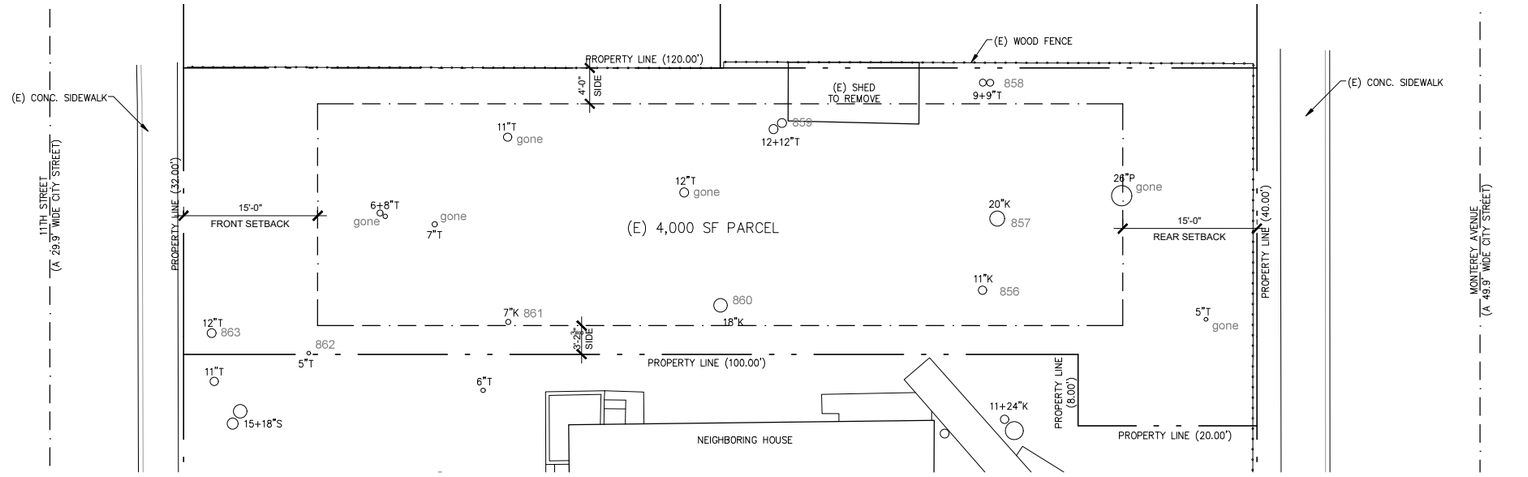
Frank Ono, SAF Forester #48004 and ISA Certified Arborist #536 Date

PHOTOGRAPHS

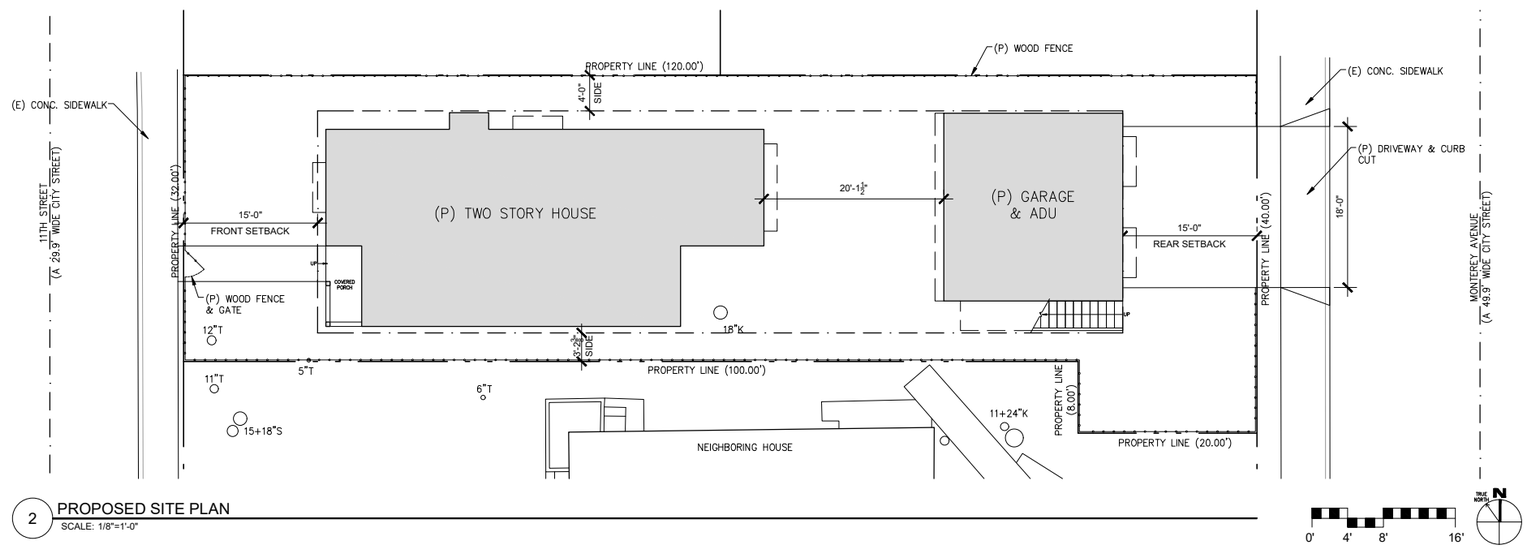
Trees #856, #857, #859 and #858

Trees #859, #860, #861, #862, and #863. Note #860 is to be retained

Use of these plans and specifications shall be restricted to the original site for which they were prepared and publication thereof is expressly limited to such use. Reproduction or publication by any method, in whole or in part, is prohibited. Title to the plans and specifications remains with the architect without prejudice. Visual contact with these plans and specifications shall constitute prima facie evidence of the acceptance of these restrictions.



1 EXISTING SITE PLAN
SCALE: 1/8"=1'-0"



2 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

11TH STREET RESIDENCE

11TH STREET
PACIFIC GROVE, CA
93950

LICENSED ARCHITECT
SAMUEL B. PITNICK
C- 34362
REN. 05/31/21
STATE OF CALIFORNIA

SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUEL.PITNICK@GMAIL.COM

REVISIONS	DATE

ARCHITECTURAL

EXISTING & PROPOSED SITE PLANS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A1.0

02/13/2020

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PROPOSED MATERIALS

NEW ASPHALT SHINGLE ROOF - 'AUTUMN BLEND' BY CERTAINTEED

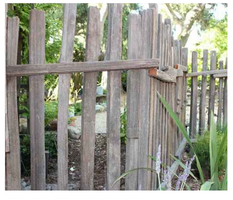
LIGHT GRAY HORIZ. WOOD SIDING

FRONT DOOR & TRIM COLOR, COPPER GUTTERS

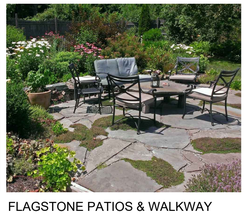
ALUM. CLAD WINDOWS & DOORS - DARK BRONZE COLOR

STONE WAINSCOTING

WHITE WOOD & GLASS GARAGE DOOR



GRAPE STAKE FENCE



FLAGSTONE PATIOS & WALKWAY

GENERAL NOTES

1. CONTRACTOR TO FIELD VERIFY SURVEY AND EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES.
2. CONTRACTOR SHALL PROTECT EXISTING TREES AND ROOT SYSTEM. ALL EXCAVATION AROUND EXISTING TREES SHALL BE MADE BY HAND.
3. CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES NOTIFICATION: "STOP WORK WITHIN 50 METERS (165 FEET) OF UNCOVERED RESOURCE AND CONTACT THE CITY OF PACIFIC GROVE AND A QUALIFIED ARCHAEOLOGIST IMMEDIATELY IF CULTURAL, ARCHAEOLOGICAL, HISTORICAL, OR PALEONTOLOGICAL RESOURCES ARE UNCOVERED".
4. SMOKE DETECTORS IN THE MAIN DWELLING SHALL BE INSTALLED AND FIELD VERIFIED IN EACH BEDROOM, IN THE HALLWAY LEADING TO THE BEDROOMS AND ON EACH FLOOR PER CRC R314.2. CARBON MONOXIDE ALARMS SHLL BE INSTALLED AND FIELD VERIFIED ON EACH FLOOR PER CRC R315.2.
5. THE ISSUANCE OF A PERMIT SHALL NOT PREVENT THE BUILDING OFFICIAL FROM REQUIRING THE CORRECTION OF ERRORS ON THESE PLANS OR FROM PREVENTING ANY VIOLATION OF THE CODES ADOPTED BY THE COUNTY, RELEVANT LAWS, ORDINANCES, RULES AND/OR REGULATIONS.
6. CONTRACTOR TO OBTAIN AN 8-1-1/DIG ALERT TICKET PRIOR TO PERMIT ISSUANCE AND TO MAINTAIN THE TICKET IN ACTIVE STATUS AND ON SITE FOR INSPECTION THROUGHOUT THE PROJECT.
7. SHEAR WALLS WITH NAILING REQUIREMENTS TIGHTER THAN 4" O.C. REQUIRE A THIRD PARTY INSPECTION AND APPROVAL.
8. A SEWER BACK WATER VALVE AND SEWER RELIEF VENT SHALL BE INSTALLED.

BUILDING CODE INFO

THIS PROJECT SHALL COMPLY WITH THE FOLLOWING:
2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 CALIFORNIA ENERGY CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA GREEN BUILDING STANDARDS CODE

DEFERRED SUBMITTALS

FIRE SPRINKLERS

SHEET INDEX

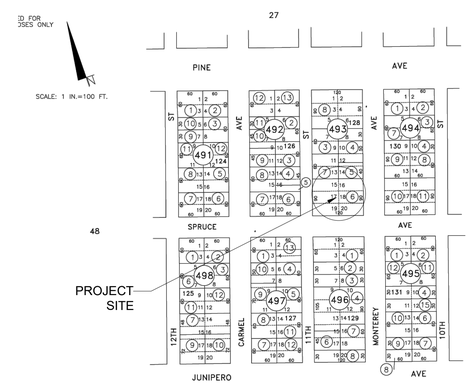
G1.0	PROJECT INFORMATION
G1.1	SURVEY
A1.0	EXISTING & PROPOSED SITE PLANS
A2.0	PROPOSED FIRST & SECOND FLOOR PLAN
A2.1	PROPOSED ROOF PLAN
A3.0	BUILDING ELEVATIONS
A3.1	BUILDING ELEVATIONS

SCOPE OF WORK

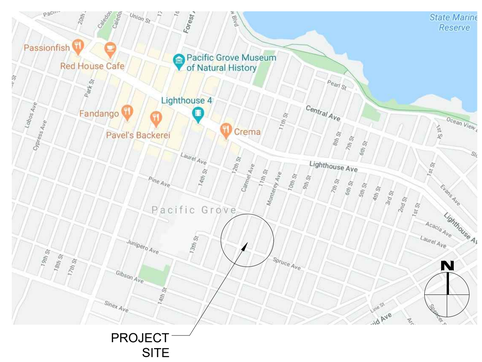
CONSTRUCTION OF A NEW TWO STORY 1,780 SF SINGLE FAMILY HOME AND DETACHED 420 SF TWO CAR GARAGE WITH 441 SF ACCESSORY DWELLING UNIT(A.D.U.) ABOVE.

SCOPE ALSO INCLUDES THE CONSTRUCTION OF NEW WOOD FENCES AND GATES AROUND PROPERTY, LANDSCAPING, FLAGSTONE WALKWAYS & PATIOS, AND A SAND-SET PAVER DRIVEWAY.

PARCEL MAP



VICINITY MAP



PROJECT TEAM

OWNER	WILLIAM & HELEN BLUHM PACIFIC GROVE, CA 93950
ARCHITECT	SAMUEL PITNICK ARCHITECTS, INC. LICENSE # C-34362 PO BOX 22412, CARMEL, CA 93922 PHONE: (831) 241-1895 SAMUELPITNICK@GMAIL.COM
SURVEYOR	MONTEREY BAY ENGINEERS, INC. 607 CHARLES AVE B, SEASIDE, CA 93955 PHONE: (831) 899-7899
ARBORIST	FRANK ONO 1213 MILES AVENUE PACIFIC GROVE, CA 93950 PHONE: (831) 373-7086

PROJECT INFORMATION

PROPERTY ADDRESS	11TH STREET PACIFIC GROVE, CA 93950 (ADDRESS NOT YET ASSIGNED)
APN	T.B.D.
ZONING	R-1 SINGLE FAMILY RESIDENTIAL
TYPE OF CONSTRUCTION	TYPE V-B
OCCUPANCY GROUP	R-3 / SINGLE FAMILY RESIDENCE U / GARAGE

BUILDING INFORMATION & LOT COVERAGE

LOT SIZE	4,000 SF
ALLOWABLE BUILDING COVERAGE	45% OR 1,800 SF
(P) BUILDING COVERAGE	34.6% OR 1,385 SF
ALLOWABLE SITE COVERAGE	60% OR 2,400 SF
(P) SITE COVERAGE:	
(P) STRUCTURES	1,385 SF
(P) FLAGSTONE PATIOS/WALKWAYS	877 SF
(P) CONC. PAD FOR TRASH	24 SF
(P) TOTAL	2,286 SF
ALLOWABLE FLOOR AREA	2,200 SF
(P) FLOOR AREA:	
(P) FIRST FLOOR	956 SF
(P) SECOND FLOOR	824 SF
(P) GARAGE	420 SF
TOTAL	2,200 SF
(P) ACCESSORY DWELLING UNIT	441 SF
ALLOWABLE HEIGHT LIMIT	25'-0"
(P) HEIGHT OF HOUSE	24'-7 3/4"
(P) HEIGHT OF GARAGE & A.D.U.	21'-10 1/4"

MISCELLANEOUS

WATER SOURCE	CAL AM	
WASTE DISPOSAL SYSTEM	SEWER	
TREES TO BE REMOVED	(1) 5" TREE	(1) 12" TREE
	(1) 6"+8" PRONG TREE	(1) 12"+12" PRONG TREE
	(1) 7" TREE	(1) 7" COAST LIVE OAK
	(1) 9"+9" PRONG TREE	(1) 11" COAST LIVE OAK
	(1) 11" TREE	(1) 20" COAST LIVE OAK
	*SEE ARBORIST REPORT FOR MORE INFO	
GRADING ESTIMATES	NONE	
(P) PARKING	2 SPACES (COVERED)	
(P) BUILDING SPRINKLERED	YES	

11TH STREET RESIDENCE

11TH STREET
PACIFIC GROVE, CA 93950

LICENSED ARCHITECT
SAMUEL B. PITNICK
C- 34362
REN. 06/31/21
STATE OF CALIFORNIA

SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 241-1895
EMAIL: SAMUELPITNICK@GMAIL.COM

REVISIONS	DATE

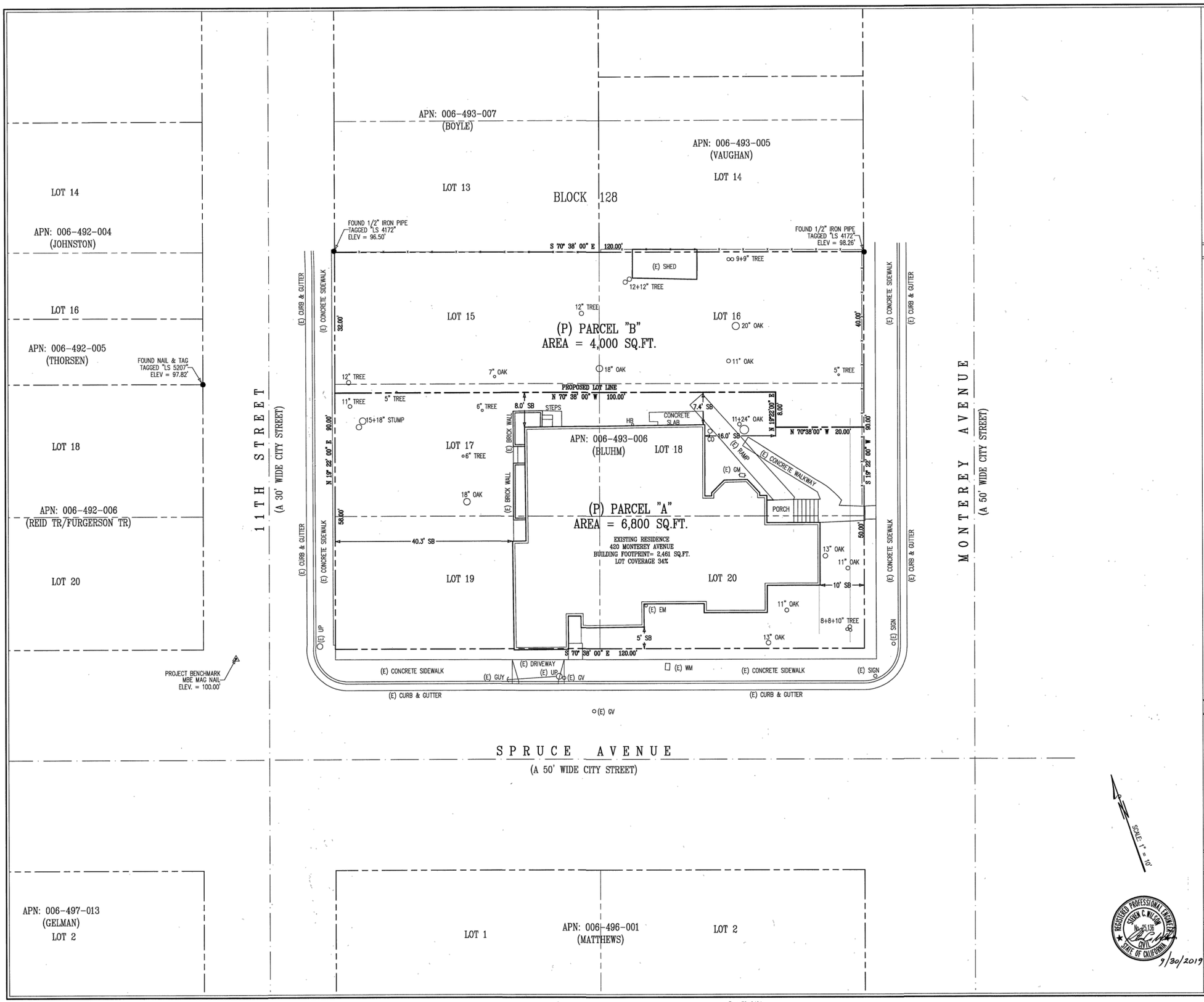
ARCHITECTURAL

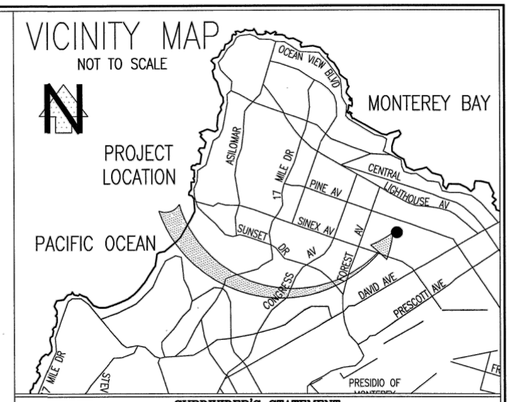
PROJECT INFORMATION

Scale: SEE DWG.
Drawn By: SBP
Job: -

G1.0

02/21/2020





SUBDIVIDER'S STATEMENT

1.	SUBDIVIDER:	WILLIAM & HELEN BLUHM 792 LIGHTHOUSE AVENUE PACIFIC GROVE, CA 93950 (831) 277-2782 VOICE
2.	OWNERS:	WILLIAM & HELEN BLUHM 792 LIGHTHOUSE AVENUE PACIFIC GROVE, CA 93950 (831) 277-2782 VOICE
3.	ENGINEER & SURVEYOR:	STEVEN C. WILSON MONTEREY BAY ENGINEERS. INC. 607 CHARLES AVE. SUITE B SEASIDE, CA 93955 (831) 899-7899 VOICE (831) 899-7879 FACSIMILE
4.	PROPERTY LOCATION:	420 MONTEREY AVENUE PACIFIC GROVE, CA 93950 ASSESSOR'S PARCEL: 006-493-006
5.	LEGAL DESCRIPTION:	LOTS 15 -20, BLOCK 128 PACIFICK GROVE RETREAT VOLUME 1, CITIES & TOWNS, PAGE, 10
6.	PRESENT ZONING:	R-1 SINGLE FAMILY RESIDENTIAL
7.	PROPOSED ZONING:	R-1 SINGAL FAMILY RESIDENTIAL
8.	EXISTING USE:	SINGLE FAMILY RESIDENTIAL
9.	PROPOSED USE:	SINGLE FAMILY RESIDENTIAL
10.	TOTAL LAND AREA	GROSS = 10,800 SQ. FT. = 0.248 ACRES
11.	TOTAL PROPOSED LOTS	2
12.	TOTAL LOT DENSITY	8.067 UNITS PER ACRE
13.	EXISTING UTILITLY SUPPLIERS:	
	ELECTRICITY:	P. G. & E.
	GAS:	P. G. & E.
	CATV:	COMCAST
	WATER:	CAL-AM WATER COMPANY
	SEWER:	MONTEREY ONE WATER

14. BOUNDARY LOCATIONS SHOWN HEREON WERE DETERMINED WITH THE BENEFIT OF A FIELD SURVEY, SUPPLEMENTED BY RECORD DATA.
15. ELEVATIONS SHOWN ARE BASED ON ASSUMED DATUM
THE BENCHMARK IS A MAG NAIL ON THE NORTHWEST CORNER OF ELEVENTH STREET AND MONTEREY AVENUE.
BENCHMARK ELEVATION = 100.00'
16. CONTOUR INTERVAL = ONE FOOT
17. TREE TYPES ARE INDICATED WHEN KNOWN. DIAMETER OF TREES ARE SHOWN IN INCHES
18. ● DENOTES A FOUND MONUMENT AS NOTED.
19. ⊙ DENOTES A FOUND CONCRETE WELL MONUMENT.

LEGEND

(E)	EXISTING	FG	FINISHED GRADE	50 49	EXISTING CONTOURS
(N)	NEW	FL	FLOWLINE	52 50	PROPOSED CONTOURS
AB	AGGREGATE BASE	INV	INVERT ELEVATION	x	(E) WOOD FENCE
AC	ASPHALT CONCRETE	PL	PROPERTY LINE		PROPOSED BUILDING
BW	BASE OF WALL	RIM	RIM ELEVATION		
C&G	CURB & GUTTER	TBR	TO BE REMOVED/RELOCATED		ASPHALT
CB	CATCH BASIN	TC	TOP OF CURB		BUILDING PAD(S)
CL	CENTERLINE	TDC	TOP OF DEPRESSED CURB		CONCRETE
CO	CLEAN OUT	T.E	TRASH ENCLOSURE		LANDSCAPING
CONC.	CONCRETE	TW	TOP OF WALL		
D/W	DRIVEWAY	UP	UTILITY POLE	XX.XX'	TOP OF CURB ELEVATION
DI	DROP INLET	WM	WATER METER	XX.XX	FLOWLINE ELEVATION
EL OR ELEV.	ELEVATION	R	RADIUS		
FC	FACE OF CURB	RWL	RAIN WATER LEADER		
FF	FINISHED FLOOR	S	SLOPE		

TENTATIVE SUBDIVISION MAP

LOTS 15-20, BLOCK 128
PACIFIC GROVE RETREAT
FILED IN VOLUME 1 - CITIES & TOWNS, AT PAGE 10, RECORDS OF MONTEREY COUNTY
ASSESSOR'S PARCEL No. 006-493-006

CITY OF PACIFIC GROVE | COUNTY OF MONTEREY | STATE OF CALIFORNIA

PREPARED FOR

WILLIAM & HELEN BLUHM

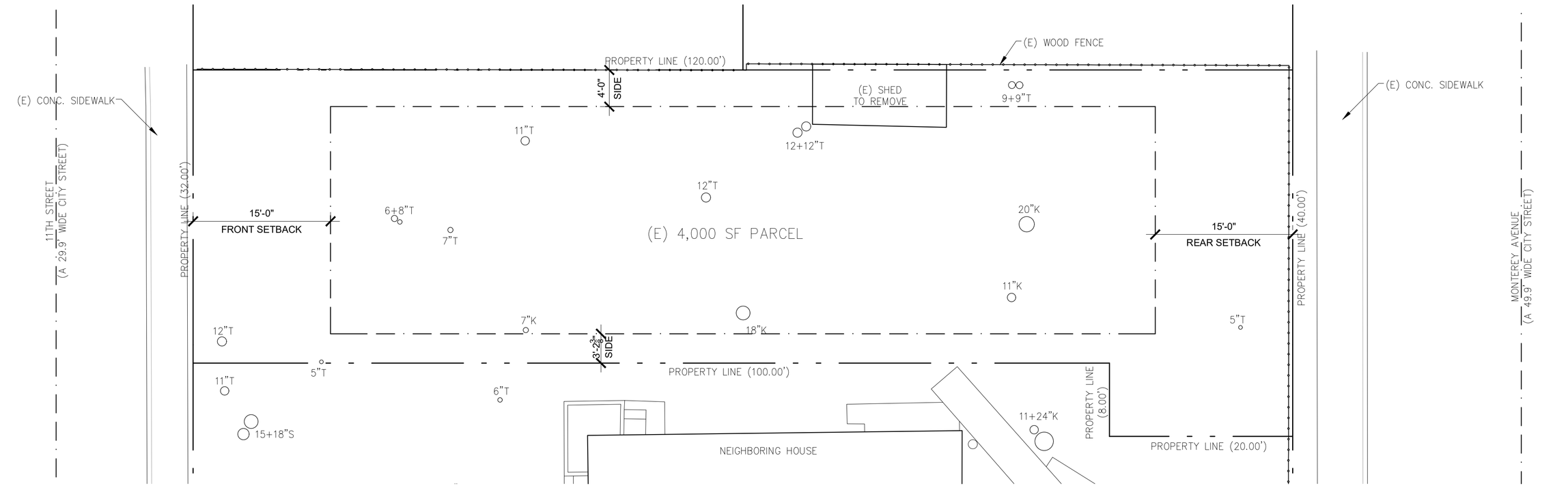
BY

MONTEREY BAY ENGINEERS, INC.

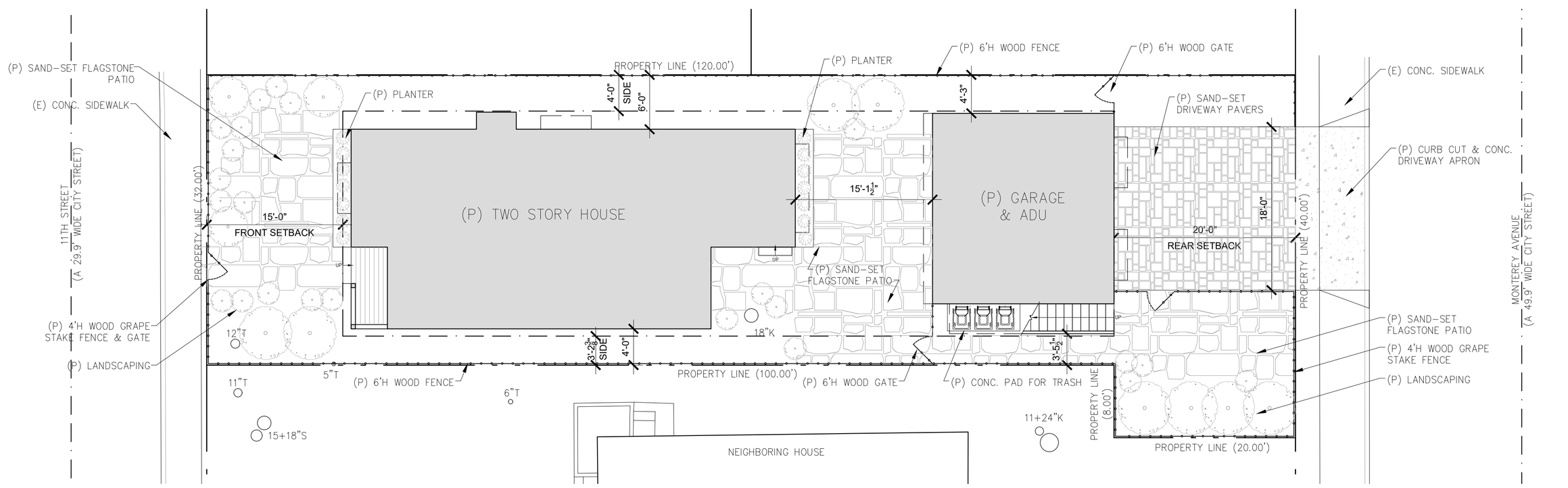
607 CHARLES AVE SUITE B | (831) 899-7899 | SEASIDE, CA 93955

REGISTERED PROFESSIONAL ENGINEER
STEVEN C. WILSON
No. 25,136
CIVIL
STATE OF CALIFORNIA
9/30/2019

SCALE: 1" = 10' | JOB NO. 18-025 | JUNE, 2019 | SHEET 1 OF 1



1 EXISTING SITE PLAN
SCALE: 1/8"=1'-0"



2 PROPOSED SITE PLAN
SCALE: 1/8"=1'-0"

11TH STREET RESIDENCE

11TH STREET
PACIFIC GROVE, CA
93950

LICENSED ARCHITECT
SAMUEL B. PITNICK
C- 34362
REN 05/31/21
STATE OF CALIFORNIA

SAMUEL PITNICK ARCHITECTS
P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 624-1495
EMAIL: SAMUELPITNICK@GMAIL.COM

REVISIONS	DATE

ARCHITECTURAL

EXISTING & PROPOSED SITE PLANS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A1.0

02/21/2020

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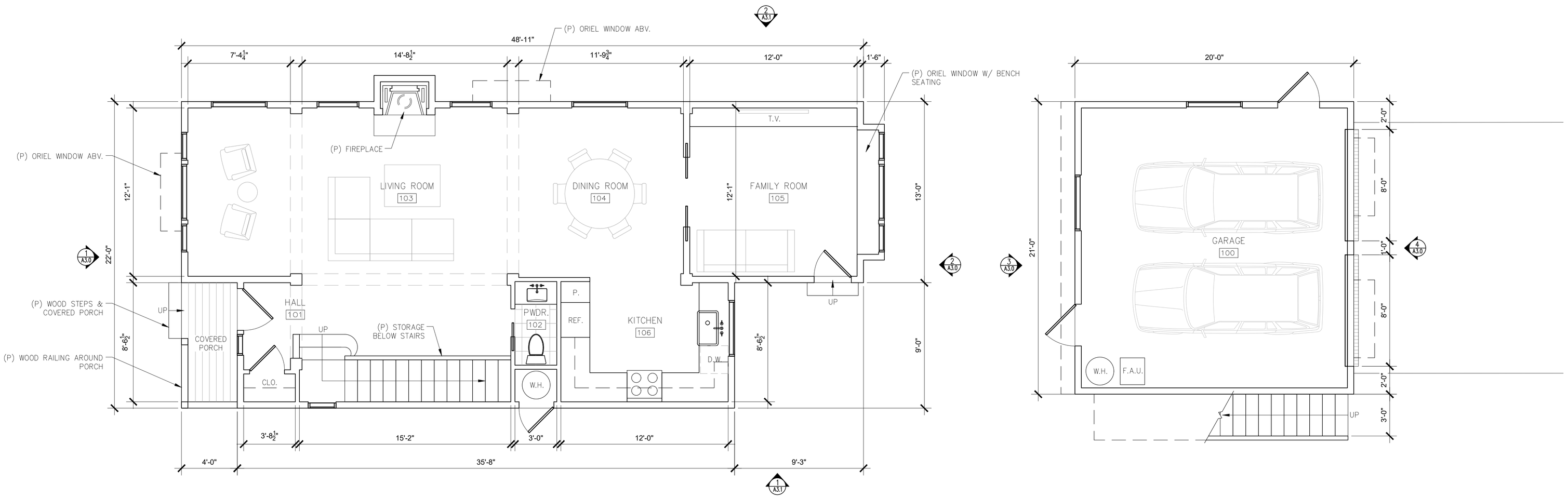
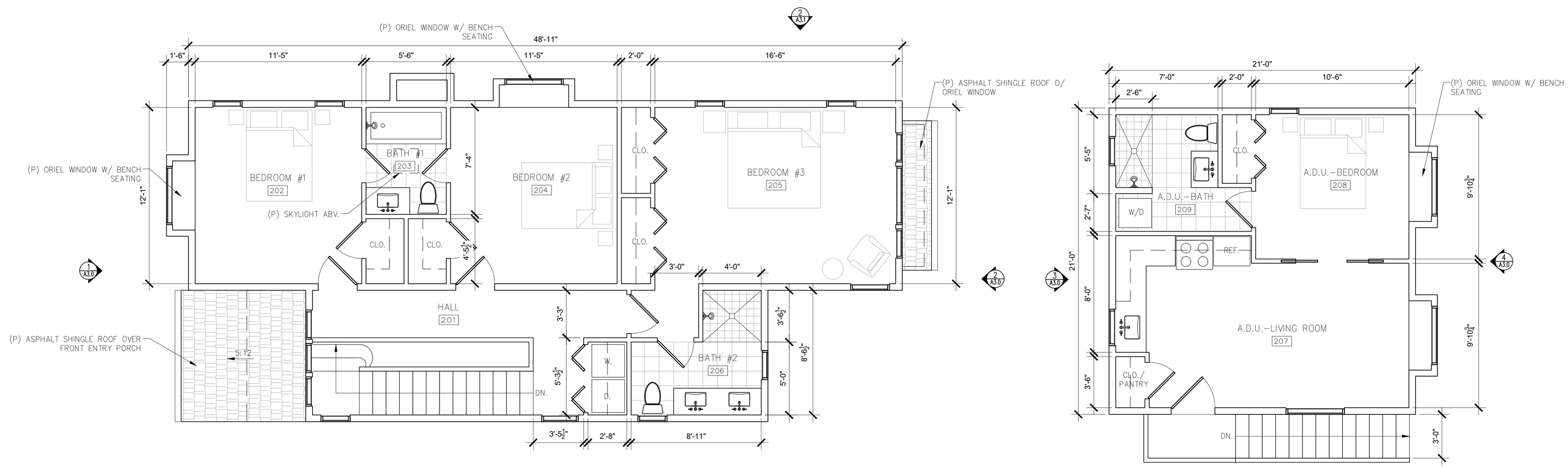


1 PROPOSED FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"



2 PROPOSED SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"

11TH STREET RESIDENCE

11TH STREET
PACIFIC GROVE, CA
93950

LICENSED ARCHITECT
SAMUEL B. PITNICK
C - 34362
REN. 05/31/21
STATE OF CALIFORNIA

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P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 624-1965
EMAIL: SAMUELPITNICK@GMAIL.COM

REVISIONS	DATE

ARCHITECTURAL

PROPOSED FLOOR PLANS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.0

02/21/2020

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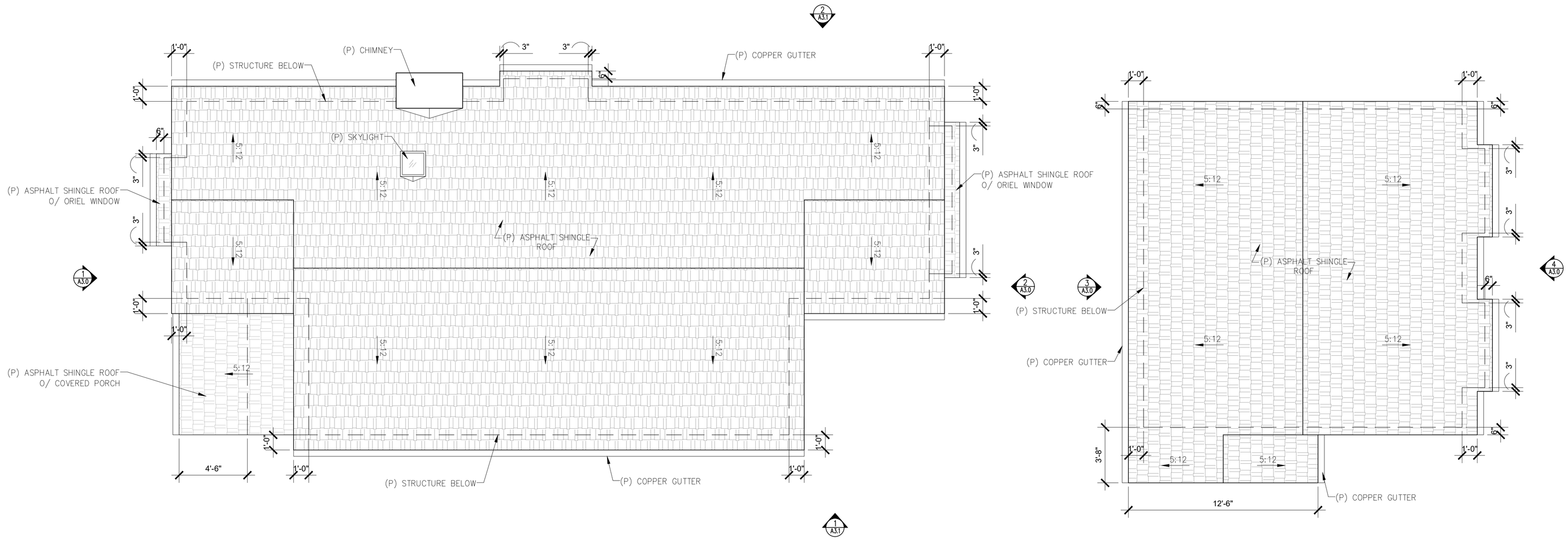

1 PROPOSED ROOF PLAN
SCALE: 1/4"=1'-0"

0' 2' 4' 8'

N

11TH STREET RESIDENCE

11TH STREET
PACIFIC GROVE, CA
93950

LICENSED ARCHITECT
SAMUEL B. PITNICK
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REN 05/31/21
STATE OF CALIFORNIA

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PHONE: (831) 624-1365
EMAIL: SAMUELPITNICK@GMAIL.COM

REVISIONS	DATE

ARCHITECTURAL

PROPOSED ROOF PLAN

Scale: SEE DWG.
Drawn By: SBP
Job: -

A2.1

02/21/2020

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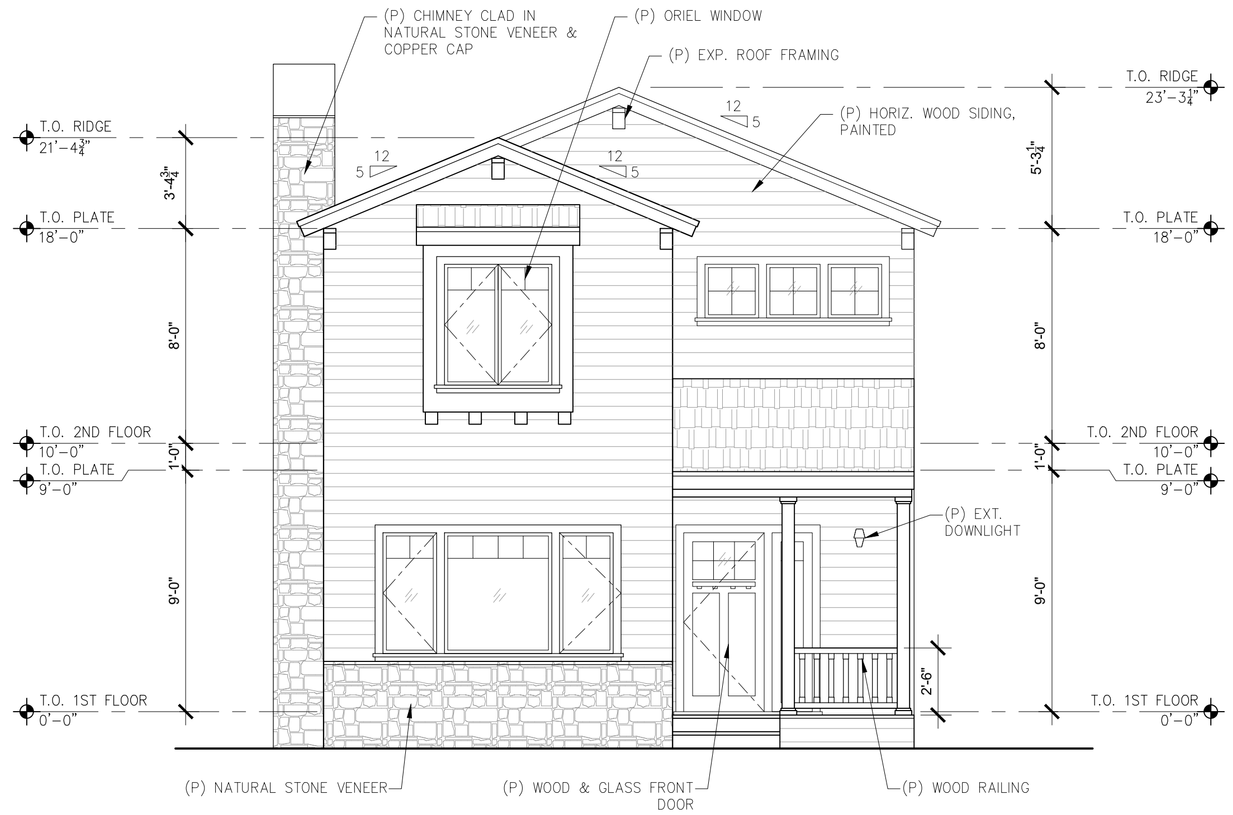
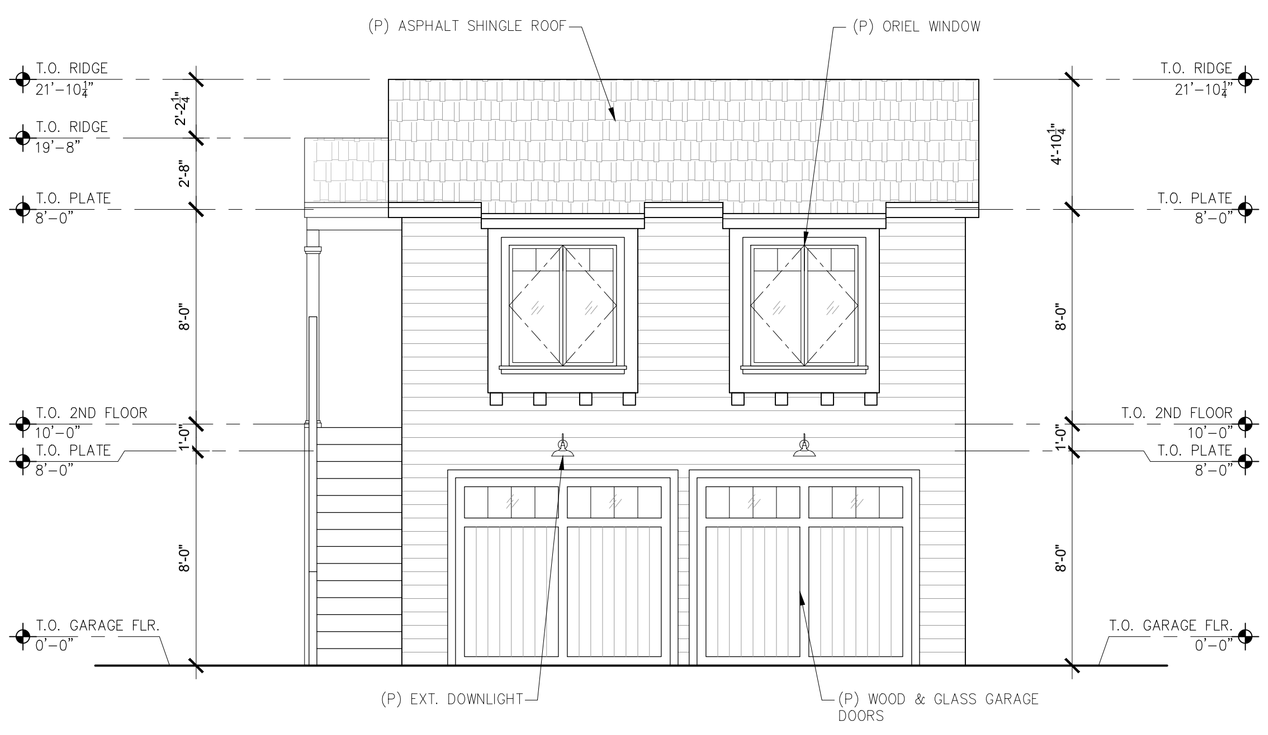
3 PROPOSED GARAGE & A.D.U. - WEST ELEVATION
SCALE: 1/4"=1'-0"

0' 2' 4' 8'



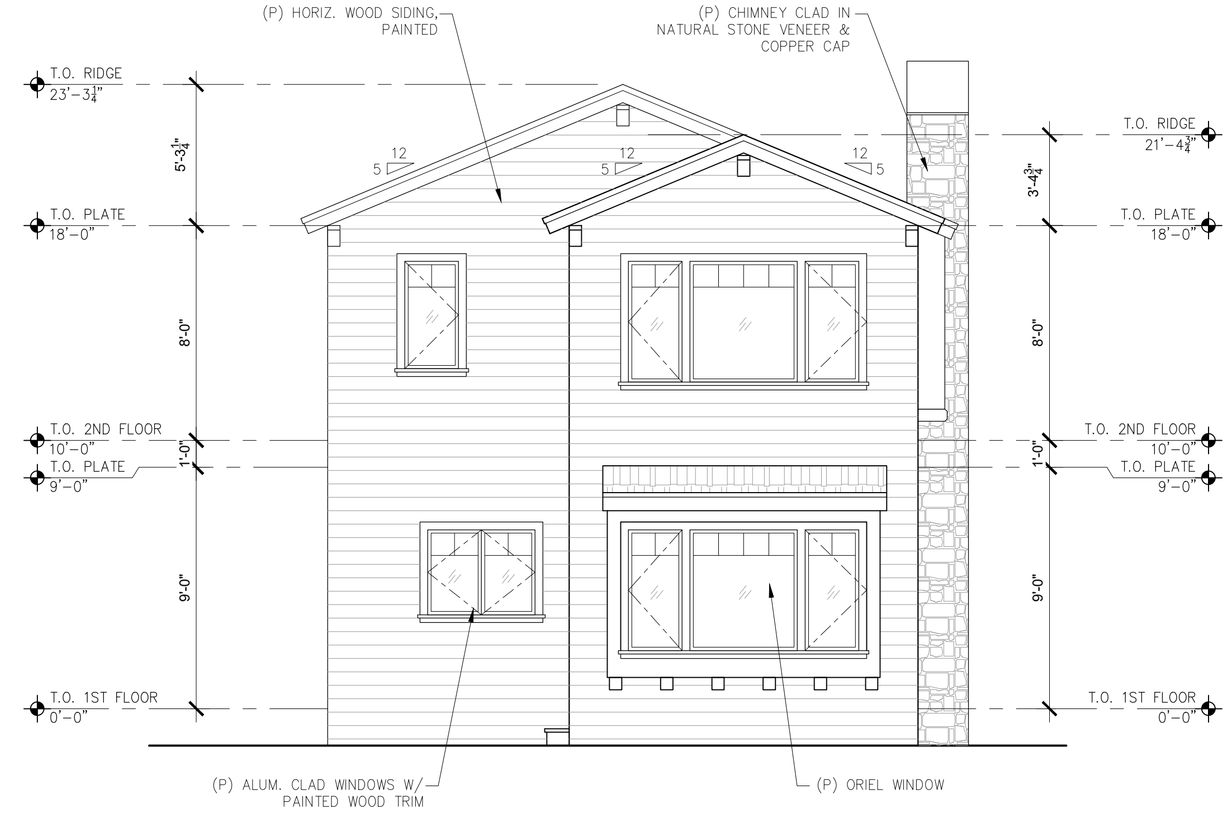
1 PROPOSED WEST ELEVATION
SCALE: 1/4"=1'-0"

0' 2' 4' 8'



4 PROPOSED GARAGE & A.D.U. - EAST ELEVATION
SCALE: 1/4"=1'-0"

0' 2' 4' 8'



2 PROPOSED EAST ELEVATION
SCALE: 1/4"=1'-0"

0' 2' 4' 8'

11TH STREET RESIDENCE

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PACIFIC GROVE, CA
93950

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REN 05/31/21
STATE OF CALIFORNIA

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REVISIONS	DATE

ARCHITECTURAL

BUILDING ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.0

02/21/2020

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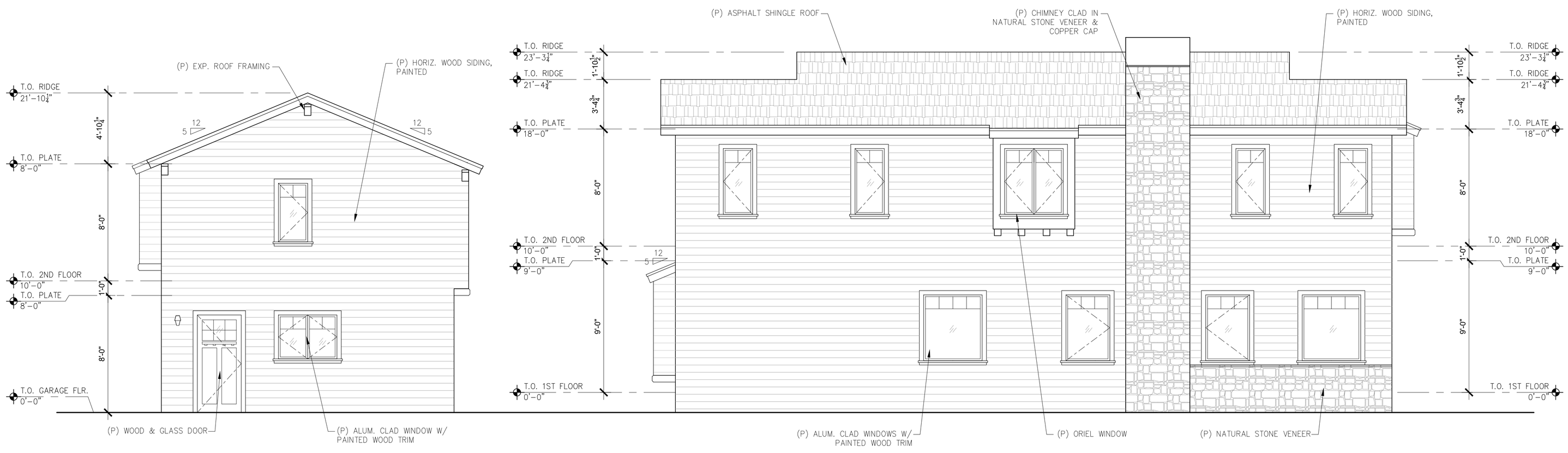
1 PROPOSED SOUTH ELEVATION
SCALE: 1/4"=1'-0"

0' 2' 4' 8'



2 PROPOSED NORTH ELEVATION
SCALE: 1/4"=1'-0"

0' 2' 4' 8'

11TH STREET RESIDENCE

11TH STREET
PACIFIC GROVE, CA
93950

LICENSED ARCHITECT
SAMUEL B. PITNICK
C - 34362
REN 05/31/21
STATE OF CALIFORNIA

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P.O. BOX 22412, CARMEL, CA 93922
PHONE: (831) 624-1565
EMAIL: SAMUELPITNICK@GMAIL.COM

REVISIONS	DATE

ARCHITECTURAL

BUILDING ELEVATIONS

Scale: SEE DWG.
Drawn By: SBP
Job: -

A3.1

02/21/2020

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CITY OF PACIFIC GROVE

Community & Economic Development Department – Planning Division
300 Forest Avenue, Pacific Grove, CA 93950
T :: 831.648.3183 • F :: 831.648.3184 • www.ci.pg.ca.us/cdd

Water Wait List Application

Project Wait List Number & Fees

Water Wait List:	Fee:	Multiple Permit Discount:	App. #:
			Date:
Fixture Unit	Acre Feet		Received By:
22.0			Total Fee:

Project/Property Information

Project Address: 420 Monterey Ave APN: 006-493-006
Lot: Block: Tract:
ZC: GP: Lot Size: 4000 square feet
Project Description: Build new home with detached garage and ADU above

Applicant Name: William C Bluhm Phone #: 831-277-2782
Mailing Address: 992 Lighthouse Ave Pacific Grove CA 93950
Email Address: Bill.Bluhm@sothebyshomes.com

Owner Name: William C Bluhm Phone #: 831-277-2782
Mailing Address: Same
Email Address: Same

Water Category (check one)

☑ Residential ☐ Commercial ☐ Governmental ☐ Community Reserve

CEQA Determination	Review Authority		Does the property have?	Is the property within?
☐ Cat. Exempt, Class:	☐ Staff	☐ NRC	☐ Active Planning Permit	☐ ASA: Archaeologically Sensitive Area[1]
☐ ND: Negative Declaration	☐ ZA	☐ HRC	☐ Active Building Permit	☐ CZ: Coastal Zone[2]
☐ MND: Mitigated ND	☐ SPRC	☐ PC	☐ Active Code Violation	☐ ASBS: Drainage into ASBS Watershed
☐ EIR: Environmental Impact Report	☐ ARB	☐ CC		☐ HRI: Historic Resources Inventory[3,4]

FOR STAFF USE ONLY – Enter into iWorq

1. Date Planning Division approval process completed.
2. Date applicant notified to proceed with "proof of readiness" step by submitting all materials needed for building permit application (except plan check fee).
3. Date of: 1) proof of readiness to apply for a building permit and; 2) placement on waiting list. The date of proof of readiness is established determines the project's position on the prioritized waiting list for the applicable water category.

CERTIFICATION – I, the undersigned, under penalty of perjury, depose and certify that I am the applicant for this request, that the property owner approves this application and that all statements contained herein, including all documents and plans submitted in connection with this application, are true and accurate to the best of my knowledge. **I, understand and acknowledge that there is, at the time of this request to be included on a prioritized water waiting list for water, no water available for the requested project. I request that this project be considered and processed pursuant to Municipal Code Chapter 11.68 and acknowledge receipt of a copy of Municipal Code Chapter 11.68**

William C Bluhm — Applicant Signature — 4/1/2020 — Date
William C Bluhm — Owner Signature (Required) — 4/1/2020 — Date

Rev. 12/11/14

CITY OF PACIFIC GROVE

300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO:	Chair Boyle and Members of the Architectural Review Board
FROM:	Laurel O'Halloran, Associate Planner
MEETING DATE:	08/11/2020
SUBJECT:	Architectural Permit (AP) No. 20-02131256 for Surf Avenue (APN 006-011-007).
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

Project Description

An Architectural Permit to allow the renovation and addition to an existing 2,741 sq. ft. single-family two-story residence including a garage expansion for a total proposed floor area of 3,334 sq. ft. The proposed project consists of 180 sq. ft. addition on the main level, a 275 sq. ft. garage expansion and 138 sq. ft. addition to the upper level including a new 9'-0" x 20'-0" deck.

Site Description

The approximately 7,200 sq. ft. parcel is currently developed with a 2,741 sq. ft. residence. The property is in the Area of Special Biological Significance and the Archeological Zone. A Preliminary Cultural Resources Reconnaissance was prepared by Susan Morley, M.A., Professional Archeologists in June of 2020. A condition of approval is included in the draft AP:

If archeologic 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 archeologist. 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.

The owners have also agreed, as a courtesy, to have a Tribal monitor on-site during the ground disturbance.

Surrounding Land Uses

The parcel is located in a residential neighborhood. The neighborhood consists of one and two-story residences on flat lots in the Beach Tract neighborhood.

DISCUSSION

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 polices that call for the orderly, well-planned, and balanced development, consistent with the historic nature of Pacific Grove, the capacity of the City's infrastructure, and ability to assimilate new growth. This residential project helps the City achieve several of its housing goals as stated in the General Plan including 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
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 full compliance with the zoning regulations set forth in PGMC 23.16 (R-1) and 23.56 (R-H). This includes, but is not limited, to the height limit of 25', setback requirements, gross floor area, and allowable site coverage. The project is also in compliance with the parking standards for single-family residential development in PGMC Section 23.16.070 which requires one covered and one uncovered parking space.

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 Draft Permit (attached).

Architecture and Design Consideration
The proposed project will allow for an addition to an existing 2741 sq. ft. residence. 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 appears to adhere to the following Architectural Review Guidelines:

Guideline #7: Second-floor deck and balconies should be located to minimize the loss of privacy for neighboring properties
The proposed design should allow for privacy screening to protect neighbors who are close to the existing building.

Guideline #28: An addition should complement and balance the overall form, mass, and composition of the existing building.

The proposed addition uses less than the allowable building and site coverage. This allows for more landscaping which can assist to soften the second story addition.

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 structure.

Guideline #36: Design a facade to provide visual interest to the street
The proposed design provides a creative use of details and avoids large blank facades, by using varying materials and a combination of horizontal and vertical elements

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.

CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA)
In reviewing this action, the City has followed guidelines adopted by the State of California as published in California Administrative Code, Title 14, §15000, et seq. The proposed project is found to be exempt under the CEQA Guidelines Categorical Exemptions, 15301(e), Class 1, Minor Residential Additions.

The Class 1 exemption consists of the minor alteration of existing private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. The key consideration is whether the project involves negligible or no expansion of an existing use. Examples include: (e) Additions to existing structures provided that the addition will not result in an increase of more than: (1) 50 percent of the floor area of the structures before the addition, or 2,500 square feet, whichever is less. The proposed project is consistent with the General Plan and the neighborhood within which the project is located is not environmentally sensitive

The exceptions to exemptions in Section 15300.2 of the CEQA Guidelines pertaining to location, cumulative impacts, significant effects, scenic highways, hazardous waste sites, and historical resources.

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 #: 20-0213
Date: May 4, 2020
Total Fees: 3,448.10

Project Address: 1256 Surf Avenue **APN:** 006-011-007

Project Description: (N) 180 s.f. master suite addition at main level, (N) 275 s.f. garage extension at main level, (N) 138 s.f. addition to upper level, (N) windows, (N) composition roofing, (N) decking w/ metal railing.

Will the project create, add, or replace impervious surface? ☑ Yes ☐ No

Will the project impact any tree(s) on site? ☐ Yes ☑ No

APPLICANT/OWNER

Applicant	Owner
Name: Aaron Tollefson	Name: Mr. & Mrs. Rich Wald
Phone: (831) 578-3458	Phone: (925) 324-1480
Email: aaron tolleyc sbcglobal.net	Email: —
Mailing Address: 957 Angelus Way	Mailing Address: 1256 Surf Avenue
Del Rey Oaks, CA 93940	Pacific Grove, CA 93950

PLANNING STAFF USE ONLY

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
- ☐ CDP: Coastal Dev. Permit
- ☐ LLA: Lot Line Adjustment
- ☐ IHS: Initial Historic Screening
- ☐ HPP: Historic Preservation
- ☐ A: Appeal
- ☐ TPD: Tree Permit W/ Dev't
- ☐ CDP Waiver/Admin. CDP
- ☐ VAR: Variance
- ☐ MMP: Mitigation Monitoring
- ☐ Water Entitlement
- ☐ Other: _____
- ☐ Other: _____

CEQA Determination:
- ☒ 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 #: _____

Overlay Zones:
- ☐ Butterfly Zone
- ☐ Area of Special Biological Significance (ASBS)
- ☐ Environmentally Sensitive Habitat Area (ESHA)

Property Information

Lot: 7 Block: 357 Tract: Fairway Homes Tract

ZC: R-1-H GP: Med Dens 7.3/DU/ac Lot Size: 6,953 sf

☐ Historic Resources Inventory ☑ Archaeologically Sensitive Area ☐ CDP Appeal Jurisdiction

Staff Use Only:

Received by: Laurel

Assigned to: Laurel

RECEIVED
MAY 05 2020
CITY OF PACIFIC GROVE
COMMUNITY DEVELOPMENT

$ PAID 3,448.10 5-5-2020

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), the National Environmental Policy Act (NEPA), or the CA Coastal Act.

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:** 4-30-20

Owner Signature (Required): _____ **Date:** 4.30.20

PROJECT DATA SHEET

Project Address: 1256 SURF AVENUE

Submittal Date: May 12020

Applicant(s): AARON S. TOLLEFSON

Permit Type(s) & No(s): AP 20-0213

	Required/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1-H			
Building Site Area	7,200			
Density (multi-family projects only)	N/A			
Building Coverage	40%	2,343	2,798 (38.86%)	
Site Coverage	60%	2,508	3,011 (41.81%)	
Gross Floor Area	3,339	2,741	3,334	593 SF ADDITION
Square Footage not counted towards Gross Floor Area *See Checklist Item 36		N/A	N/A	
Exterior Lateral Wall Length to be demolished	n/a	n/a	118.0' ft demo/ 118.0' ft total	
Exterior Lateral Wall Length to be built	n/a	n/a	170.00'	
Building Height	25'-0"	21'-6"	23'-10"	
Number of stories	2	2	2	
Front Setback	15'-0"	15'-6"	15'-6"	
WEST Side Setback (specify side)	6'-4" (10%)	6'-4" (10%)	6'-4" (10%)	
EAST Side Setback (specify side)	6'-4" (10%)	6'-4" (10%)	6'-4" (10%)	
Rear Setback	10'-0"	40'-0"	30'-11"	
Garage Door Setback	20'-0"	49'-0"	35'-0"	
Covered Parking Spaces	1	2	2	
Uncovered Parking Spaces	1	2	2	
Parking Space Size	9' x 20'	19' x 23'	19' x 22'	
Number of Driveways	1	1	1	
Driveway Width(s)		20'-0"	20'-0"	
Back-up Distance		49'-0"	35'-0"	
Eave Projection (Into Setback)	3' maximum	2'-8"	2'-8"	
Distances Between Eaves & Property Lines	3' minimum	3'-10"	3'-10"	
Open Porch/Deck Projections			N/A	
Architectural Feature Projections (Into Setback)		N/A	N/A	
Number & Category of Accessory Buildings		N/A	N/A	
Accessory Building Setbacks		N/A	N/A	
Distance between Buildings		N/A	N/A	
Accessory Building Heights		N/A	N/A	
Fence Heights		6'-0"	6'-0"	

**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.*

CITY OF PACIFIC GROVE

Community Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • www.ci.pg.ca.us/cdd

ARCHITECTURAL PERMIT (AP) 20-0213
FOR A PROPERTY LOCATED AT 1256 SURF AVENUE TO ALLOW AN ADDITION TO THE EXISTING 2,741 SQ. FT. TWO STORY, SINGLE FAMILY RESIDENCE FOR A TOTLA RESIDNCE OF 3,334 SQ. FT.

FACTS

1. The subject site is located at 1256 Surf Avenue (APN 006-011-007)
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-H zoning district.
4. The subject site is approximately 7,200 sf with a 2,741 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).
6. An Initial Historic Screening will be completed at the September Historic Resources Committee meeting and Staff is recommending the structure is not historically significant.
7. This project has been determined to be CEQA Exempt under CEQA Guidelines, Section 15301(a)(1), Class 1

FINDINGS

For the Architectural Permit per PGMC Section 23.70.060(f):

1. The architecture and general appearance of the completed project are compatible with the neighborhood;
2. The proposed development will meet the development regulations set forth in the R-1-H zoning district including setbacks and height requirements;
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;
4. The Board has been guided by and has made reference to applicable provisions of the Architectural Review Guidelines in making its determinations on the structure.

The architectural style and materials, and site design are in substantial conformance to the City's Residential Design Guidelines, specifically Nos. 7, 28, 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) 20-0213 to allow the renovation and addition to an existing 2741 sq. ft. single family two-story residence including a garage expansion for a total proposed floor area of 3,334 sq. ft. The proposed project consists of a 180 sq.ft. addition to allow for a master suite on the main level, a 275 sq. ft garage expansion on the main level and 138 sq. ft addition to the upper level including a new 9'-0" x 20'-0" deck looking to the North with metal railing.

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. Work taking place in the public right-of-way shall require an encroachment permit prior to issuance of the building permit.

5. **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.

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

7. **Initial Historic Screening.** Prior to issuance of building permit, applicant shall obtain an Initial Historic Screening with a finding of ineligible for the City's Historic Resources.

8. **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.

9. **Archeology.** Archaeological Monitoring is required as a mitigation measure. 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 Resources.** The applicant, as a courtesy, will work with the Tribal Representative to allow for tribal monitoring during ground disturbance.

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) 20-0213 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 11th DAY OF AUGUST, 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.

_____ _____
Richard Wald, Owner Date

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: 1256 Surf Avenue, Pacific Grove, CA 93950

Project Description: AP 200213
Description: An Addition of 600 SF
APN: 006011007000
ZC: R-1-H
Lot Size: 7,391 SF

Applicant Name:	Aaron Tollefson	Phone #:	831-578-3450
Mailing Address:	957 Angelus Del Rey Oaks, CA 93940Way		
Email Address:	aarontolley@sbcglobal.net		

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: 15301(a)(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 OHalloran, Planning Department, City of Pacific Grove

Contact Phone: (831) 648-3183

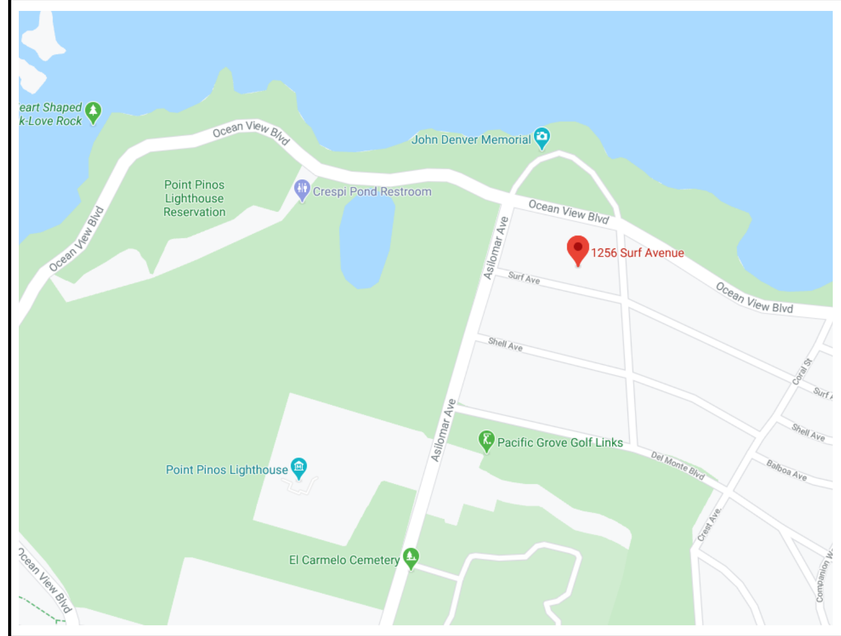
Signature: Laurel O'Halloran **Date:** August 11, 2020

New Addition and Remodel Mr. & Mrs. Wald Residence

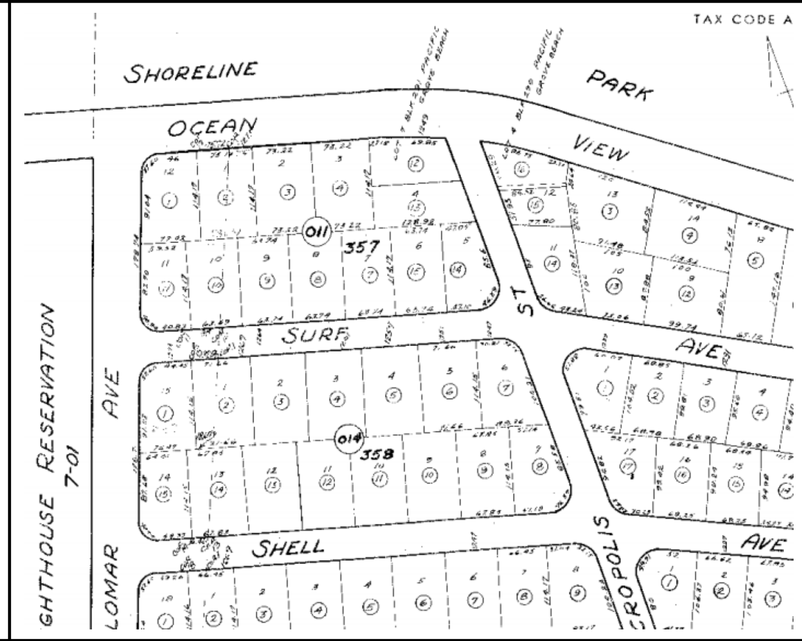
1256 Surf Avenue
Pacific Grove, California 93950

AST
DESIGN GROUP
957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450
Aaron S. Tollefson, Designer

VICINITY MAP



ASSESSORS MAP



SHEET INDEX

A1.0	COVER SHEET, PROJECT DATA, NOTES, ASSESSORS MAP
A1.1	ENTIRE SITE PLAN
A1.2	BEST MANAGEMENT PRACTICES (BMP'S)
A1.3	EXISTING FLOOR PLAN, DEMOLITION FLOOR PLAN
A1.4	NEW FLOOR PLAN (MAIN LEVEL), NEW FLOOR PLAN (UPPER LEVEL)
A1.5	EXTERIOR ELEVATIONS, WINDOW FLASHING DTAILS
A1.6	EXTERIOR ELEVATIONS, WINDOW FLASHING DETAILS
A1.7	NEW ROOF PLAN, FLOOR PLAN NOTES

PROJECT DATA

PROJECT ADDRESS	1256 SURF AVENUE PACIFIC GROVE, CALIFORNIA 93950
PARCEL NUMBER:	006-011-007
PACIFIC GROVE ZONING:	**R-1-H**
SITE AREA:	7,391 S.F.
CONSTRUCTION TYPE:	V-B
OCCUPANCY TYPE:	R-3
STORIES:	2-STORY
SEWER SYSTEM:	EXISTING SEWER SYSTEM
SQUARE FOOTAGE:	
(E) RESIDENCE (MAIN & UPPER):	2,280 S.F.
(E) ATTACHED GARAGE:	461 S.F.
(N) RESIDENCE ADDITION:	318 S.F.
(N) ATTACHED GARAGE ADDITION:	275 S.F.
TOTAL:	3,334 S.F. (3,339 S.F. ALLOWED)
SITE COVERAGE:	
(E) RESIDENCE:	1,882 S.F.
(E) GARAGE:	461 S.F.
(N) ADDITION:	455 S.F.
(E) WALKWAYS:	157 S.F.
(N) WALKWAYS:	56 S.F. (DRIVEWAY PAVERS)
TOTAL SITE COVERAGE:	3,011 S.F. (41.81% COVERAGE)
FIRE SPRINKLER REQUIREMENT:	**REQUIRED**
TREES TO BE REMOVED:	**NO TREES TO BE REMOVED**
MAXIMUM HEIGHT ALLOWED:	**25 FEET**

GENERAL NOTES

TYPICAL CONSTRUCTION REQUIREMENTS OF THE **2019 CRC** SHALL APPLY WHERE APPLICABLE AND WHEN NOT SPECIFICALLY NOTED OTHERWISE ON THE DRAWINGS.

SITE FAMILIARIZATION: CONTRACTOR IS RESPONSIBLE TO ACQUAINT HIMSELF WITH THE SITE PRIOR TO SUBMITTING A PROPOSAL. IF THE CONTRACTOR DISCOVERS ANY CONDITIONS DURING HIS SITE VISIT FAMILIARIZATION WHICH HE FEELS WILL ADVERSELY AFFECT THE WORK, OR WHICH HE FEELS HAVE NOT BEEN ADEQUATELY ADDRESSED BY THE CONSTRUCTION DOCUMENTS, HE IS TO NOTIFY THE DESIGNER IN WRITING.

CONSTRUCTION DETAILS: NOT SPECIFICALLY SHOWN ON THE DRAWINGS SHALL BE CARRIED OUT BY RESPECTIVE CONTRACTORS IN ACCORDANCE WITH THE BEST COMMON PRACTICE AND/OR WITH MANUFACTURERS SPECIFICATIONS FOR INSTALLATION FOR THEIR MATERIALS OR ITEMS.

DEMOLITION: COORDINATE ALL DEMOLITION REQUIREMENTS WITH THE OWNER. VERIFY WITH OWNER WHICH ITEMS, IF ANY, HE WISHES TO RETAIN FOR HIS USEAGE. ALL OTHER ITEMS BECOME PROPERTY OF THE CONTRACTOR AND ARE TO BE PROPERLY REMOVED FROM THE PREMISES. UTILIZE DUST CONTROL MEASURES DURING DEMOLITION.

GLAZING: ALL DOORS ARE TO HAVE TEMPERED GLAZING. ALL GLAZING IN ANY AREAS SUBJECT TO HUMAN IMPACT SHALL BE TEMPERED GLASS. GLAZING WITHIN 24" OF ANY EDGE OF DOOR OR WITHIN 18" OF THE FLOOR MUST COMPLY.

MECHANICAL AND PLUMBING: IT IS THE ESSENCE OF THE CONTRACTOR THAT ALL SYSTEMS SHALL FUNCTION WELL INDIVIDUALLY AND IN COMBINATION WITH OTHER SYSTEMS. THE CONTRACTOR IS RESPONSIBLE FOR THE PLUMBING LAYOUT FOR ALL FIXTURES AND EQUIPMENT.

GFI PROTECTION: ALL 125 VOLT, SINGLE PHASE 15 AND 20 AMP RECEPTACLE OUTLETS INSTALLED OUTDOORS, IN GARAGES, IN BATHROOMS AND WITHIN 6 FEET OF KITCHEN SINKS ABOVE COUNTERTOP SURFACE SHALL HAVE GROUND FAULT CIRCUIT PROTECTION. **ALL KITCHEN RECEPTACLES TO BE GFCI.**

SMOKE DETECTORS: AN APPROVED SMOKE DETECTOR SHALL BE CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO BEDROOMS. SMOKE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH SLEEPING AND EACH STORY AND IN THE BASEMENT (WHERE APPLICABLE). REQUIRED SMOKE DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRE. ADDITIONS OR REPAIRS WITH A VALUATION OF $1,000 OR MORE REQUIRE THAT SMOKE DETECTORS BE INSTALLED. IN DWELLING UNITS WHERE THE CEILING HEIGHT OF A ROOM OPEN TO THE HALLWAY BY 24" OR MORE, SMOKE DETECTORS SHALL BE INSTALLED IN THE HALLWAY AND IN THE ADJACENT ROOM. DETECTORS SHALL SOUND AN ALARM IN ALL SLEEPING AREAS. (REFER TO 2013 RESIDENTIAL CODE FOR SMOKE DETECTORS).

NAILING TO BE IN COMPLIANCE WITH **2019 CALIFORNIA RESIDENTIAL CODE** TABLE.

ALL HOT WATER FAUCETS THAT HAVE MORE THAN 10 FEET OF PIPE BETWEEN THE FAUCET AND THE HOT WATER HEATER SERVING SUCH FAUCET SHALL BE EQUIPPED WITH A HOT WATER RECIRCULATING SYSTEM. (SECTION 6 (Q), ORD. 3522).

NO PERSON MAY TAP INTO ANY FIRE HYDRANT FOR ANY PURPOSE OTHER THAN FIRE SUPPRESSION OR EMERGENCY AID, WITHOUT FIRST OBTAINING WRITTEN APPROVAL FROM THE WATER PURVEYOR SUPPLYING WATER TO THE HYDRANT AND FROM THE MONTEREY COUNTY HEALTH DEPARTMENT.

ALL HOSES USED IN CONNECTION WITH ANY CONSTRUCTION ACTIVITIES SHALL BE EQUIPPED WITH A SHUT-OFF NOZZLE. WHEN AN AUTOMATIC SHUT-OFF NOZZLE CAN BE PURCHASED OR OTHERWISE OBTAINED FOR THE SIZE OR TYPE OF HOSE IN USE, THE NOZZLE SHALL BE AN AUTOMATIC SHUT-OFF NOZZLE.

ALL MANUFACTURERS INSTALLATION GUIDES TO BE PROVIDED TO INSPECTOR AT TIME OF FIELD INSPECTION.

THE HOT WATER PLUMBING SYSTEM SHALL BE RECIRCULATING HOT WATER SYSTEM.

CARBON MONOXIDE DETECTORS: AN APPROVED CARBON MONOXIDE DETECTOR SHALL BE CENTRALLY LOCATED IN THE CORRIDOR OR AREA GIVING ACCESS TO BEDROOMS. CARBON MONOXIDE DETECTORS ARE REQUIRED TO BE INSTALLED IN EACH STORY AND IN THE BASEMENT (WHERE APPLICABLE). REQUIRED CARBON MONOXIDE DETECTORS SHALL RECEIVE PRIMARY POWER FROM BUILDING WIRE. CARBON MONOXIDE DETECTORS SHALL BE INSTALLED IN THE HALLWAY. DETECTORS SHALL SOUND AND ALARM IN AREAS LOCATED NEAR SLEEPING AREAS. (REFER TO 2013 CALIFORNIA RESIDENTIAL CODE FOR CARBON MONOXIDE DETECTORS, SECTION R315).

FIRE DEPARTMENT NOTES

FIRE007 - DRIVEWAYS
DRIVEWAYS SHALL NOT BE LESS THAN 12 FEET WIDE UNOBSTRUCTED, WITH AN UNOBSTRUCTED VERTICAL CLEARANCE OF NOT LESS THAN 15 FEET. THE GRADE FOR ALL DRIVEWAYS SHALL NOT EXCEED 15 PERCENT. WHERE THE GRADE EXCEEDS 8 PERCENT. A MINIMUM STRUCTURAL ROADWAY SURFACE OF 0.17 FEET OF ASPHALTIC CONCRETE ON 0.34 FEET OF AGGREGATE BASS SHALL BE REQUIRED. THE DRIVEWAY SURFACE SHALL BE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS (22 TONS), AND BE ACCESSIBLE BY CONVENTIONAL DRIVE VEHICLES, INCLUDING SEDANS. FOR DRIVEWAYS WITH TURNS 90 DEGREES AND LESS, THE MINIMUM HORIZONTAL INSIDE RADIUS OF CURVATURE SHALL BE 28 FEET. FOR ALL DRIVEWAY TRUNS, AND ADDITIONAL SURFACE OF 4 FEET SHALL BE ADDED. ALL DRIVEWAYS EXCEEDING 150 FEET IN LENGTH, BUT LESS THAN 800 FEET IN LENGTH, SHALL PROVIDE A TURNOUT NEAR THE MIDPOINT OF THE DRIVEWAY. WHERE THE DRIVEWAY EXCEEDS 800 FEET, TURNOUTS SHALL BE PROVIDED AT NO GREATER THAN 400-FOOT INTERVALS. TURNOUTS SHALL BE A MINIMUM OF 12 FEET WIDE AND 30 FEET LONG WITH A MINIMUM OF 25-FOOT TAPRE AT BOTH ENDS. TURNAROUNDS SHALL BE REQUIRED ON DRIVEWAYS IN EXCESS OF 150 FEET OF SURFACE LENGTH AND SHALL BE LOCATED WITHIN 50 FEET OF THE PRIMARY BUILDING. THE MINIMUM TURNING RADIUS FOR A TURNAROUND SHALL BE 40 FEET FROM THE CENTER LINE OF THE DRIVEWAY. IF A HAMMERHEAD / T IS USED, THE TOP OF THE "T" SHALL BE A MINIMUM OF 60 FEET IN LENGTH.

FIRE011 - ADDRESSES FOR BUILDINGS
ALL BUILDINGS SHALL BE ISSUED AN ADDRESS IN ACCORDANCE WITH MONTEREY COUNTY ORDINANCE NO. 1241. EACH OCCUPANCY, EXCEPT ACCESSORY BUILDINGS, SHALL HAVE ITS OWN PERMANENTLY POSTED ADDRESS. WHEN MULTIPLE OCCUPANCIES EXIST WITHIN A SINGLE BUILDING, EACH INDIVIDUAL OCCUPANCY SHALL BE SEPARATELY IDENTIFIED BY ITS OWN ADDRESS. LETTERS, NUMBERS AND SYMBOLS FOR ADDRESSES SHALL BE MINIMUM OF 4 INCH HEIGHT, 1/2 INCH STROKE, CONTRASTING WITH THE BACKGROUND COLOR OF THE SIGN, AND SHALL BE ARABIC. THE SIGN AND NUMBERS SHALL BE PLACED AT EACH DRIVEWAY ENTRANCE AND AT EACH DRIVEWAY SPLIT. ADDRESS SIGNS SHALL BE VISIBLE AND LEGIBLE FROM BOTH DIRECTIONS OF TRAVEL ALONG THE ROAD. IN ALL CASES, THE ADDRESS SHALL BE POSTED AT THE BEGINNING OF CONSTRUCTION AND SHALL BE MAINTAINED THEREAFTER. ADDRESS SIGNS ALONG ONE-WAY ROADS SHALL BE VISIBLE FROM BOTH DIRECTIONS OF TRAVEL. WHERE MULTIPLE ADDRESSES ARE REQUIRED AT A SINGLE DRIVEWAY, THEY SHALL BE MOUNTED ON A SINGLE SIGN. WHERE A ROADWAY PROVIDES ACCESS SOLELY TO SINGLE COMMERCIAL OCCUPANCY, THE ADDRESS SIGN SHALL BE PLACED AT THE NEAREST ROAD INTERSECTION PROVIDING ACCESS TO THAT SITE. PERMANENT ADDRESS NUMBERS SHALL BE POSTED PRIOR TO REQUESTING FINAL CLEARANCE.

FIRE019 - DEFENSIBLE SPACE REQUREMENTS (STANDARD)
MANAGE COMBUSTIBLE VEGETATION FROM WITHIN A MINIMUM OF 100 FEET OF STRUCTURES, OR TO THE PROPERTY LINE, WHICHEVER IS CLOSER. TRIM TREE LIMBS TO A MINIMUM HEIGHT OF 6 FEET FROM THE GROUND. REMOVE LIMBS WITHIN 10 FEET OF CHIMNEYS. ADDITIONAL AND/OR ALTERNATE FIRE PROTECTION OR FIREBREAKS APPROVED BY THE FIRE AUTHORITY MAY BE REQUIRED TO PROVIDE REASONABLE FIRE SAFETY. ENVIRONMENTALLY SENSITIVE AREAS MAY REQUIRE ALTERNATIVE FIRE PROTECTION, TO BE DETERMINED BY REVIEWING AUTHORITY AND THE DIRECTOR OF PLANNING AND BUILDING INSPECTION.

FIRE029 - ROOF CONSTRUCTION
ALL NEW STRUCTURES AND ALL EXISTING STRUCTURES RECEIVING NEW ROOFING OVER 25 PERCENT OR MORE OF THE EXISTING ROOF SURFACE WITHIN A ONE-YEAR PERIOD, SHALL REQUIRE A MINIMUM OF ICBO CLASS "A" ROOF CONSTRUCTION.

GENERAL NOTES

1. PRE-CONSTRUCTION MEETING IS REQUIRED BEFORE START OF CONSTRUCTION.
2. SHEAR WALLS WITH NAILING REQUIREMENTS TIGHTER THAN 4" O.C. REQUIRE A THIRD PARTY INSPECTION AND APPROVAL.
3. SEWER BACK WATER VALVE AND SEWER RELIEF VENT SHALL BE INSTALLED.
4. GENERAL CONTRACTOR SHALL PROVIDE A SINGLE LINE GAS DIAGRAM AT FRAMING INSPECTION.

CITY OF PACIFIC GROVE PROJECT DATA

PROJECT DATA SHEET

Project Address: 1256 SURF AVENUE
Applicant(s): AARON S. TOLLEFSON
Submittal Date: APRIL 28, 2020
Permit Type(s) & No(s):

	Required/ Permitted	Existing Condition	Proposed Condition	Notes
Zone District	R-1-H			
Building Site Area	7,200			
Density (multi-family projects only)	N/A			
Building Coverage	40%	2,343	2,798 (38.86%)	
Site Coverage	60%	2,508	3,011 (41.81%)	
Gross Floor Area	3,339	2,741	3,334	
Square Footage not counted towards Gross Floor Area *See Checklist Item 36		N/A	N/A	
Exterior Lateral Wall Length to be demolished	n/a	n/a	118.0' ft demo/ 118.0' ft total	
Exterior Lateral Wall Length to be built	n/a	n/a	170.00'	
Building Height	25'-0"	21'-6"	23'-10"	
Number of stories	2	2	2	
Front Setback	15'-0"	15'-6"	15'-6"	
WEST Side Setback (specify side)	6'-4" (10%)	6'-4" (10%)	6'-4" (10%)	
EAST Side Setback (specify side)	6'-4" (10%)	6'-4" (10%)	6'-4" (10%)	
Rear Setback	10'-0"	40'-0"	30'-11"	
Garage Door Setback	20'-0"	49'-0"	35'-0"	
Covered Parking Spaces	1	2	2	
Uncovered Parking Spaces	1	2	2	
Parking Space Size	9' x 20'	19' x 23'	19' x 22'	
Number of Driveways	1	1	1	
Driveway Width(s)		20'-0"	20'-0"	
Back-up Distance		49'-0"	35'-0"	
Eave Projection (Into Setback)	3' maximum	2'-6"	2'-6"	
Distances Between Eaves & Property Lines	3' minimum	3'-10"	3'-10"	
Open Porch/Deck Projections			N/A	
Architectural Feature Projections (Into Setback)		N/A	N/A	
Number & Category of Accessory Buildings		N/A	N/A	
Accessory Building Setbacks		N/A	N/A	
Distance between Buildings		N/A	N/A	
Accessory Building Heights		N/A	N/A	
Fence Heights		6'-0"	6'-0"	

**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.*

SCOPE OF WORK

1. **NEW 180 S.F. MASTER BEDROOM ADDITION TO MAIN LEVEL OF EXISTING 2,280 S.F. SINGLE FAMILY DWELLING.**
2. **NEW 275 S.F. GARAGE EXTENSION TO MAIN LEVEL OF EXISTING RESIDENCE.**
3. **NEW 138 S.F. UPSTAIRS ADDITION TO EXISTING RESIDENCE.**
4. **ENTIRE RESIDENCE INTERIOR REMODEL.**
5. **NEW WINDOWS (MILGARD VINYL - WHITE)**
6. **NEW 50 YEAR COMPOSITION ROOFING (COLOR - CHARCOAL)**
7. **NEW METAL RAILING TO REBUILT DECKING AT REAR OF RESIDENCE.**

APPLICABLE CODES

THIS PROJECT SHALL COMPLY WITH ALL CURRENT CODES LISTED AS FOLLOWS:

2019 CALIFORNIA RESIDENTIAL CODE
2019 CALIFORNIA FIRE CODE
2019 CALIFORNIA MECHANICAL CODE
2019 CALIFORNIA PLUMBING CODE
2019 CALIFORNIA ELECTRICAL CODE
2019 TITLE 24 ENERGY COMPLIANCE

ADDITION & REMODEL FOR:

WALD RESIDENCE

1256 Surf Avenue
Pacific Grove, California
A.P.N.: 006-011-007

DRAWINGS:
PROJECT DATA
SHEET INDEX
SCOPE OF WORK
CODES
ASSESSORS MAP
VICINITY MAP
NOTES

DRAWN BY: AST
DRAWING DATE: April 28, 2020
REVISION DATES:

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SHEET
A1.0

GRADING AND EROSION CONTROL NOTES:

1. LAND CLEARING SHALL BE KEPT TO A MINIMUM. VEGETATION SHALL BE LIMITED TO THAT AMOUNT NECESSARY FOR BUILDING, ACCESS AND CONSTRUCTION.

2. WINTER OPERATION NOTES: OCTOBER 15 THROUGH APRIL 15

3. WHEN WINTER OPERATIONS TAKE PLACE, THE FOLLOWING MEASURES MUST BE TAKEN TO PREVENT ACCELERATED EROSION:

4. VEGETATION REMOVAL BETWEEN OCTOBER 15 AND APRIL 15 SHALL NOT PRECEDE SUBSEQUENT GRADING OR CONSTRUCTION ACTIVITIES BY MORE THAN 15 DAYS. MEASURES SHALL BE IN PLACE.

5. BETWEEN OCTOBER 15 AND APRIL 15 DISTURBED SURFACES NOT INVOLVED IN THE IMMEDIATE OPERATIONS MUST BE PROTECTED BY MULCHING AND/OR OTHER EFFECTIVE MEANS OF SOIL PROTECTION.

6. RUN-OFF FROM THE SITE SHALL BE DETAINED OR FILTERED BY BERMS, VEGETATED FILTER STRIP AND/OR CATCH BASINS TO PREVENT THE ESCAPE OF SEDIMENT FROM THE DISTURBED AREA OR SITE. THESE DRAINAGE CONTROLS MUST BE MAINTAINED BY THE CONTRACTOR AS NECESSARY TO ACHIEVE THEIR PURPOSE THROUGHOUT THE LIFE OF THE PROJECT.

7. EROSION CONTROL MEASURES SHALL BE IN PLACE AT THE END OF EACH DAYS OF WORK.

8. THE DIRECTOR OF THE BUILDING INSPECTION DEPARTMENT MAY STOP OPERATIONS DURING PERIODS OF INCLEMENT WEATHER IF HE DETERMINES THAT EROSION PROBLEMS ARE NOT BEING CONTROLLED ADEQUATELY.

9. GROUND SURFACES DISTURBED DURING CONSTRUCTION SHALL BE WATERED DOWN TO CONTROL DUST.

10. NO EARTH OR ORGANIC MATERIAL SHALL BE DEPOSITED OR PLACED WHERE IT MAY DIRECTLY BE CARRIED INTO A STREAM, MARSH, SLOUGH, LAGOON OR BODY OF WATER.

11. MULCHING, FERTILIZING, WATERING OR OTHER METHODS MAY BE UTILIZED TO ESTABLISH NEW VEGETATION, IF NECESSARY, ON SLOPES LESS THAN 20%, TOPSOIL SHALL BE STOCKPILED AND REAPPLIED.

12. ALL GRADED AREAS OF THE ROAD RIGHT OF WAY SHALL BE PLANTED AND MAINTAINED AS REQUIRED BY THE COUNTY SURVEYOR TO CONTROL EROSION. ALL CUT AND FILL SLOPES SHALL BE STABILIZED.

13. CUT SLOPES SHALL NOT EXCEED 2:1.

14. UTILITY SERVICES ARE TO BE LOCATED WITHIN THE AREA OF ROUGH GRADING FOR DRIVEWAYS TO ELIMINATE TRENCHING THROUGH CUT SLOPES WHERE FEASIBLE.

15. BUILDINGS CONSTRUCTED ACROSS CUT/FILL LINES SHALL HAVE COMPACTION TESTS TAKEN IN THE NATIVE (CUT) AREA AS WELL AS TESTS FOR THE FILL AREA. TESTS SHALL MEET 90% OF THE MAXIMUM DENSITY PER ASTM STANDARD D1557.

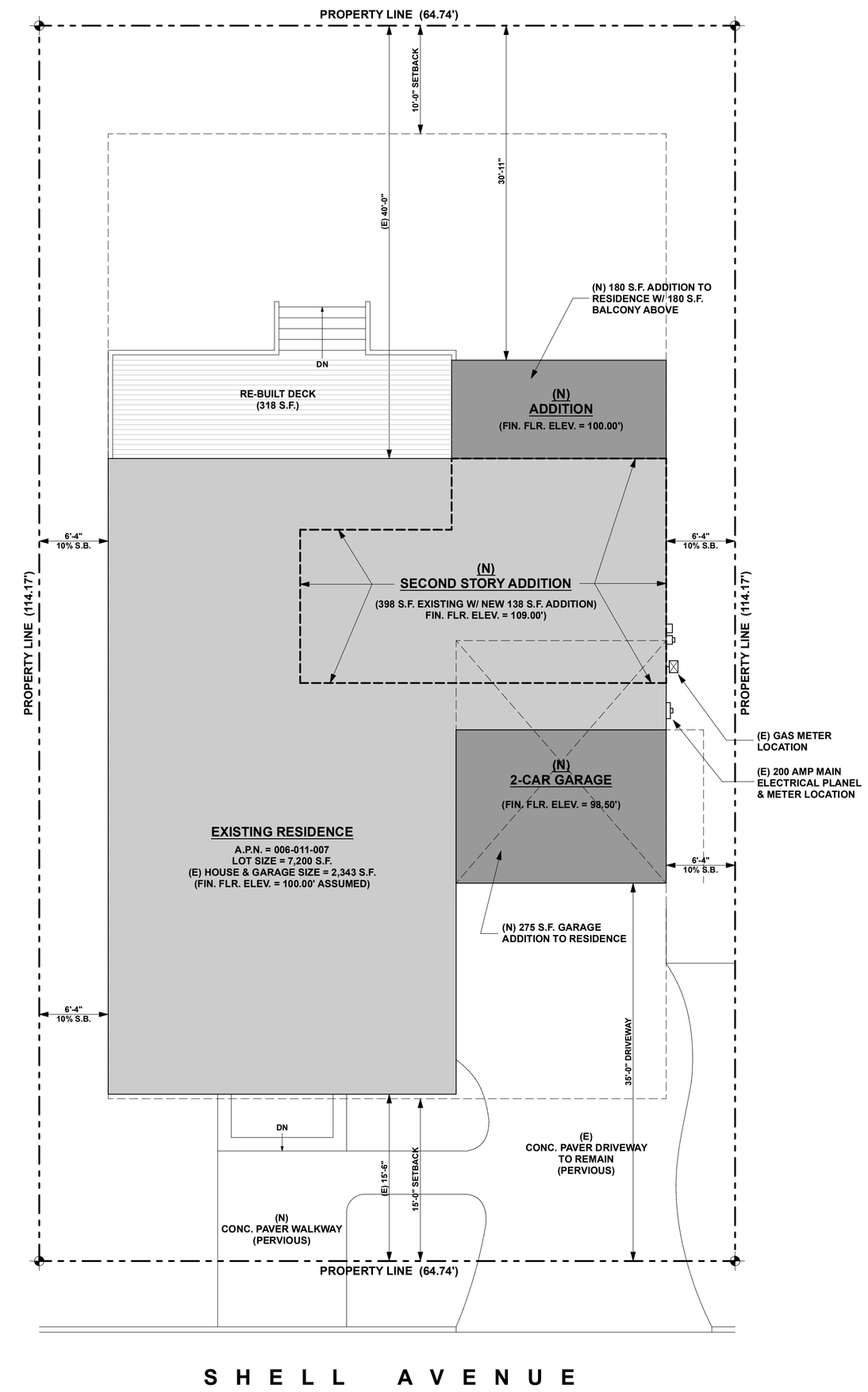
16. ALL DRAINAGE SHALL MAINTAIN A MINIMUM 1% SLOPE TO DISPOSAL POINTS.

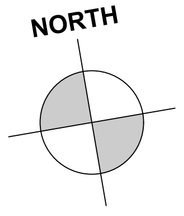
17. ALL DOWNSPOUTS TO EMPTY INTO DRAIN LINES UNDERGROUND AND TO DISSPERTION PITS.

PLUMBING NOTES:

1. IN EVERY CASE WHERE THE OUTLET OF A TRAP FOR A PLUMBING FIXTURE IS INSTALLED OR LOCATED AT AN ELEVATION WHICH IS LESS THAN TWO FEET ABOVE THE RIM OF THE NEAREST MANHOLE UPHILL FROM THE POINT OF CONNECTION OF THE BUILDING SEWER TO THE PUBLIC SEWER IN ANY NEW OR EXISTING DRAINAGE SYSTEM, APPROVED TYPES OF BACKWATER VALVE, RELIEF VENT AND CLEAN-OUT APPROVED SHALL BE INSTALLED IN THE BUILDING SEWER AT THE POINT OF LOWEST ELEVATION OF THE GROUND SURFACE OF THE BUILDING SITE OUTSIDE OF THE BUILDING OR AT SUCH OTHER LOCATION AS IS PERMITTED BY THE BUILDING INSPECTOR, PROVIDING THAT AT ANY SUCH LOCATION, THE ELEVATION OF THE GROUND SURFACE IS NOT LESS THAN TWO FEET BELOW THE LOWEST TRAP OUTLET SERVED BY THE BUILDING SEWER.

2. THE INSTALLATION SHALL CONSIST OF AN APPROVED FRESH AIR INLET AND A "Y" BRANCH OR COMBINATION FITTING INSTALLED IN SEQUENCE IN THE LINE OF FLOW FROM THE BUILDING. THE VENT FROM THIS FRESH AIR INLET SHALL BE PIPED TO THE GROUND SURFACE AND CAPPED WITH A VENT CAP. PROVISION SHALL BE MADE BY ELEVATION ABOVE THE GROUND OR BY OTHER MEANS FOR PREVENTING THE OBSTRUCTION OF THE VENT OPENING OR THE FLOW OF WTAER THEREIN. THE CLEAN-OUT SHALL BE PLACED AS CLOSE TO THE VALVE AS IS PRACTICAL AND SHALL BE PIPED TO WITHIN ONE FOOT OF THE GROUND SURFACE AND CLOSED WITH AN APPROVED CLEAN-OUT PLUG. EVERY EXISTING INSTALLATION WHICH INCLUDES A PLUMBING FIXTURE TRAP OUTLET WHICH IS LESS THAN TWO FEET ABOVE THE RIM OF THE NEAREST MANHOLE UPHILL FROM THE POINT OF CONNECTION OF THE BUILDING SEWER TO THE PUBLIC SEWER IS HEREBY DECLARED TO BE DANGEROUS, UNSANITARY AND A MENACE TO LIFE, HEALTH AND PROPERTY. WHENEVER IT SHALL COME TO THE ATTENTION OF THE BUILDING INSPECTOR THAT SUCH AND INSTALLATION EXISTS, HE OR SHE IS HEREBY EMPOWERED TO ORDER AND REQUIRE THAT SUCH PLUMBING OUTLET BE IMMEDIATELY PLUGGED OR CAPPED, OR THAT THE EQUIPMENT DESCRIBED IN THE PRECEDING PARAGRAPH OF THIS SECTION BE INSTALLED IMMEDIATELY. (PGMC 18.04.010(d)).





Entire Site Plan
1/8" = 1'-0"

AST
DESIGN GROUP
957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450
Aaron S. Tollefson, Designer

Addition & Remodel
For:

Wald Residence

1256 Surf Avenue
Pacific Grove, California
A.P.N.: 006-011-007

DRAWINGS:
SITE PLAN
NOTES

DRAWN BY: AST
DRAWING DATE: April 28, 2020
REVISION DATES:

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SHEET
A1.1

2019 CALGREEN BUILDING REQUIREMENTS:

1. ALL WATER CLOSETS SHALL HAVE A MAXIMUM FLUSH VOLUME OF 1.28 GALLONS, AND SHALL MEET OR EXCEED THE MINIMUM PERFORMANCE CRITERIA DEVELOPED FOR CERTIFICATION OF HIGH-EFFICIENCY TOILETS UNDER THE WATER SENSE PROGRAM ADOPTED BY THE EPA.

2. PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN CGBSC SECTIN 4.303.3

WATER CLOSETS	=	1.28 GPF
SHOWERHEADS	=	MAX. 2.0 GPM @ 80 PSI
MULTIPLE SHOWERHEADS	=	2.0 GPM @ 80 PSI COMBINED
LAVATORIES FAUCETS	=	MAX. 1.2 GPM @ 60 PSI
KITCHEN FAUCETS	=	MAX. 1.8 GPM @ 60 PSI

3. IN AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING ARE PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF CGBSC SECTION 4.304.1

4. MINIMUM 50% OF THE NON-HAZARDOUS CONSTRUCTION OR DEMOLITION DEBRIS SHALL BE RECYCLED AND/OR SALVAGED, UNLESS A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE IN MORE STRINGENT. WHERE THE LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION AND WASTE MANAGEMENT PLAN COMPLYING WITH CGBSC SECTION 4.408.2 SHALL BE SUBMITTED FOR APPROVAL

5. AT THE TIME OF FINAL INSPECTION, AN "OPERATION AND MAINTENANCE MANUAL" SHALL BE PLACED IN THE BUILDING THAT CONTAINS THE APPLICABLE ITEMS LISTED IN CGBSC SECTION 4.410.1.

6. INSTALLED GAS FIREPLACES SHALL BE DIRECT-VENT SEALED COMBUSTION TYPE (CGBSC 4.503.1)

7. DUCTS AND OTHER RELATED AIR DISTRIBUTION EQUIPMENT SHALL HAVE OPENINGS COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS. (CGBSC 4.504.1)

8. FINISH MATERIALS, CARPET SYSTEMS, RESILIENT FLOORING, AND COMPOSITE WOOD PRODUCTS SHALL COMPLY WITH THE POLLUTANT CONTROL REQUIREMENTS OF CGBSC SECTION 4.504.2 AND 4.504.3.
CARPET ADHESIVE = 50 (VOC LIMIT)
CARPET PAD ADHESIVE = 50 (VOC LIMIT)
WOOD FLOORING ADHESIVE = 100 (VOC LIMIT)
SUBFLOOR ADHESIVE = 50 (VOC LIMIT)
DRYWALL ADHESIVE = 50 (VOC LIMIT)

9. MOISTURE CONTENT OF WALL AND FLOOR FRAMING MEMBERS SHALL BE VERIFIED PRIOR TO ENCLOSURE, FRAMING MEMBERS SHALL NOT BE ENCLOSED WHEN MOISTURE CONTENT EXCEEDS 19% (CGBSC 4.505.3)

10. **BATHROOM EXHAUST FANS SHALL COMPLY WITH THE FOLLOWING:**
ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF BUILDING. UNLESS FUNCTIONING AS A PART OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50-80%.

11. DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.

12. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHE OPENINGS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1).

13. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1).

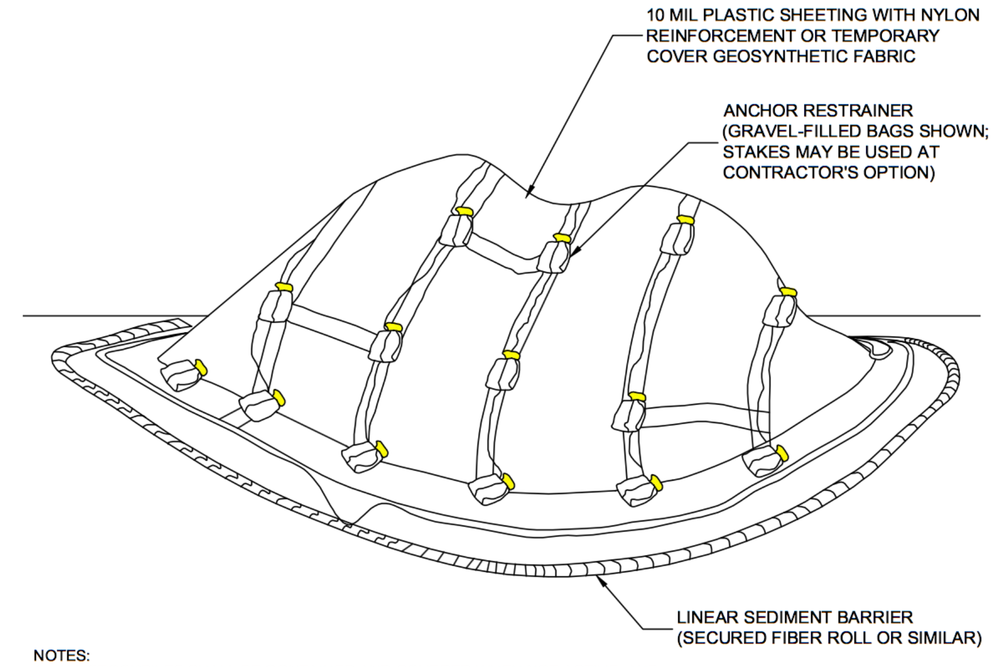
14. PAINT, STAINS AND OTHER COATINGS SHALL BE IN COMPLIANT WITH VOC LIMITS (4.504.2.2).

15. AEROSOL PAINTS AND COATINGS SHALL BE IN COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2.3). VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.

16. MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4.

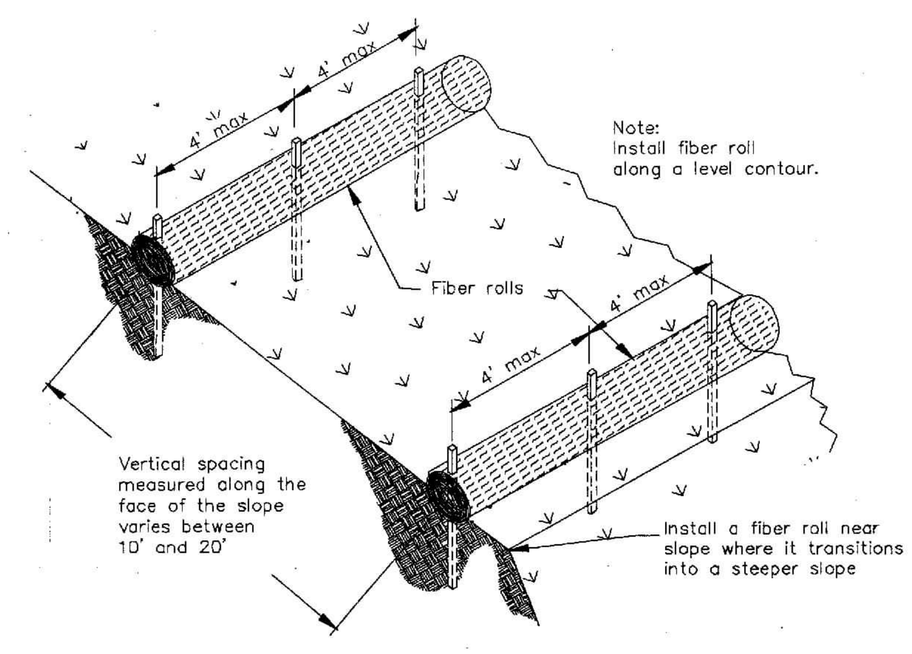
17. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSIONS STANDARDS (4.504.5).

18. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4.505.2).

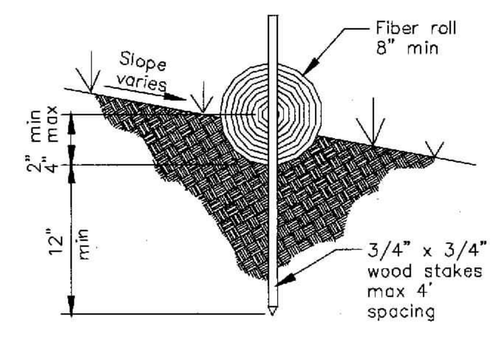


NOTES:
1. ALL STOCKPILES SHALL BE CONTAINED AND COVERED WHEN NOT ACTIVE, AND SECURED AT THE END OF EACH DAY.
2. STOCKPILES SHALL BE SECURELY COVERED OVERNIGHT, AND PRIOR TO, DURING, AND AFTER RAIN EVENTS.
3. NO MATERIAL SHALL LEAVE THE SITE OR MOVE INTO STREET.
4. PLASTIC SHEETING HAS LIMITATIONS DUE TO SUNLIGHT BREAKDOWN, HARD TO MANAGE IN WINDY CONDITIONS, AND CAN INCREASE RUNOFF ISSUE FOR PERIMETER CONTROLS. INSPECT FREQUENTLY OR USE GEOSYNTHETIC FABRIC AS APPLICABLE.
5. DO NOT LOCATE WITHIN 50 FEET OF A STORM DRAIN.

STOCKPILE MANAGMENT DETAIL **3**

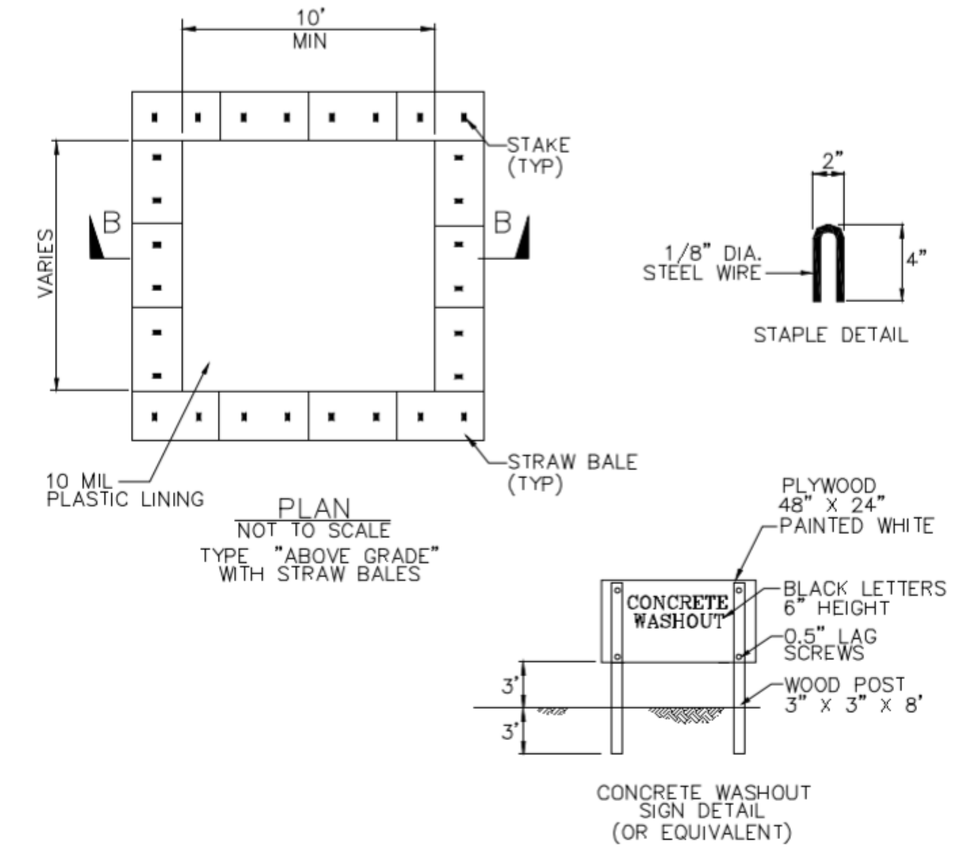


TYPICAL FIBER ROLL INSTALLATION
N.T.S.

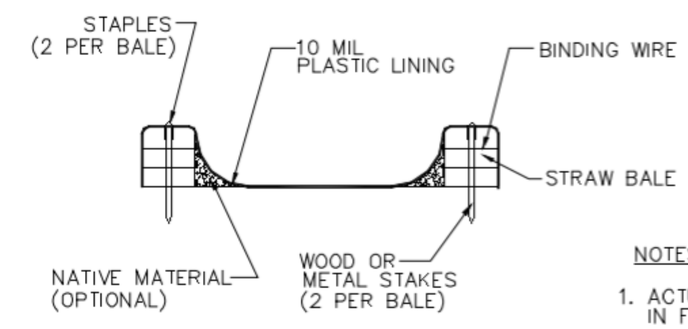


ENTRENCHMENT DETAIL
N.T.S.

EROSION CONTROL - FIBER ROLL DETAIL **4**



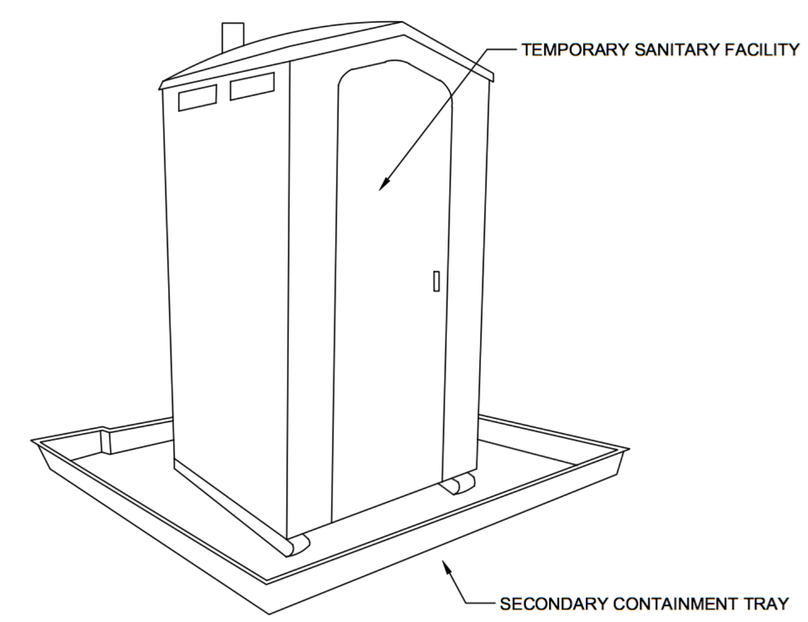
PLAN
NOT TO SCALE
TYPE "ABOVE GRADE" WITH STRAW BALES



SECTION B–B
NOT TO SCALE

NOTES
1. ACTUAL LAYOUT DETERMINED IN FIELD.
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY.

CONCRETE WASTE MANAGEMENT DETAIL **2**



STORAGE AND DISPOSAL PROCEDURES

1. TEMPORARY SANITARY FACILITIES SHOULD BE LOCATED AWAY FROM DRAINAGE FACILITIES, WATERCOURSES, AND FROM TRAFFIC CIRCULATION. IF SITE CONDITIONS ALLOW, PLACE PORTABLE FACILITIES A MINIMUM OF 50 FEET FROM DRAINAGE CONVEYANCES AND TRAFFIC AREAS.
2. WHEN SUBJECTED TO HIGH WINDS OR RISK OF HIGH WINDS, TEMPORARY SANITARY FACILITIES SHOULD BE SECURED TO PREVENT OVERTURNING.
3. TEMPORARY SANITARY FACILITIES MUST BE EQUIPPED WITH SECONDARY CONTAINMENT TRAYS TO PREVENT DISCHARGE OF POLLUTANTS TO THE STORMWATER DRAINAGE SYSTEM OF THE RECEIVING WATER.
4. ARRANGE FOR REGULAR WASTE COLLECTION, DO NOT ALLOW SANITARY FACILITY TO BECOME OVERFULL.

SANITARY WASTE DETAIL **1**

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DESIGN GROUP
957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450
Aaron S. Tollefson, Designer

Addition & Remodel
For:

WALD RESIDENCE

1256 Surf Avenue
Pacific Grove, California
A.P.N.: 006-011-007

DRAWINGS:
BEST MANAGEMENT PRACTICES (BMP'S)

DRAWN BY: AST
DRAWING DATE: April 28, 2020
REVISION DATES:

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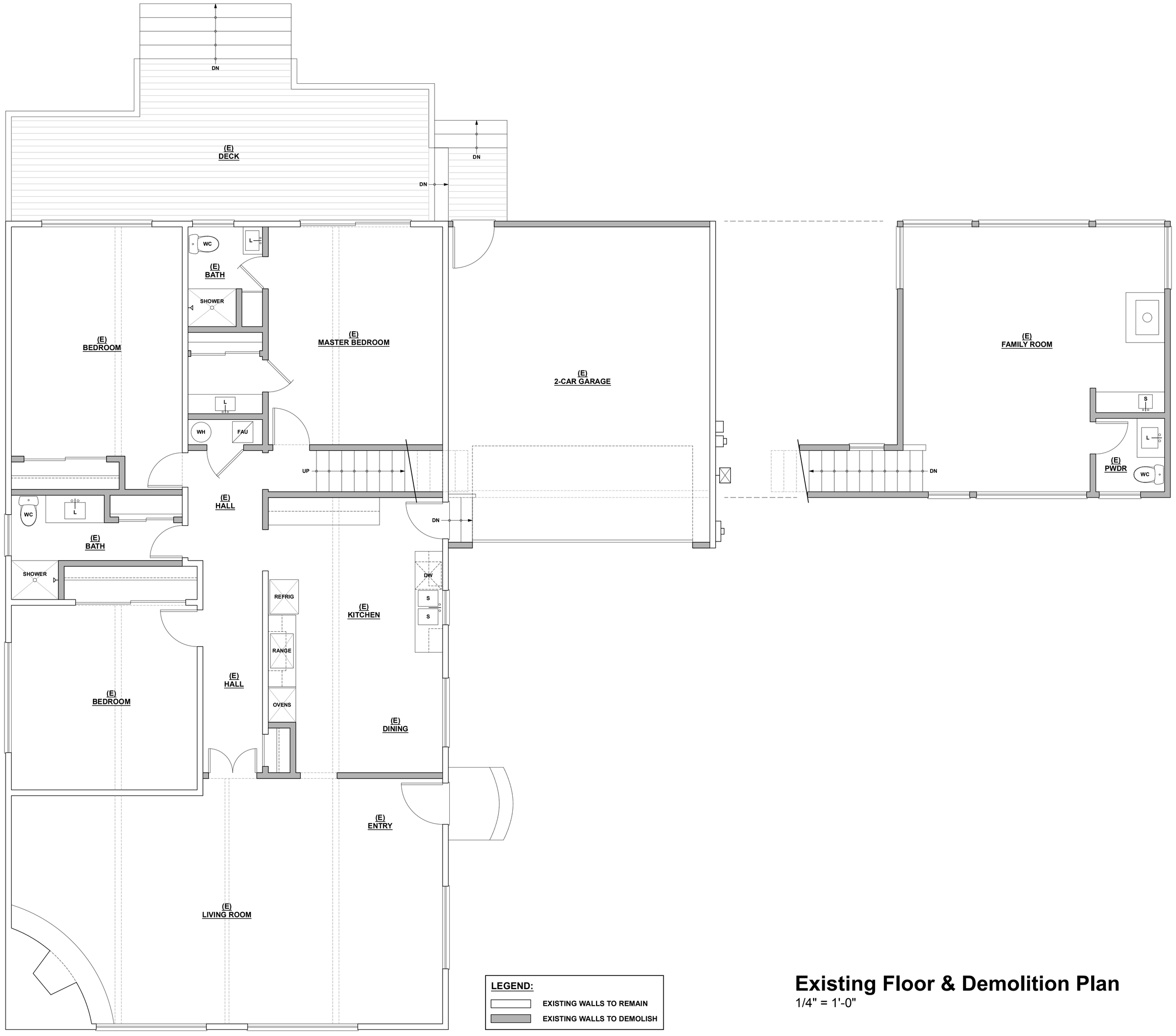
SHEET
A1.2

Existing South Elevation

Existing South Elevation

Existing Southwest Elevation

Existing Residence Photos



LEGEND:

EXISTING WALLS TO REMAIN

EXISTING WALLS TO DEMOLISH

Existing Floor & Demolition Plan

1/4" = 1'-0"

AST
DESIGN GROUP
957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450
Aaron S. Tollefson, Designer

Addition & Remodel
For:

Wald Residence

1256 Surf Avenue
Pacific Grove, California
A.P.N.: 006-011-007

DRAWINGS:
EXISTING FLOOR PLAN
DEMOLITION FLOOR PLAN

DRAWN BY: AST
DRAWING DATE: April 28, 2020
REVISION DATES:

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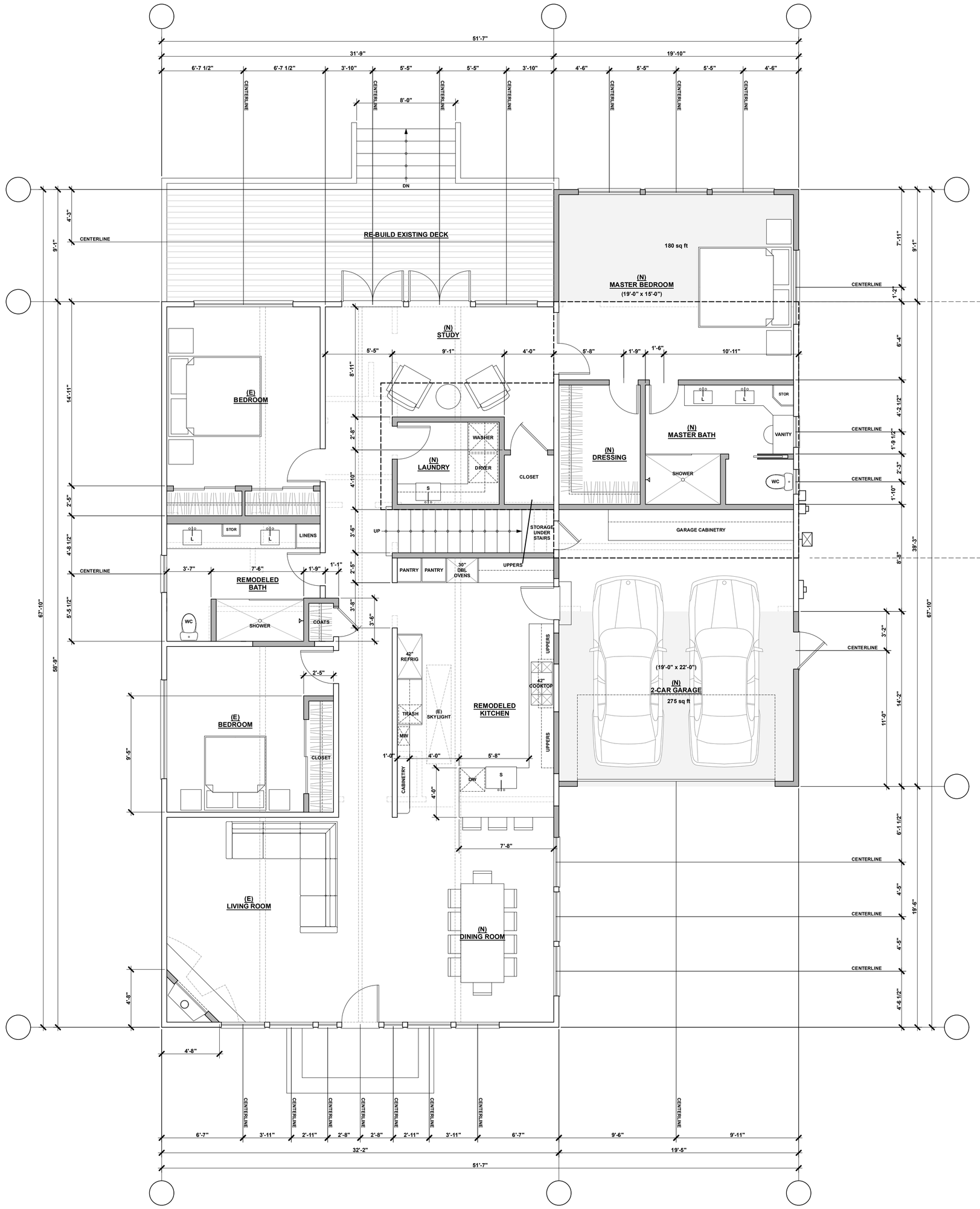
SHEET

A1.3

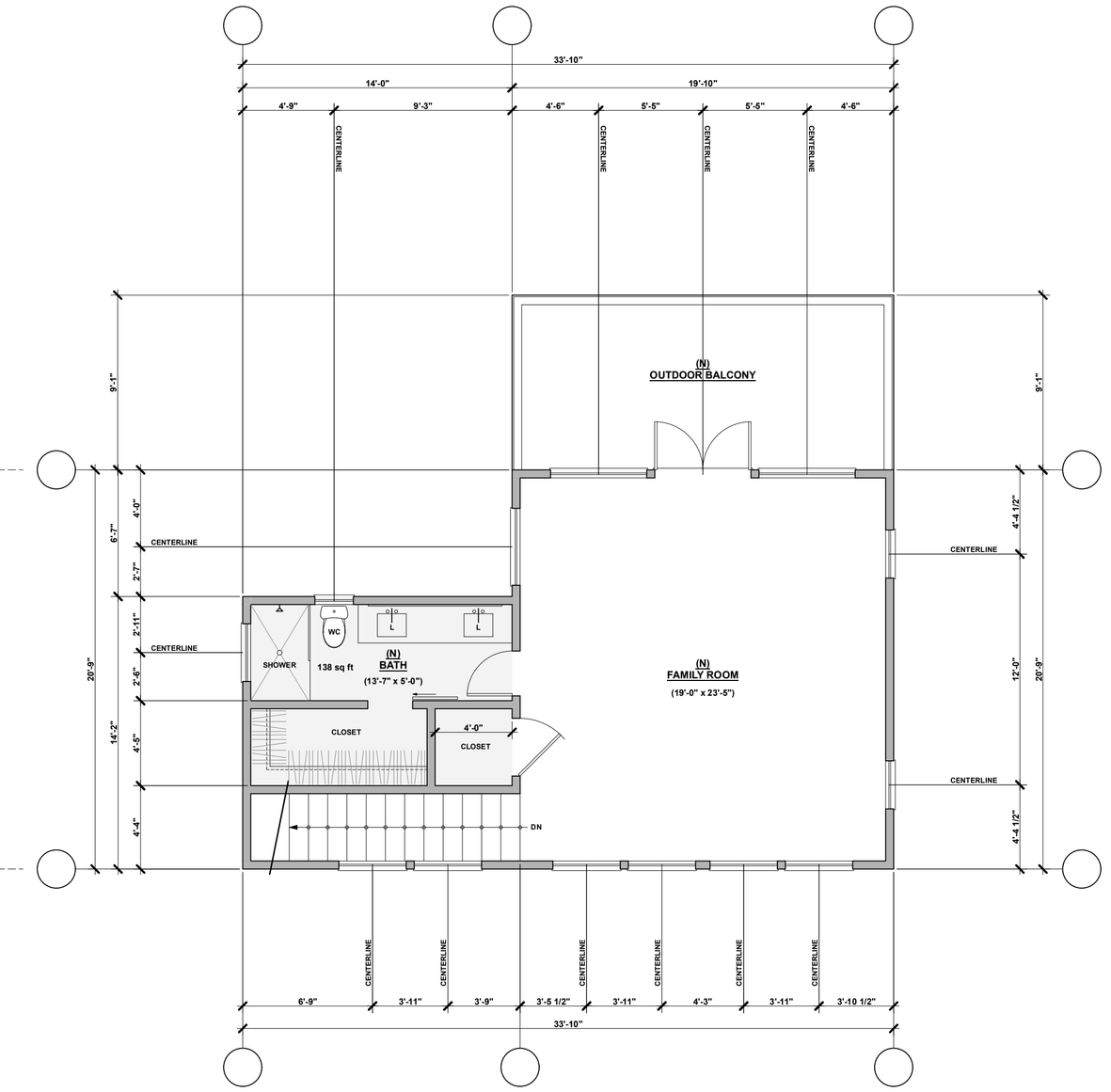


LEGEND:

- EXISTING WALLS TO REMAIN
- NEW WALLS CONSTRUCTED
- WALLS DEMOLISHED

New Floor Plan (Main Level)

3/16" = 1'-0"



New Floor Plan (Upper Level)

3/16" = 1'-0"

AST

DESIGN GROUP

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Del Rey Oaks, CA 93940
Phone: (831) 578-3450

Aaron S. Tollefson, Designer

Addition & Remodel
For:

Wald Residence

1256 Surf Avenue
Pacific Grove, California
A.P.N.: 006-011-007

DRAWINGS:
NEW FLOOR PLANS

DRAWN BY: AST

DRAWING DATE: April 28, 2020

REVISION DATES:
July 16, 2020 (Revisions)

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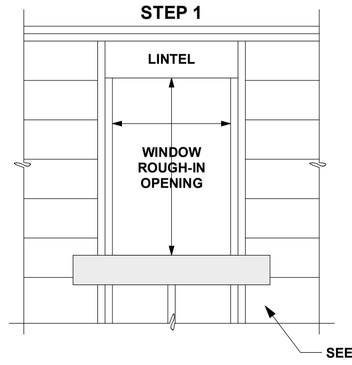
SHEET

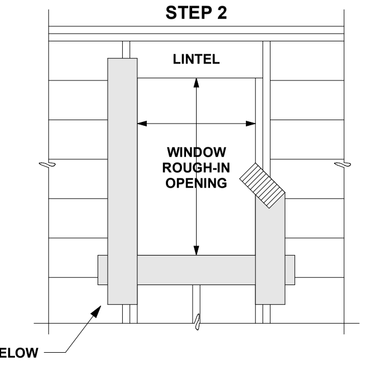
A1.4

STEP 1



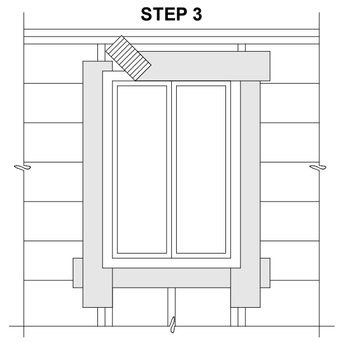
ATTACH SILL STRIP WITH TOP EDGE LEVEL WITH ROUGH SILL: EXTEND BEYOND EDGE OF ROUGH OPENING AT LEAST 8". SECURE ALL MOISTOP OR SIMILAR APPROVED FLASHING MATERIAL WITH GALVANIZED NAILS OR POWER-DRIVEN STAPLES.

STEP 2



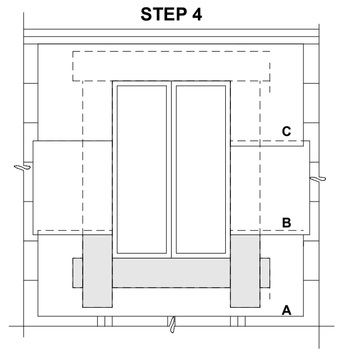
ATTACH JAMB STRIPS WITH SIDE EDGE EVEN WITH ROUGH-JAMB FRAMING, START STRIP 1" BELOW LOWER EDGE OF SILL STRIP AND EXTEND 4" ABOVE LOWER EDGE OF LINTEL.

STEP 3



INSTALL WINDOW INTO ROUGH OPENING WITH SILL AND JAMB FLANGES OVER PREVIOUSLY INSTALLED FLASHING. ATTACH HEAD FLASHING OVER THE WINDOW FLANGE.

STEP 4



COMMENCING AT THE BOTTOM (SOLE PLATE) OF THE WALL, LAY BUILDING PAPER UNDER SILL STRIP.

NOTE:
CUT ANY EXCESS BUILDING PAPER THAT MAY EXTEND ABOVE THE SILL FLANGE LINE ON EACH SIDE OF THE OPENING.

DO NOT SPLICE BUILDING PAPER HORIZONTALLY SO THAT THE PAPER WILL LAP OVER THE JAMB STRIPS. INSTALL EXCESSIVE LINES OF BUILDING PAPER (B, C, D, ETC.) OVER JAMB AND HEAD FLANGES, LAPPING EACH COURSE.

NOTES:

1. LINE-WIRE WHEN USED AS BACKING TO SUPPORT BUILDING PAPER BENEATH WIRE LATH (NETTING) FOR PORTLAND CEMENT (STUCCO), SHALL BE INSTALLED, AS FOLLOWS:

   WIRE GAUGE, SPACING AND ATTACHMENT SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF MANUFACTURER SPECIFICATIONS.

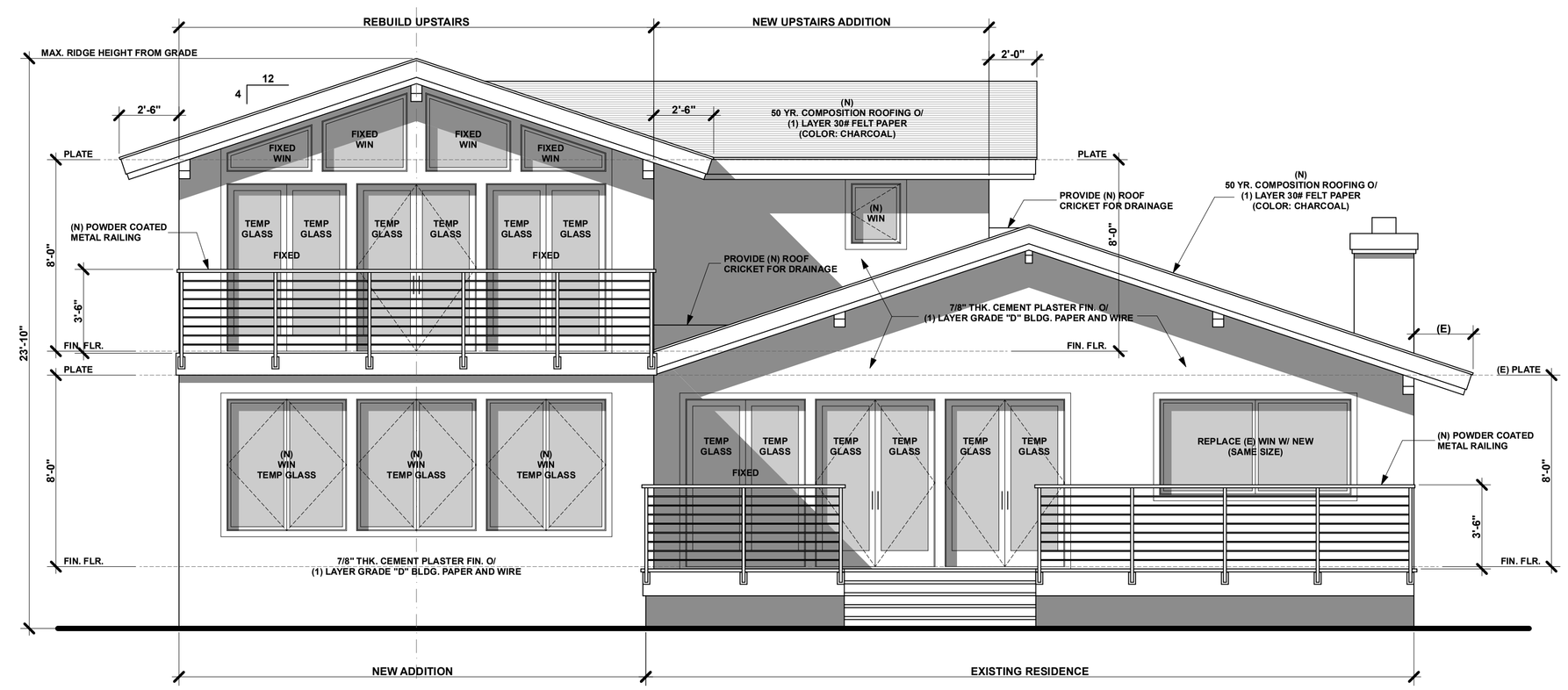
   PERIPHERAL FLASHING AT ALL EDGES OF WALL OPENINGS MUST COVER THE WIRE BACKING.

   NO ATTACHMENT DEVICES NOR THE WIRE BACKING SHALL COVER OR PENETRATE THE FLASHING MATERIAL.
2. MOISTOP FLASHING MINIMUM 9" WIDE.
3. PROVIDE SEALANT AS RECOMMENDED BY WINDOW MANUFACTURER PRIOR TO INSTALLATION OF WINDOW OR SLIDING DOOR.

Window Flashing Details

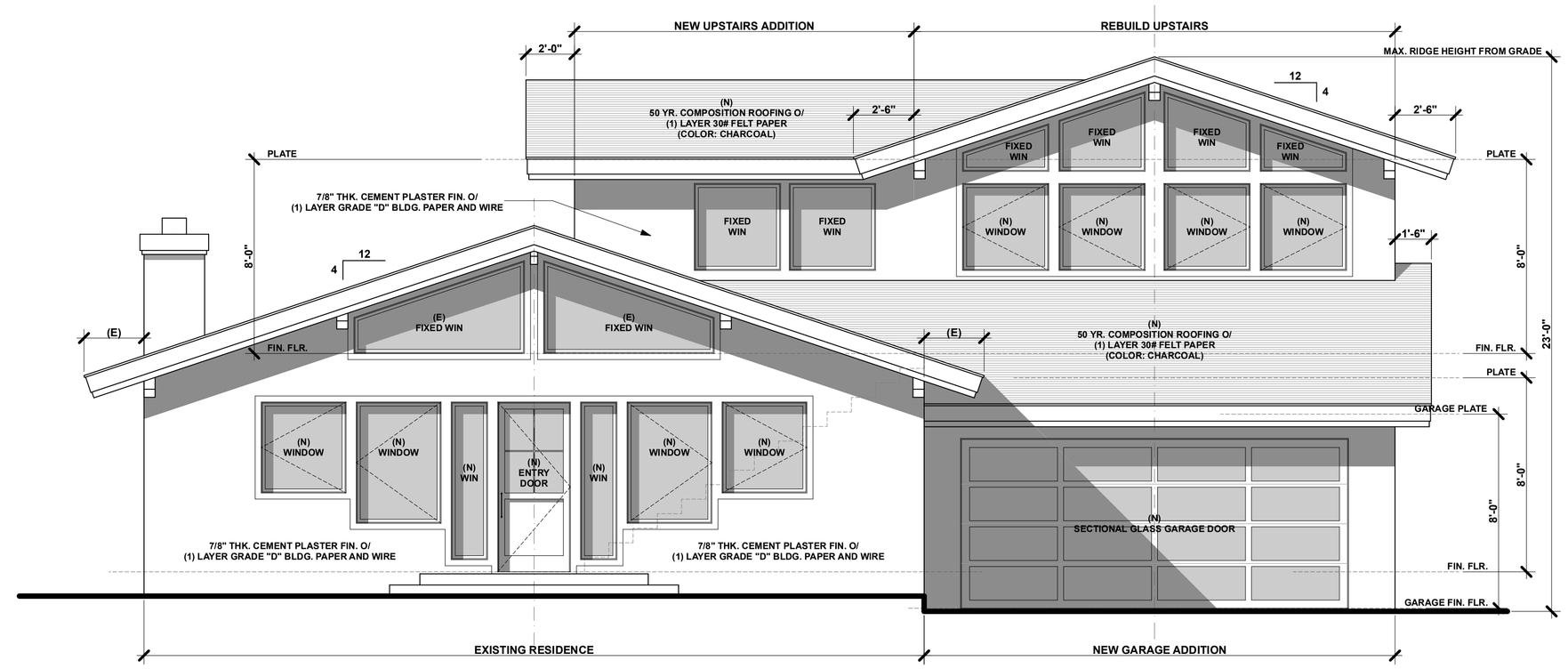
1

2



New North Exterior Elevation

1/4" = 1'-0"



New South Exterior Elevation

1/4" = 1'-0"

AST
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Aaron S. Tollefson, Designer

Addition & Remodel For:

Wald Residence

1256 Surf Avenue
Pacific Grove, California
A.P.N.: 006-011-007

DRAWINGS:
EXTERIOR ELEVATIONS
WINDOW FLASHING DETAIL

DRAWN BY: AST
DRAWING DATE: April 28, 2020
REVISION DATES:

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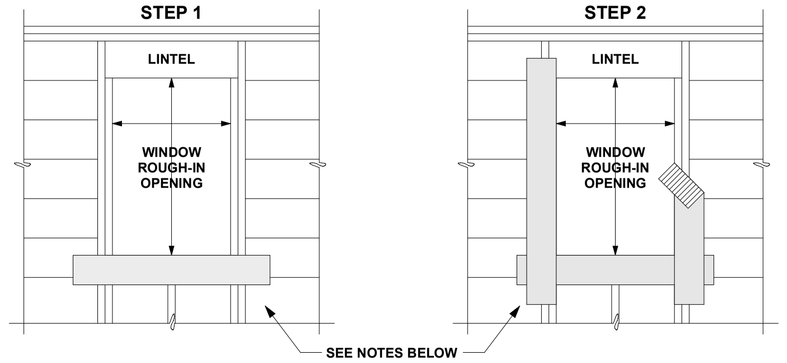
SHEET
A1.5



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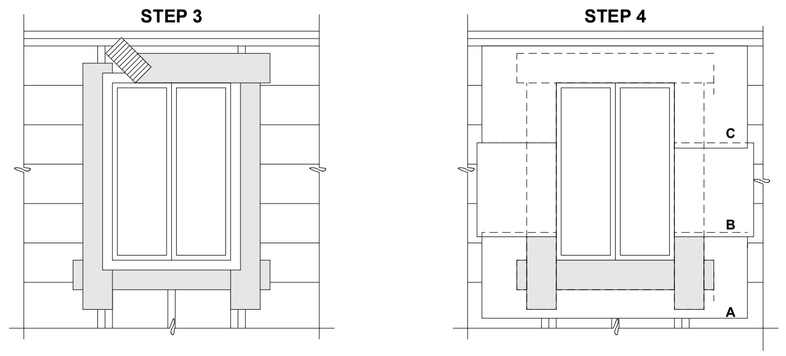

INSTALL WINDOW INTO ROUGH OPENING WITH SILL AND JAMB FLANGES OVER PREVIOUSLY INSTALLED FLASHING. ATTACH HEAD FLASHING OVER THE WINDOW FLANGE.

COMMENCING AT THE BOTTOM (SOLE PLATE) OF THE WALL, LAY BUILDING PAPER UNDER SILL STRIP.

NOTE:
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NOTES:

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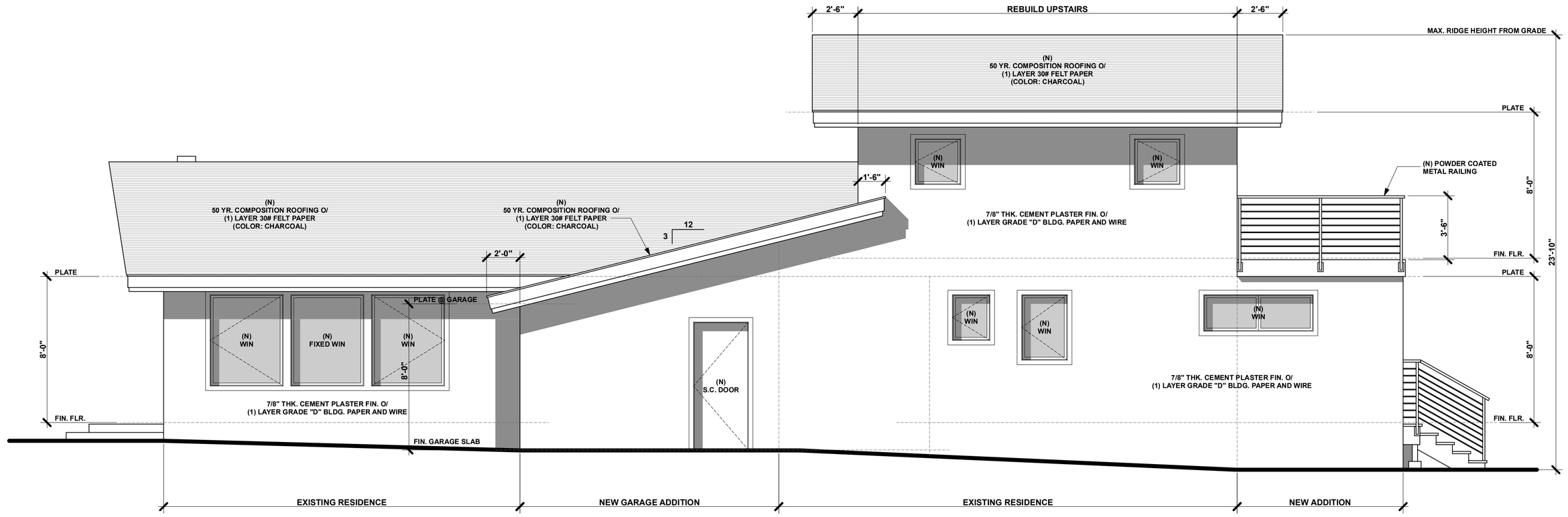
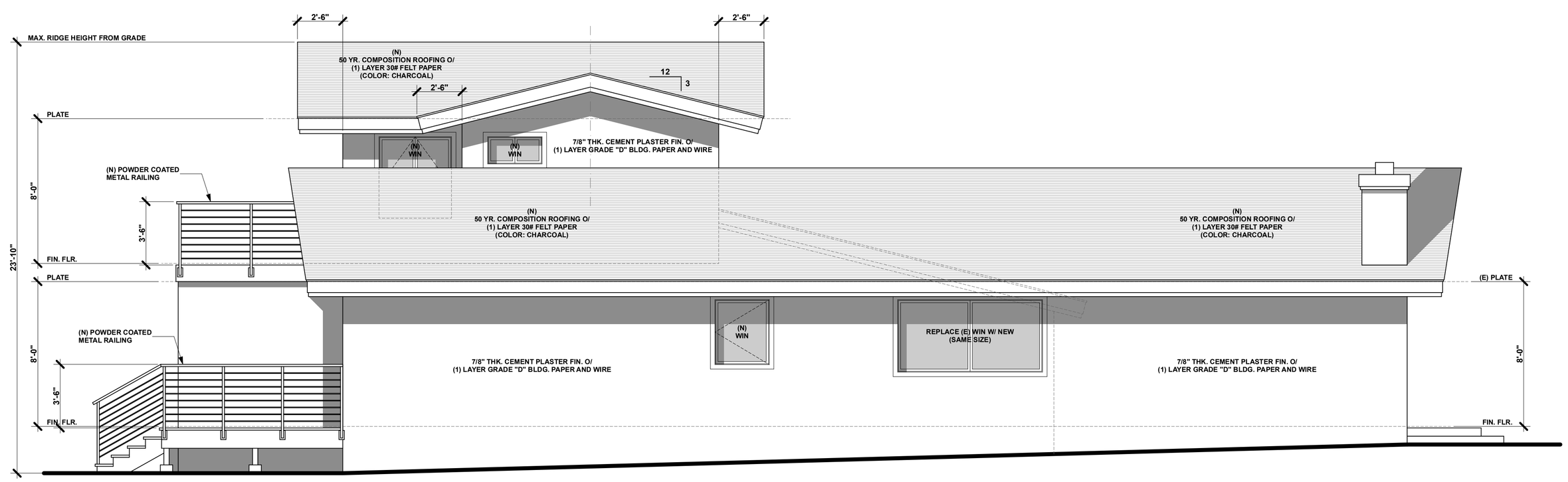
2. MOISTOP FLASHING MINIMUM 9" WIDE.
3. PROVIDE SEALANT AS RECOMMENDED BY WINDOW MANUFACTURER PRIOR TO INSTALLATION OF WINDOW OR SLIDING DOOR.

Window Flashing Details 1



New East Exterior Elevation
1/4" = 1'-0"



New West Exterior Elevation
1/4" = 1'-0"

2

AST
DESIGN GROUP
957 Angelus Way
Del Rey Oaks, CA 93940
Phone: (831) 578-3450
Aaron S. Tollefson, Designer

Addition & Remodel For:

Wald Residence

1256 Surf Avenue
Pacific Grove, California
A.P.N.: 006-011-007

DRAWINGS:
EXTERIOR ELEVATIONS
WINDOW FLASHING DETAIL

DRAWN BY: AST
DRAWING DATE: April 28, 2020
REVISION DATES:

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SHEET
A1.6

NOTES:

1. SHOWER AREA WALLS SHALL BE FINISHED WITH A SMOOTH, HARD, NON-ABSORBANT SURFACE TO A HEIGHT OF 70" MIN. ABOVE THE DRAIN INLET (SECTION 8071.3, CBC).
2. BATHROOM FANS TO PROVIDE A MINIMUM 5 AIR CHANGES PER HOUR.
3. GLAZING IN AREAS SUBJECT TO HUMAN IMPACT, LESS THAN 24" TO DOORS AND LESS THAN 18" FLOOR TO WINDOW, SHALL BE SAFETY GLAZING MATERIAL SUCH AS WIRED GLASS, LAMINATED GLASS, TEMPERED GLASS OR SAFETY PLASTIC. GLAZING USED IN-DOORS AND PANELS OF SHOWERS AND TUB ENCLOSURES SHALL BE FULLY TEMPERED GLASS.
4. DRYER TO BE VENTED TO EXTERIOR WITH 4"0 DUCT LINE.
   (14"-0" MAXIMUM RUN)
5. PROVIDE A NON-REMOVABLE BACKFLOW PREVENTION DEVICE AT HOSE-BIBS.
6. WINDOWS IN SLEEPING ROOMS SHALL PROVIDE:

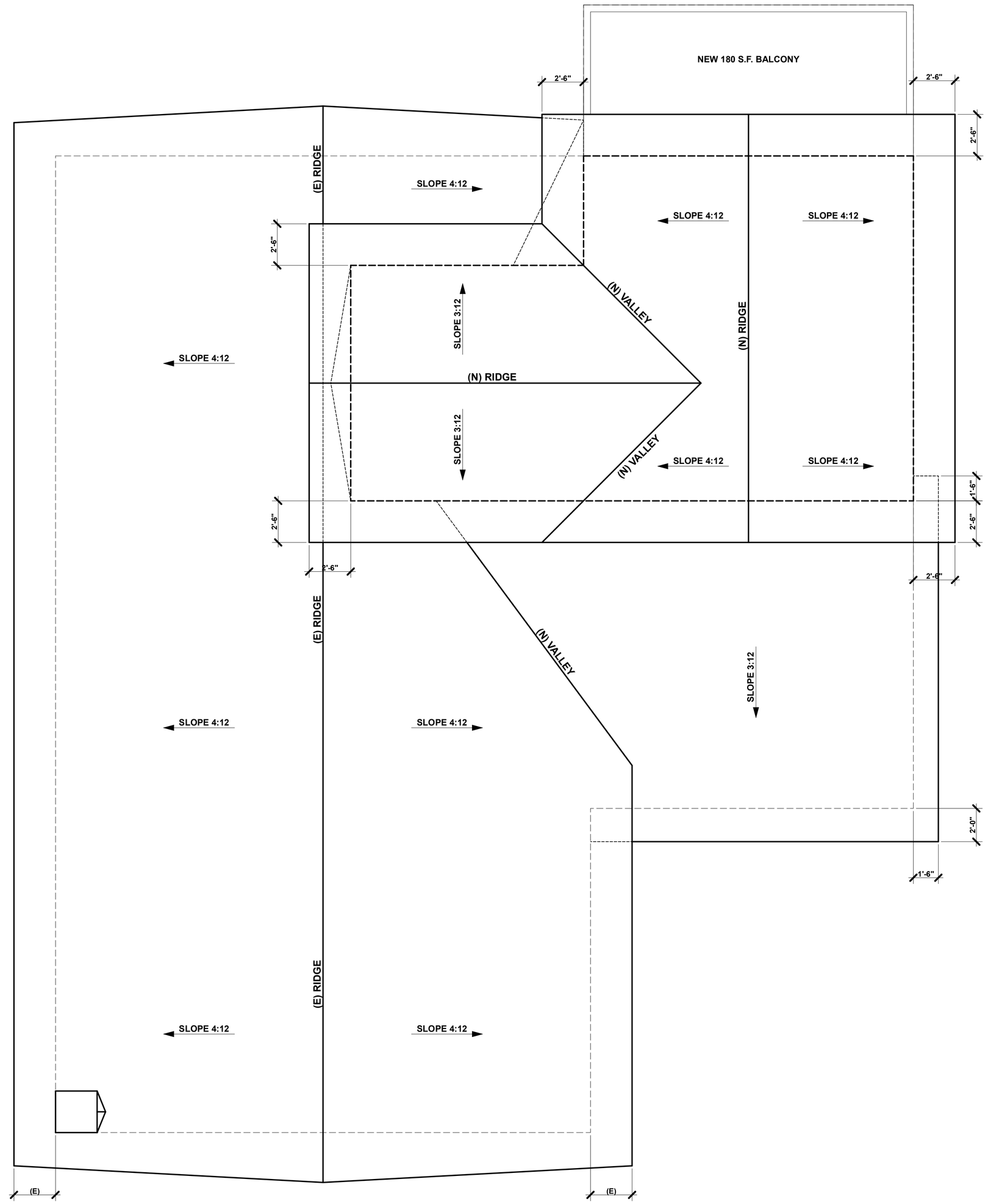
   MINIMUM NET CLEAR OPENABLE DIMENSION OF 5.7 S.F. IN AREA
   MINIMUM NET CLEAR OPENABLE DIMENSION OF 24 INCHES IN HEIGHT
   MINIMUM NET CLEAR OPENABLE DIMENSION OF 20 INCHES IN WIDTH
   OPENINGS SHALL HAVE THE BOTTOM OF THE CLEAR OPENING NOT GREATER THAN 44" MEASURED FROM THE FLOOR
7. THE REQUIRED NATURAL LIGHT FOR EVERY SPACE INTENDED FOR HUMAN OCCUPANCY WITH GLAZED OPENINGS WITH AN AREA OF NOT LESS THAN 8% OF ROOM FLOOR AREA. (CBC 1205.2)
8. THE REQUIRED NATURAL VENTILATION IN OCCUPIED SPACES THROUGH OPENABLE EXTERIOR WALL OPENINGS WITH AN AREA NOT LESS THAN 4% OF THE AREA BEING VENTILATED. (CBC 1204.1)
9. USE INDIVIDUAL CONTROL VALVES OF THE PRESSURE BALANCE OR THE THERMOSTATIC MIXING TYPE AT THE SHOWERS AND TUB-SHOWER COMBINATION.
10. SMOKE DETECTORS ARE TO SOUND AND ALARM AUDIBLE IN ALL BEDROOMS OF THE RESIDENCE.
11. SMOKE DETECTORS SHALL RECEIVE THEIR POWER FROM THE HOUSE PRIMARY WIRE AND SHALL ALSO HAVE BATTERY BACK-UP.
12. INSTALL UFER GROUNDING FOR THE 200 AMP ELECTRICAL SERVICE PER NEC 250-50(c).
13. KITCHEN COUNTER OUTLETS SHALL BE SPACED SO THAT NO POINT ALONG THE WALL LINE OF THE COUNTER IS MORE THAN 2'-0" FROM AN ELECTRICAL OUTLET.
14. THE MASTER BATHROOM OUTLETS SHALL HAVE APPROVED GROUND FAULT CIRCUIT PROTECTION.
15. OUTDOOR OUTLETS (WP/GFCI) SHALL BE INSTALLED AT THE FRONT AND REAR OF THE RESIDENCE.
16. AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY BATHROOM RECEPTACLE OUTLETS, OTHER EQUIPMENT (LIGHTING, EXHAUST FANS), WITHIN THE SAME BATHROOM, MAY BE SUPPLIED BY THE SAME BRANCH CIRCUIT WHERE THE BRANCH CIRCUIT SUPPLIES A SINGLE BATHROOM ONLY.
17. AT LEAST ONE 20-AMP BRANCH CIRCUIT SHALL BE PROVIDED TO SUPPLY LAUNDRY RECEPTACLE OUTLETS.
18. CLOTHES DRYER AND ELECTRIC RANGES SHALL HAVE A 4-WIRE GROUNDED ELECTRICAL OUTLET.
19. PROVIDE WEEP SCREEDS AROUND PERIMETER OF RESIDENCE WHERE CEMENT PLASTER FINISH OCCURS. PROVIDE 4" CLEAR ABOVE EARTH AND 2" CLEAR ABOVE PAVED AREAS.

GREEN BUILDING REQUIREMENTS:

1. ALL WATER CLOSETS SHALL HAVE A MAXIMUM FLUSH VOLUME OF 1.28 GALLONS, AND SHALL MEET OR EXCEED THE MINIMUM PERFORMANCE CRITERIA DEVELOPED FOR CERTIFICATION OF HIGH-EFFICIENCY TOILETS UNDER THE WATER SENSE PROGRAM ADOPTED BY THE EPA.
2. PLUMBING FIXTURES AND FITTINGS SHALL MEET THE STANDARDS REFERENCED IN CGBSC SECTIN 4.303.3

WATER CLOSETS	=	1.28 GPF
SHOWERHEADS	=	MAX. 2.0 GPM @ 80 PSI
MULTIPLE SHOWERHEADS	=	2.0 GPM @ 80 PSI COMBINED
LAVATORIES FAUCETS	=	MAX. 1.2 GPM @ 60 PSI
KITCHEN FAUCETS	=	MAX. 1.8 GPM @ 60 PSI

3. IN AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING ARE PROVIDED BY THE BUILDER AND INSTALLED AT THE TIME OF FINAL INSPECTION, THEY SHALL COMPLY WITH THE REQUIREMENTS OF CGBSC SECTION 4.304.1
4. MINIMUM 50% OF THE NON-HAZARDOUS CONSTRUCTION OR DEMOLITION DEBRIS SHALL BE RECYCLED AND/OR SALVAGED, UNLESS A LOCAL CONSTRUCTION AND DEMOLITION WASTE MANAGEMENT ORDINANCE IN MORE STRINGENT. WHERE THE LOCAL JURISDICTION DOES NOT HAVE A CONSTRUCTION AND WASTE MANAGEMENT ORDINANCE, A CONSTRUCTION AND WASTE MANAGEMENT PLAN COMPLYING WITH CGBSC SECTION 4.408.2 SHALL BE SUBMITTED FOR APPROVAL
5. AT THE TIME OF FINAL INSPECTION, AN "OPERATION AND MAINTENANCE MANUAL" SHALL BE PLACED IN THE BUILDING THAT CONTAINS THE APPLICABLE ITEMS LISTED IN CGBSC SECTION 4.410.1.
6. INSTALLED GAS FIREPLACES SHALL BE DIRECT-VENT SEALED COMBUSTION TYPE (CGBSC 4.503.1)
7. DUCTS AND OTHER RELATED AIR DISTRIBUTION EQUIPMENT SHALL HAVE OPENINGS COVERED WITH TAPE, PLASTIC, SHEET METAL OR OTHER ACCEPTABLE METHODS. (CGBSC 4.504.1)
8. FINISH MATERIALS, CARPET SYSTEMS, RESILIENT FLOORING, AND COMPOSITE WOOD PRODUCTS SHALL COMPLY WITH THE POLLUTANT CONTROL REQUIREMENTS OF CGBSC SECTION 4.504.2 AND 4.504.3.
   CARPET ADHESIVE = 50 (VOC LIMIT)
   CARPET PAD ADHESIVE = 50 (VOC LIMIT)
   WOOD FLOORING ADHESIVE = 100 (VOC LIMIT)
   SUBFLOOR ADHESIVE = 50 (VOC LIMIT)
   DRYWALL ADHESIVE = 50 (VOC LIMIT)
9. MOISTURE CONTENT OF WALL AND FLOOR FRAMING MEMBERS SHALL BE VERIFIED PRIOR TO ENCLOSURE, FRAMING MEMBERS SHALL NOT BE ENCLOSED WHEN MOISTURE CONTENT EXCEEDS 19% (CGBSC 4.505.3)
10. **BATHROOM EXHAUST FANS SHALL COMPLY WITH THE FOLLOWING:**
    ENERGY STAR COMPLIANT AND BE DUCTED TO TERMINATE OUTSIDE OF BUILDING. UNLESS FUNCTIONING AS A PART OF A WHOLE HOUSE VENTILATION SYSTEM, FANS MUST BE CONTROLLED BY A HUMIDISTAT WHICH SHALL BE READILY ACCESSIBLE. HUMIDISTAT CONTROLS SHALL BE CAPABLE OF ADJUSTMENT BETWEEN A RELATIVE HUMIDITY RANGE OF 50-80%.
11. DUCT SYSTEMS ARE SIZED, DESIGNED AND EQUIPMENT IS SELECTED PER SECTION 4.507.2. HVAC SYSTEM INSTALLERS MUST BE TRAINED AND CERTIFIED AND SPECIAL INSPECTORS EMPLOYED BY THE ENFORCING AGENCY MUST BE QUALIFIED.
12. PROTECT ANNULAR SPACES AROUND PIPES, ELECTRICAL CABLES, CONDUITS OR OTHE OPENINGS AT EXTERIOR WALLS AGAINST THE PASSAGE OF RODENTS (4.406.1).
13. COVER DUCT OPENINGS AND OTHER RELATED AIR DISTRIBUTION COMPONENT OPENINGS DURING CONSTRUCTION (4.504.1).
14. PAINT, STAINS AND OTHER COATINGS SHALL BE IN COMPLIANT WITH VOC LIMITS (4.504.2.2).
15. AEROSOL PAINTS AND COATINGS SHALL BE IN COMPLIANT WITH PRODUCT WEIGHTED MIR LIMITS FOR ROC AND OTHER TOXIC COMPOUNDS (4.504.2.3). VERIFICATION OF COMPLIANCE SHALL BE PROVIDED.
16. MINIMUM 80% OF FLOOR AREA RECEIVING RESILIENT FLOORING SHALL COMPLY WITH SECTION 4.504.4.
17. PARTICLEBOARD, MEDIUM DENSITY FIBERBOARD (MDF) AND HARDWOOD PLYWOOD USED IN INTERIOR FINISH SYSTEMS SHALL COMPLY WITH LOW FORMALDEHYDE EMISSIONS STANDARDS (4.504.5).
18. INSTALL CAPILLARY BREAK AND VAPOR RETARDER AT SLAB ON GRADE FOUNDATIONS (4.505.2).



New Roof Plan
1/4" = 1'-0"

AST
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Phone: (831) 578-3450
Aaron S. Tollefson, Designer

Addition & Remodel
For:

Wald Residence

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A.P.N.: 006-011-007

DRAWINGS:
ROOF PLAN
FLOOR PLAN NOTES

DRAWN BY: AST
DRAWING DATE: April 28, 2020
REVISION DATES:

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SHEET
A1.7

CITY OF PACIFIC GROVE

300 Forest Avenue, Pacific Grove, California 93950

AGENDA REPORT

TO:	Chair Boyle and Members of the Architectural Review Board
FROM:	Alex Othon, Assistant Planner
MEETING DATE:	08/11/2020
SUBJECT:	Sign Permit (SP) No. 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."

PROJECT DESCRIPTION

Sign Permit (SP) Application #20-0040 to allow for the refacing of three (3) existing signs and the installation of eight (8) new signs, to read "Valero" to be installed in various locations around the property.

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.

June 9th ARB Meeting

The ARB met on June 9th to review the project, after discussion the item was continued to the August meeting agenda to allow the applicant time to gather information on the lumens of the proposed illuminated signs, as well as to allow Staff to research past signage approvals at gas stations throughout the City.

Per the direction of the ARB, the applicant has resubmitted plans which note each LED module produces 18 lumens. These LED modules are to be placed under the fascia of the proposed canopy.

No other changes to the application have been made.

Staff has found the following Sign Permits for gas stations around the City:

Chevron Station – 1152 Forest Ave – SP 15-0759
Signs approved: One illuminated 9 sq. ft. sign to read "Extra Mile".

Staff has also researched existing gas station signage without permit records and found the following:

Shell Station - 1201 Forest Ave - No Permits on Record
1 monument logo/price sign - internally illuminated.

Shell Station - 687 Lighthouse Ave - No Permits on Record
1 monument logo sign - internally illuminated.
1 monument price sign - internally illuminated (LED).
1 wall sign for convenience store - not illuminated.

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
Notice of Exemption
Sign Permit
Plan Set

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 # ASP 20-0040
Date: 1/27/20
Total Fees: _____

APPLICANT/OWNER:

Project Address: 1140 Forest Ave Pacific Grove **APN:** 007-641-008

Project Description: 1.) Reface two existing price signs. No structural
2.) Install ACM Panels on the existing Canopy then new Signs.
3.) Reface the existing Building Sign.

Will the project create, add, or replace impervious surface? ☐ Yes ☒ No

Will the project impact any tree(s) on site? ☐ Yes ☒ No

Applicant	**Owner**
Name: Sign Development	Name: Tora oil
Phone: 909-920-5535	Phone: (831) 646-1032
Email: gortega@sdi-signs.com	Email: N/A
Mailing Address: 13666 W. 9th St. Upland, CA 91786	Mailing Address: 1140 Forest Ave Pacific Grove, CA

PLANNING STAFF USE ONLY:

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
☐ 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: 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
CITY OF PACIFIC GROVE
COMMUNITY DEV DEPT

$ PAID
1,755.05
1-27-2020

Application # _____

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:** 1/20/2020

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/cdd

Application # ASP 20-2040

Planning Permit Fee Calculation

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

Additional Fees

General Plan Update Fee	**5% of Permit Fee**	☒	$62.05
CEQA Exemption Fee	**$278**	☒	$278
Butterfly Buffer Zone	5% of Permit Fee	☐	
Coastal Zone	25% of Permit Fee	☐	
Area of Special Biological Significance	5% of Permit Fee	☐	
Environmentally Sensitive Habitat Area	15% of Permit Fee	☐	
Noticing – Mailings	$0.55 * (# of Mailings)	☒	$5.50
Noticing – Herald Ad	$349	☐	
Stormwater Fee	Varies	☐	
County filing fee	Varies	☒	$50
File maintenance fee	Varies	☒	$51
Other	Varies	☐	

Total Fees: $1,687.55

Notice of Exemption

Appendix E

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
(Address)

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: _____ 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

CITY OF PACIFIC GROVE

Community Economic Development Department – Planning Division

300 Forest Avenue, Pacific Grove, CA 93950

T : 831.648.3183 • F : 831.648.3184 • www.ci.pg.ca.us/cdd

SIGN PERMIT #20-0040

FOR A PROPERTY LOCATED AT 1140 FOREST AVENUE 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.

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:

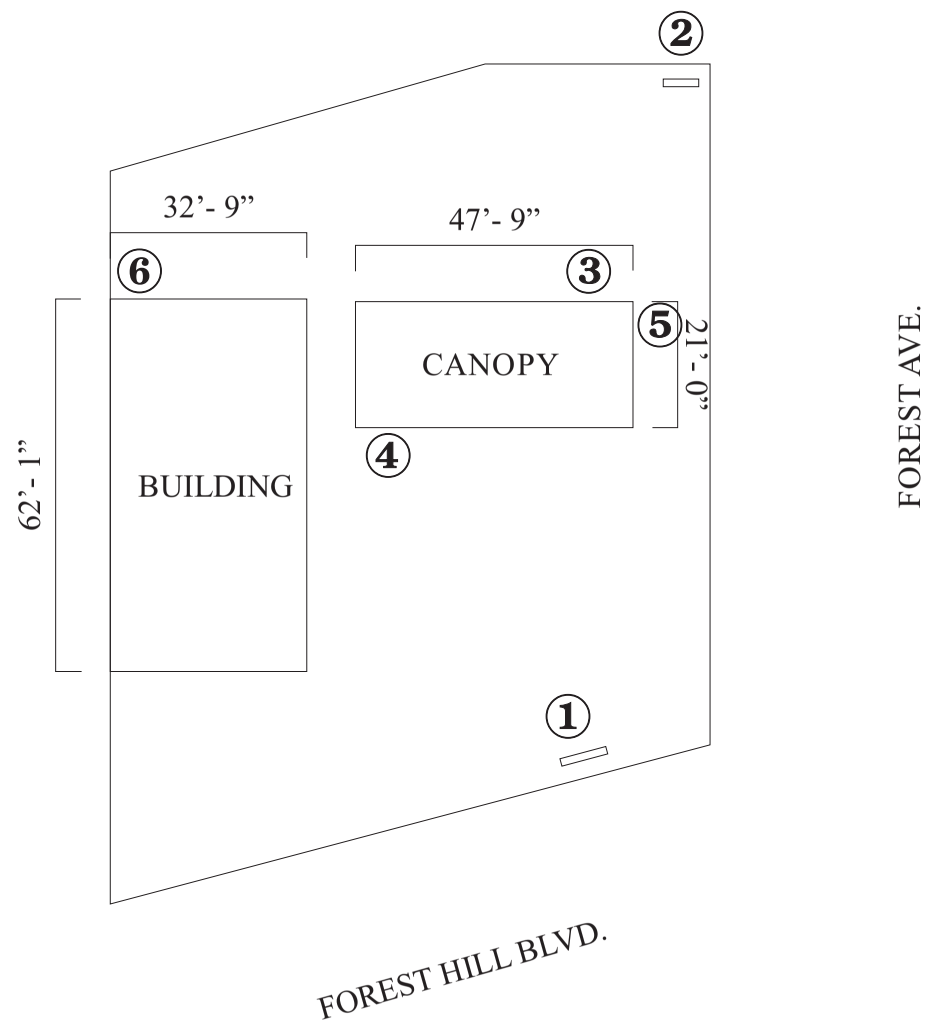
NOES:

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



SITE PLAN
SCALE: 1/32”= 1’-0”

EXISTING SITE

Sign Development Inc.
License #576277

Upland, CA 91786 (909) 920-5535

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CUSTOMER APPROVAL

SIGN AND PRINT FULL NAME

DATE

NO.

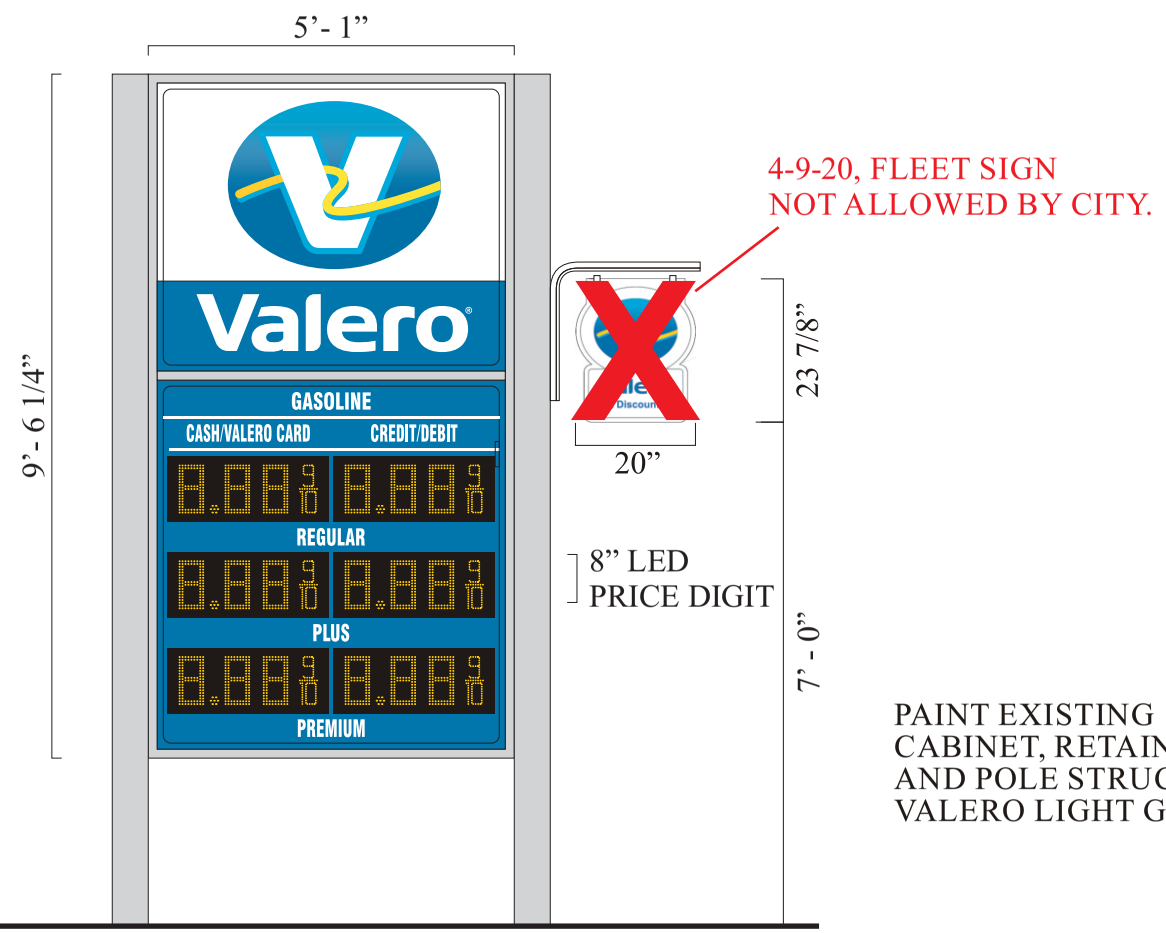
PAGE: 1 OF 12

DATE: 01.06.20SM

REV: 01.16.20SM 01.27.20BA 04.09.20SM 05.18.20SM 07.20.20GO

Valero

1140 FOREST AVE.
PACIFIC GROVE, CA 93950



PAINT EXISTING
CABINET, RETAINERS,
AND POLE STRUCTURE
VALERO LIGHT GRAY

EXISTING D/F PRICE/ID SIGN

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

SCALE: 3/8”= 1’-0”

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CUSTOMER APPROVAL

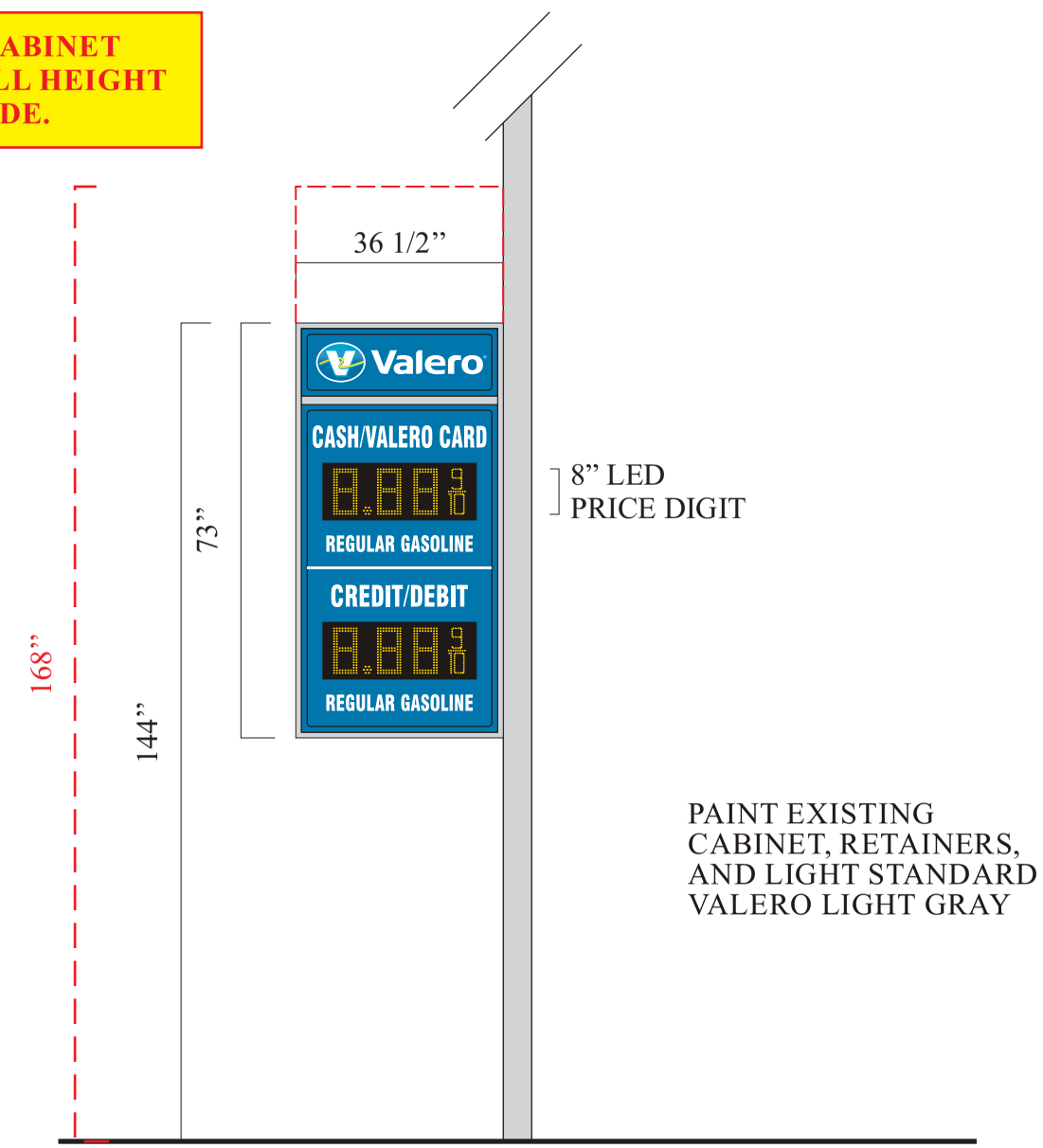
SIGN AND PRINT FULL NAME DATE

NO. **PAGE: 2 OF 12**

DATE: 01.06.20SM
REV: 01.16.20SM 01.27.20BA 04.09.20SM 05.18.20SM 07.20.20GO

Valero **1140 FOREST AVE. PACIFIC GROVE, CA 93950**

LOWER EXISTING CABINET FROM 14'-0" OVERALL HEIGHT TO 12'-0" FROM GRADE.



EXISTING D/F PRICE/ID SIGN

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

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

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CUSTOMER APPROVAL

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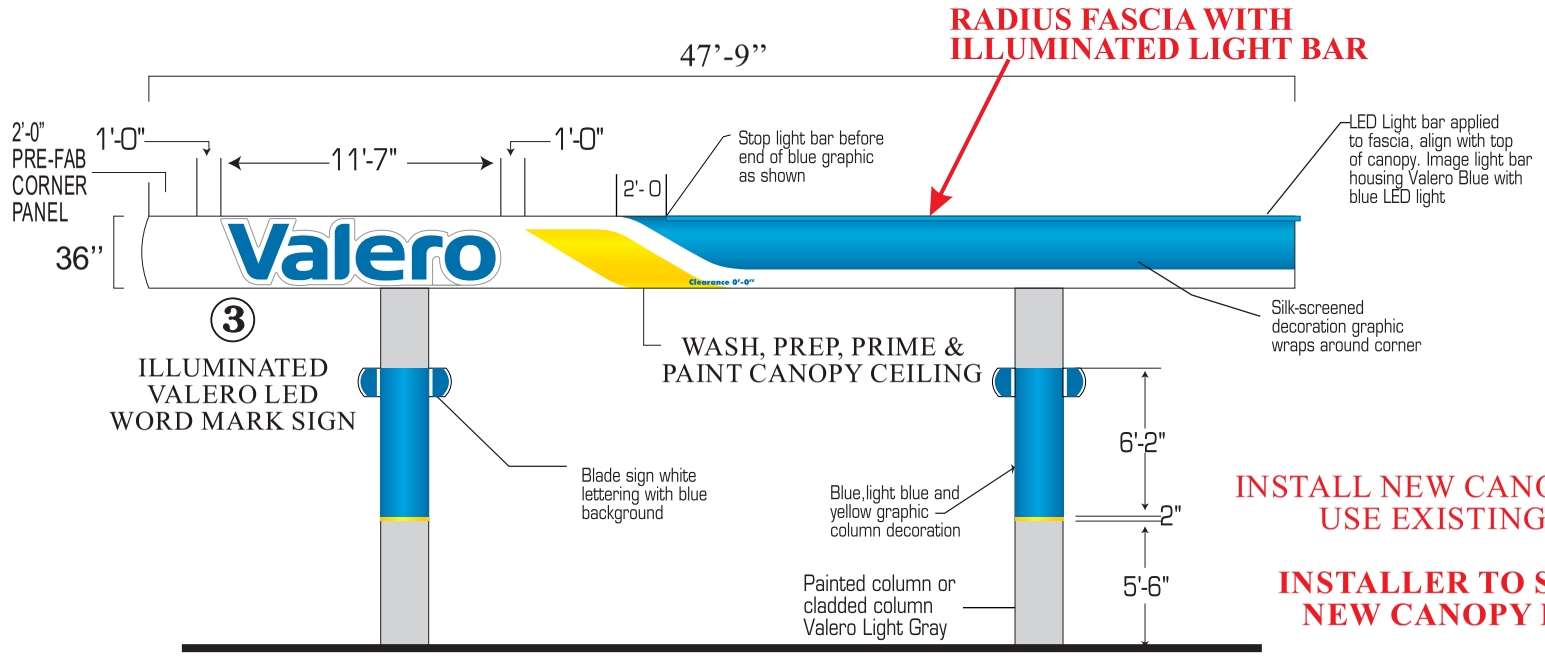
NO. **PAGE: 3 OF 12**

DATE: 01.06.20SM
REV: 01.16.20SM 01.27.20BA 04.09.20SM 05.18.20SM 07.20.20GO

Valero **1140 FOREST AVE. PACIFIC GROVE, CA 93950**



NORTH CANOPY ELEVATION

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

INSTALL NEW CANOPY LIGHTS, USE EXISTING CANS.

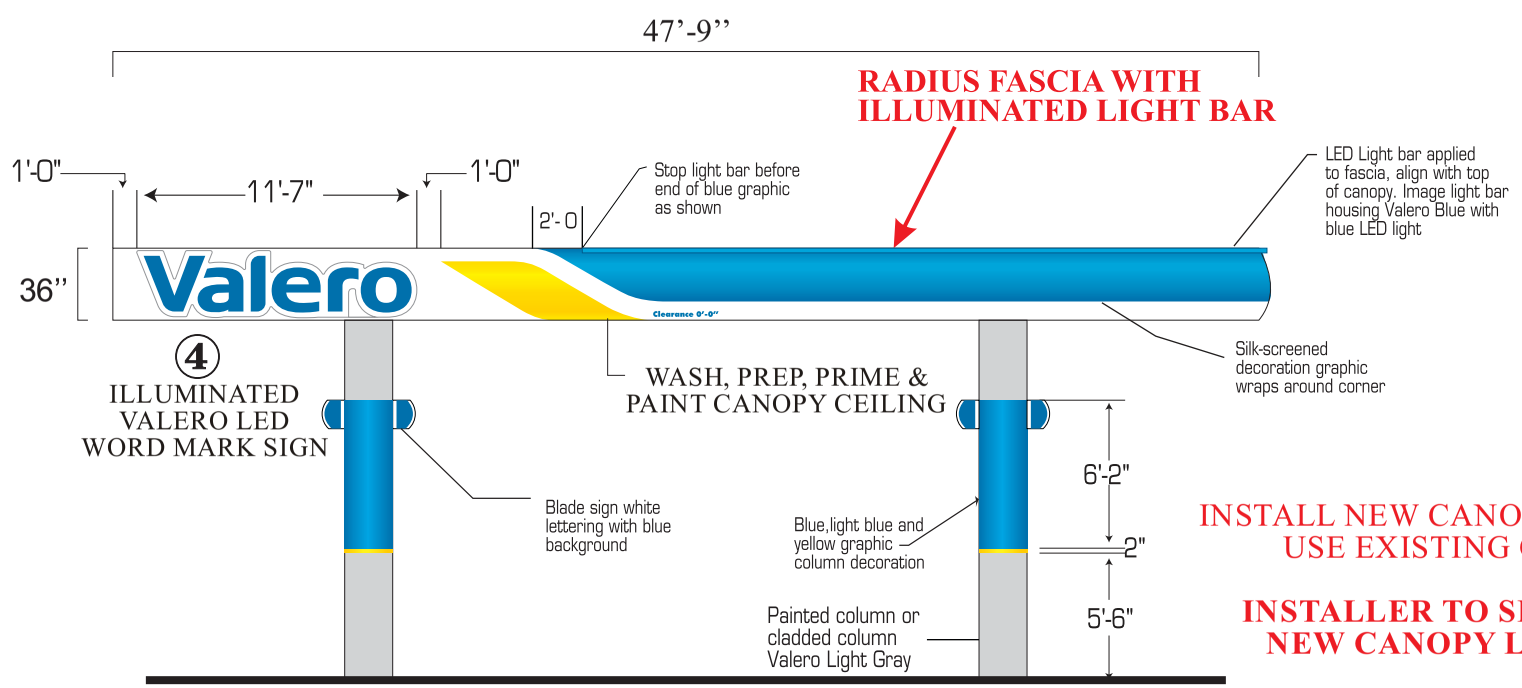
INSTALLER TO SEAL ALL NEW CANOPY LIGHTS

SQUARE EXISTING CANOPY TO 36"

ENGINEERING REQUIRED.

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.



SOUTH CANOPY ELEVATION

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

INSTALL NEW CANOPY LIGHTS, USE EXISTING CANS.

INSTALLER TO SEAL ALL NEW CANOPY LIGHTS

Sign Development Inc.
License #576277
Upland, CA 91786 (909) 920-5535

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CUSTOMER APPROVAL

SIGN AND PRINT FULL NAME

DATE

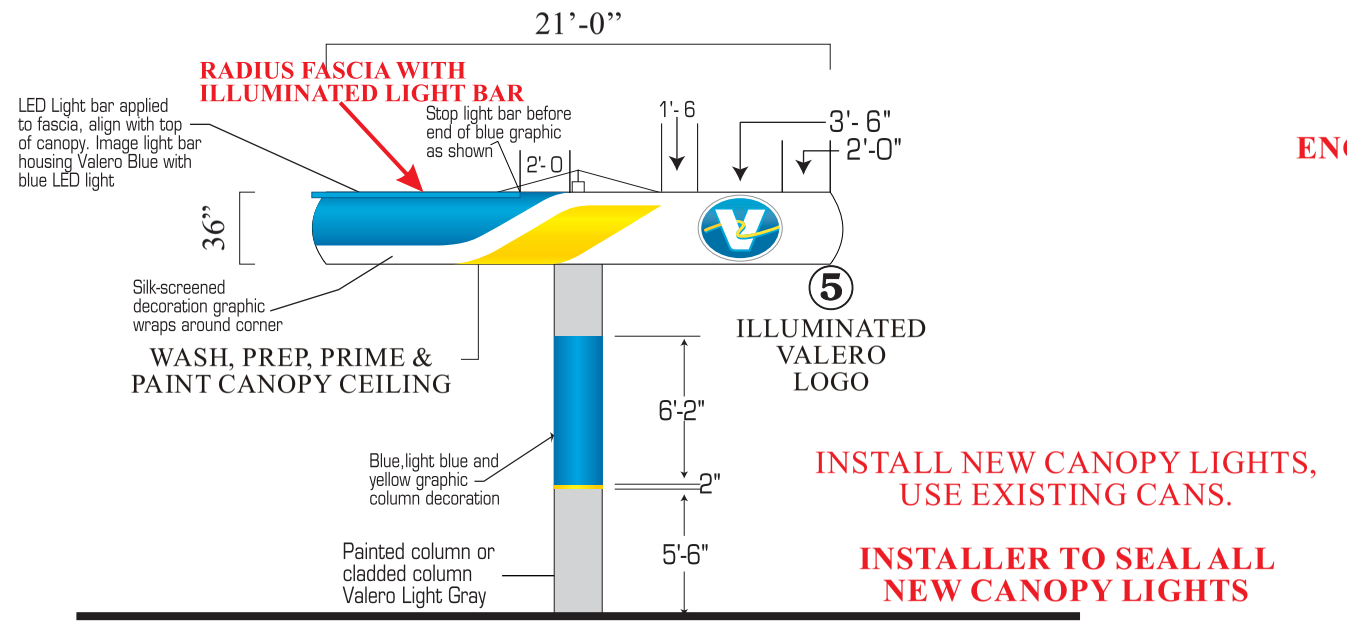
NO.

PAGE: 4 OF 12

DATE: 01.06.20SM

REV: 01.16.20SM 01.27.20BA 04.09.20SM 05.18.20SM 07.20.20GO

Valero 1140 FOREST AVE. PACIFIC GROVE, CA 93950



INSTALL NEW CANOPY LIGHTS, USE EXISTING CANS.

INSTALLER TO SEAL ALL NEW CANOPY LIGHTS

EAST CANOPY ELEVATION

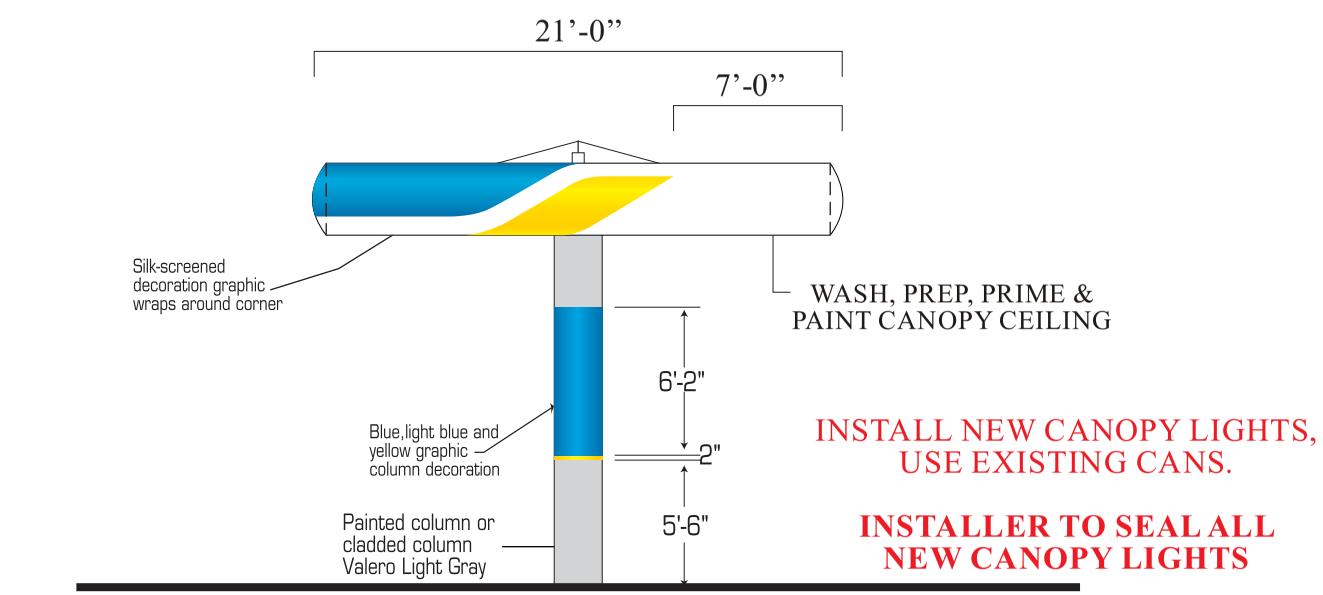
SCALE: 1/8"=1'-0"

SQUARE EXISTING CANOPY TO 36"

ENGINEERING REQUIRED.

EXISTING EAST 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.



INSTALL NEW CANOPY LIGHTS, USE EXISTING CANS.

INSTALLER TO SEAL ALL NEW CANOPY LIGHTS

WEST CANOPY ELEVATION

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

Sign Development Inc.
License #576277
Upland, CA 91786 (909) 920-5535

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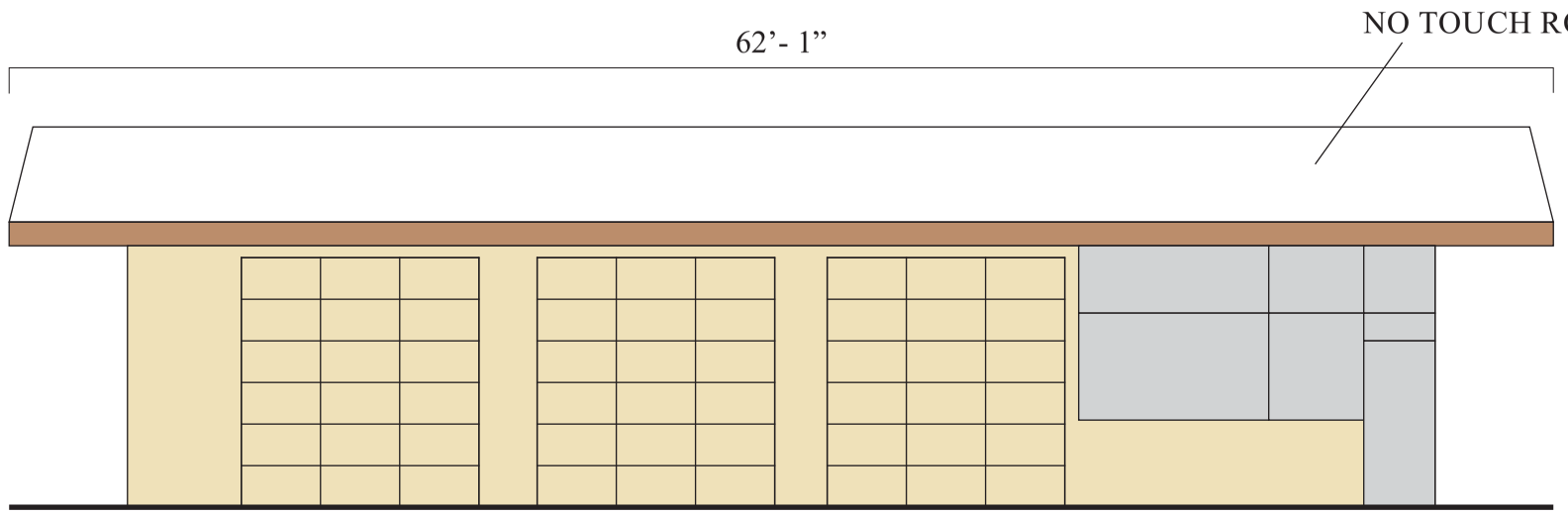
CUSTOMER APPROVAL

SIGN AND PRINT FULL NAME _____ DATE _____

NO. **PAGE: 5 OF 12**

DATE: 01.06.20SM
REV: 01.16.20SM 01.27.20BA 04.09.20SM 05.18.20SM 07.20.20GO

Valero **1140 FOREST AVE. PACIFIC GROVE, CA 93950**



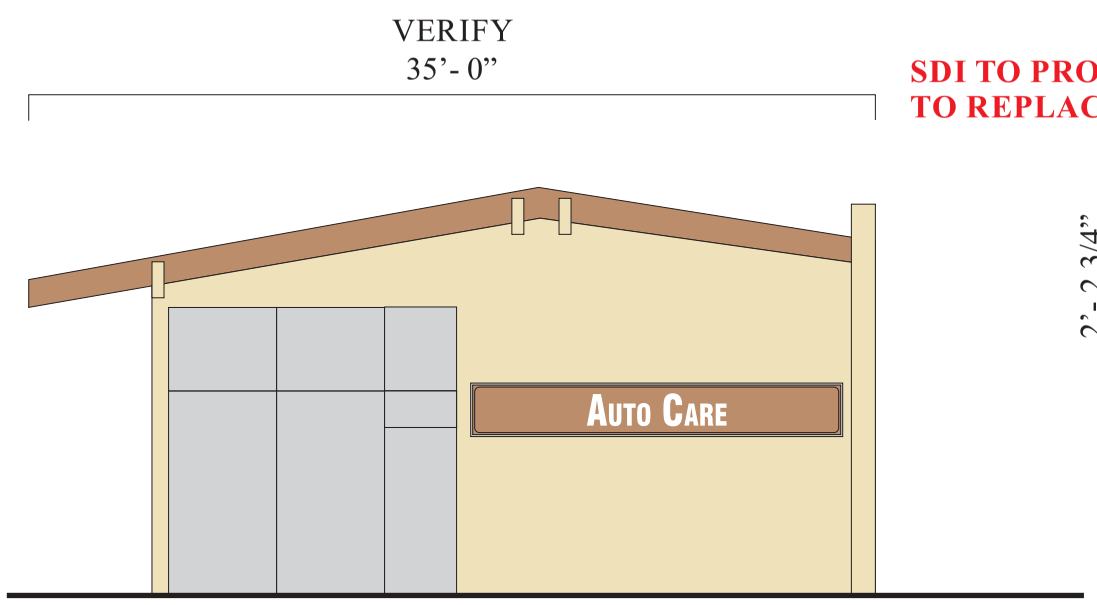
EAST CANOPY ELEVATION

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

PAINT PREVIOUSLY PAINTED BAY DOORS VALERO SAND.

EXISTING EAST BUILDING ELEVATION

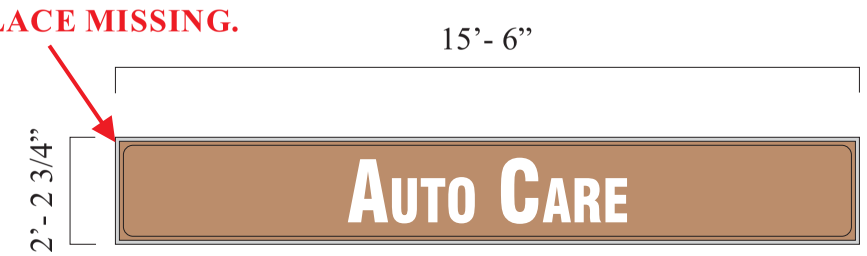
NOTES:
REMOVE AND DISPOSE OF ALL EXISTING AD PANELS, BANNERS AND WINDOW DECALS
PAINT FRONT AND TWO (2) SIDES OF BUILDING EXTERIOR VALERO SAND STONE (DO NOT PAINT BACK)
PAINT FRONT AND TWO (2) SIDES OF BUILDING TRIM SW 7718 OAK CREEK.
PAINT PREVIOUSLY PAINTED BUILDING STONE VALERO SAND.
PAINT ALL EXISTING BUMPER POLES VALERO BLUE
PAINT ALL PREVIOUSLY PAINTED STOREFRONT CURBS (FACES ONLY) VALERO DARK GRAY.
REFACE EXISTING BUILDING SIGN.



NORTH CANOPY ELEVATION

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

SDI TO PROVIDE NEW RETAINERS TO REPLACE MISSING.



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

⑥ RELAMP EXISTING CABINET AND TEST
REFACE EXISTING S/F BUILDING SIGN.
MOLDED FACE, 2nd SURFACE VINYL DECORATION.
34.55 sq.ft.

EXISTING NORTH BUILDING ELEVATION

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Valero **1140 FOREST AVE. PACIFIC GROVE, CA 93950**

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.

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01.27.20BA

NEW DISPENSERS TO BE FACTORY IMAGED

TYPICAL VALERO DISPENSER FOR REFERENCE

SDI TO PROVIDE AND INSTALL BONNETS, AND WARNING DECALS ONLY

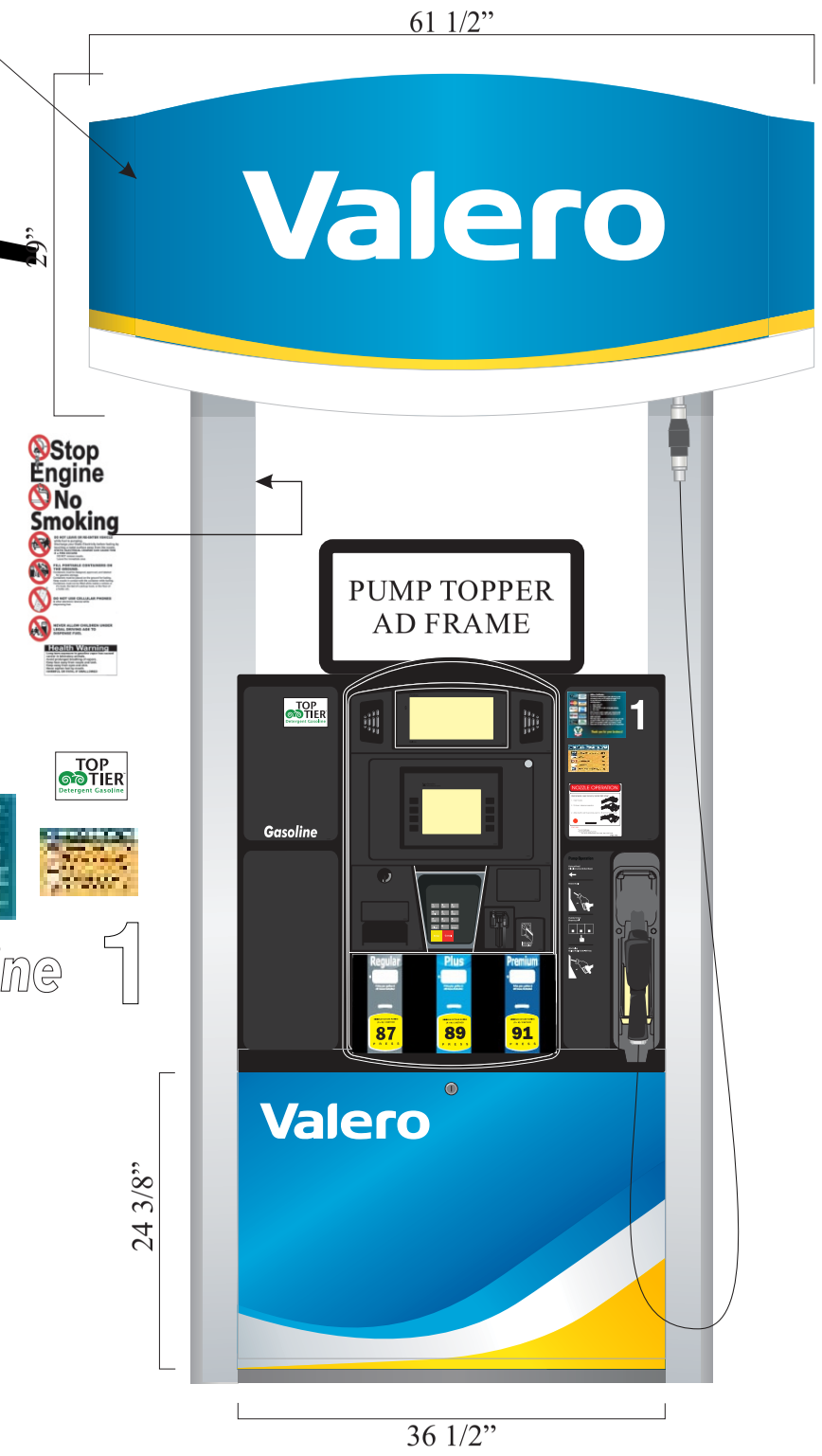
*****VERY IMPORTANT*****
MUST NOT DRILL INTO DISPENSERS
WHEN INSTALLING VALANCES.
MUST USE EXISTING VALANCES.
ATTACH BRACKETS AND VALANCES

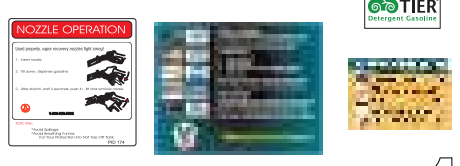
35 3/4”

7/12”

Valero

1.86 sq. ft. x 8ea.





Gasoline 1

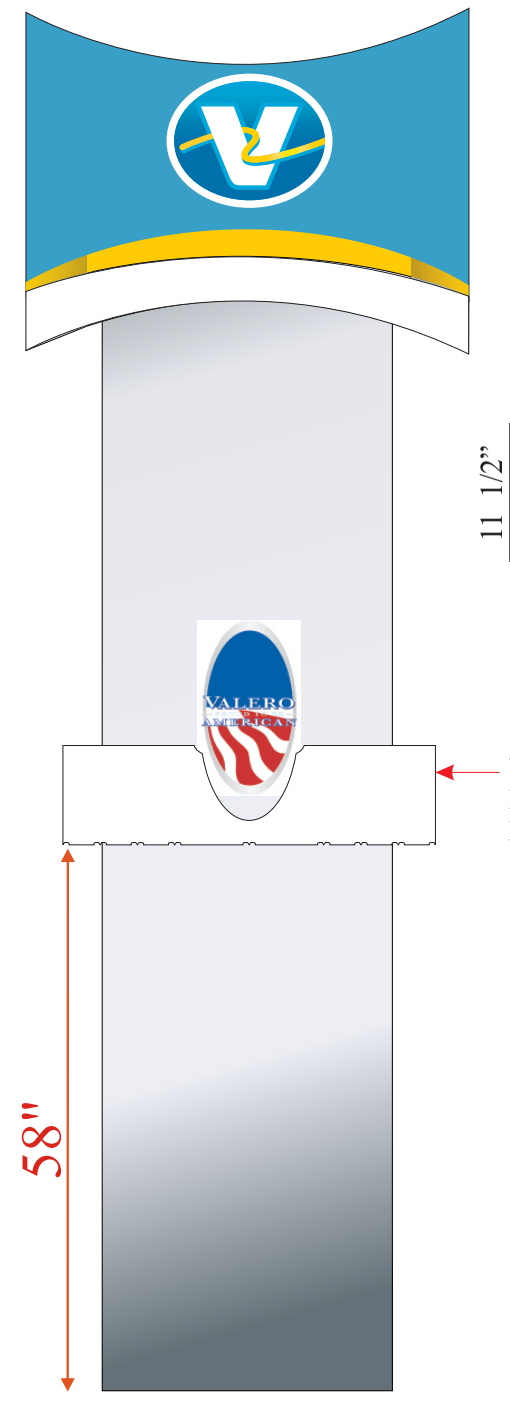
14 1/2”

3”

Valero

0.31 sq.ft. x 8ea.

EXISTING DISPENSERS
20.88 SF



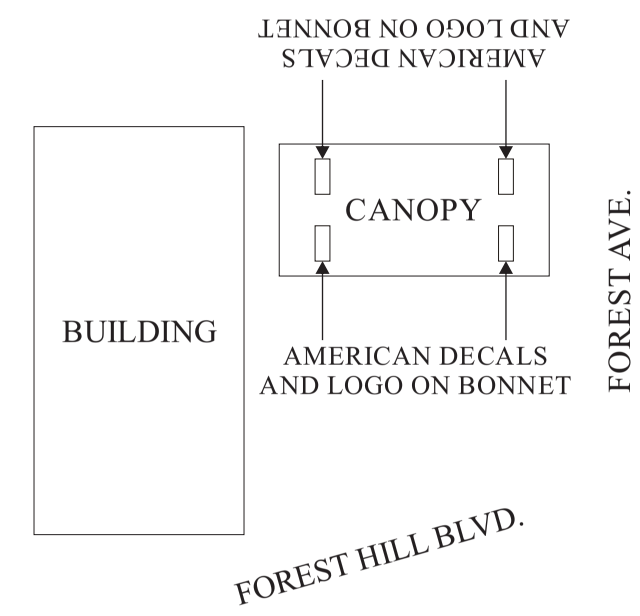
USE TEMPLATE
PROVIDED FOR
PLACEMENT

14”

11 1/2”

0.88 sq. ft. x 4ea.

EXISTING DISPENSER



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VALERO GRADIENT BLUE
(PANTONE 3015C TO 639C)

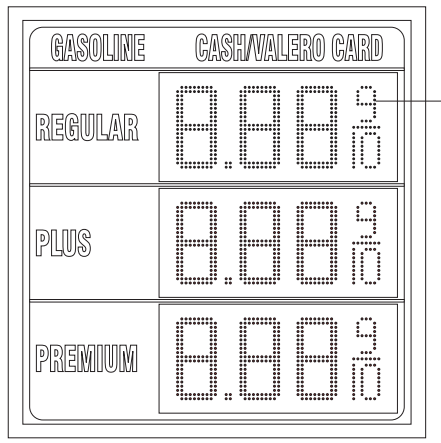
VALERO YELLOW (PANTONE 108C)

WHITE #7328

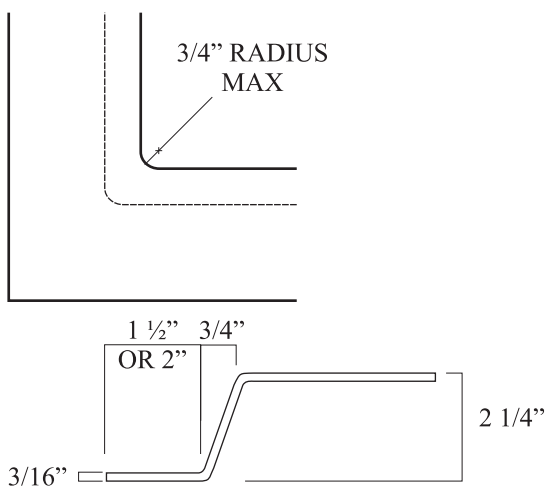
WHITE #7328

VALERO BLUE (PANTONE 3015C)

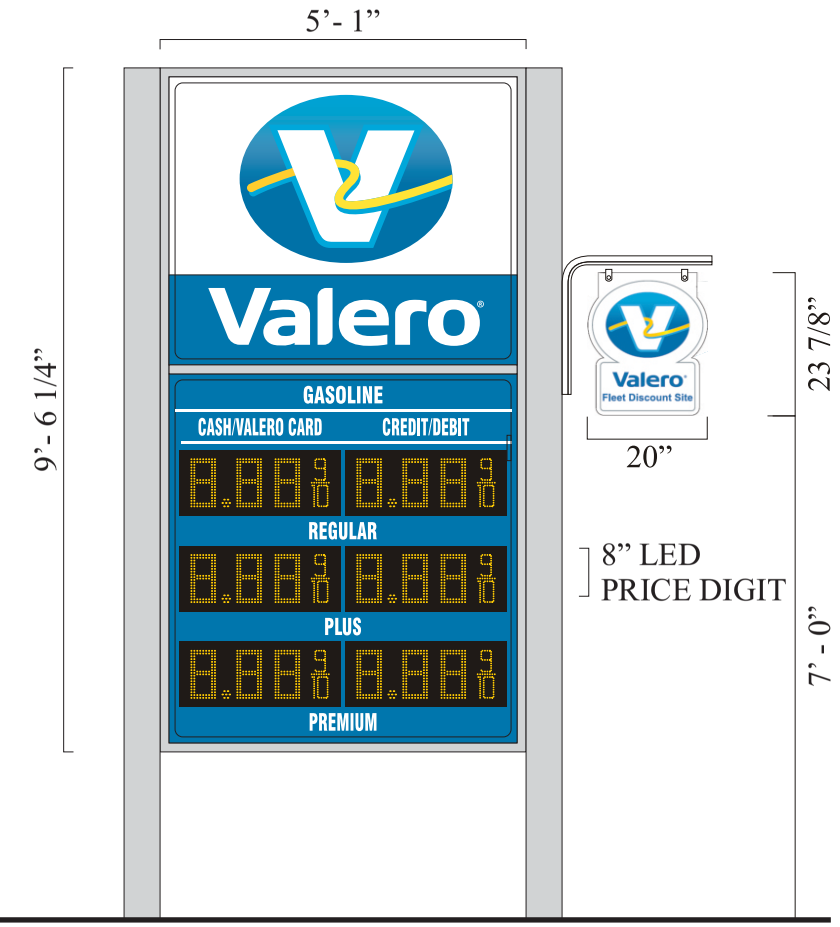
WHITE #7328



CHANGEABLE LED NUMERALS:
AMBER LED NUMERALS
BLACK BACKGROUND

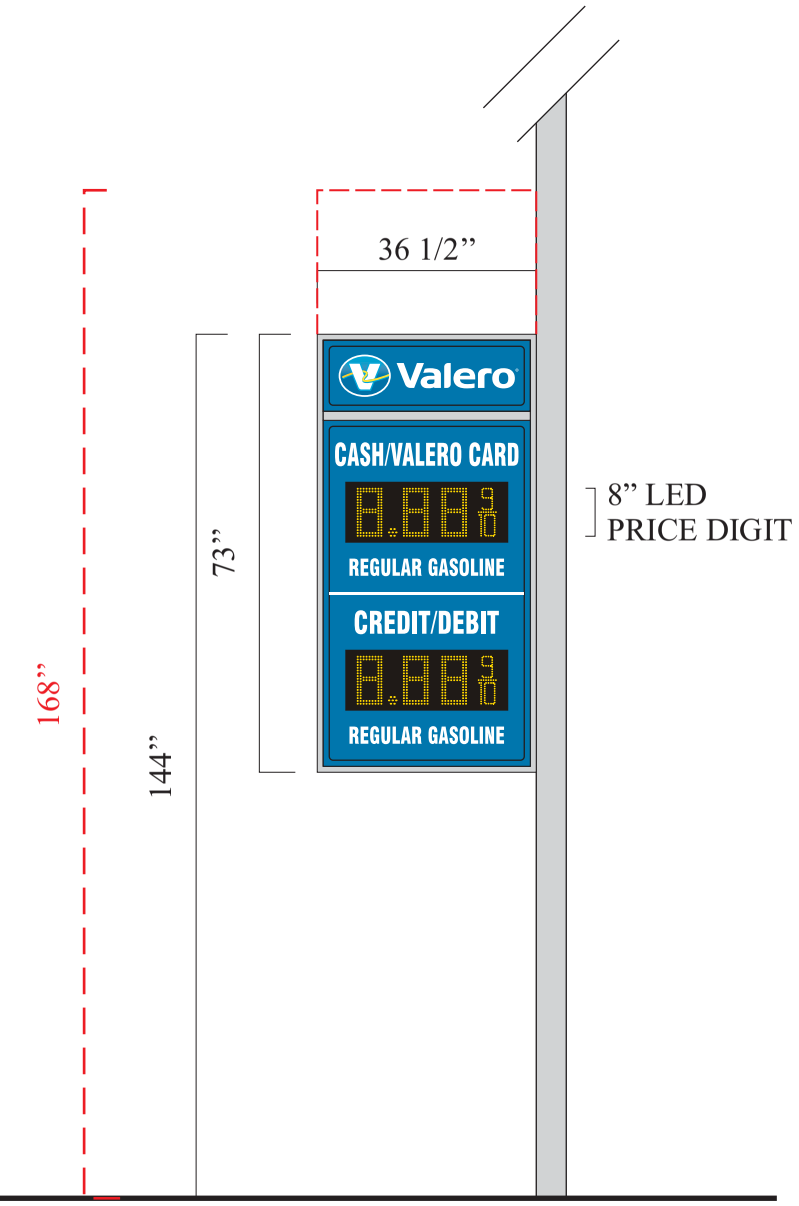


MOLDED FACE CORNER SECTION



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

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



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

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

REFACE/REPAINT EXISTING CABINET.

CABINET CONSTRUCTION: ALUMINUM
ILLUMINATION/ELECTRICAL: STANDARD FLOURESCENT 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 TOLOCAL AND NATIONAL BUILDING AND ELECTRICAL CODES

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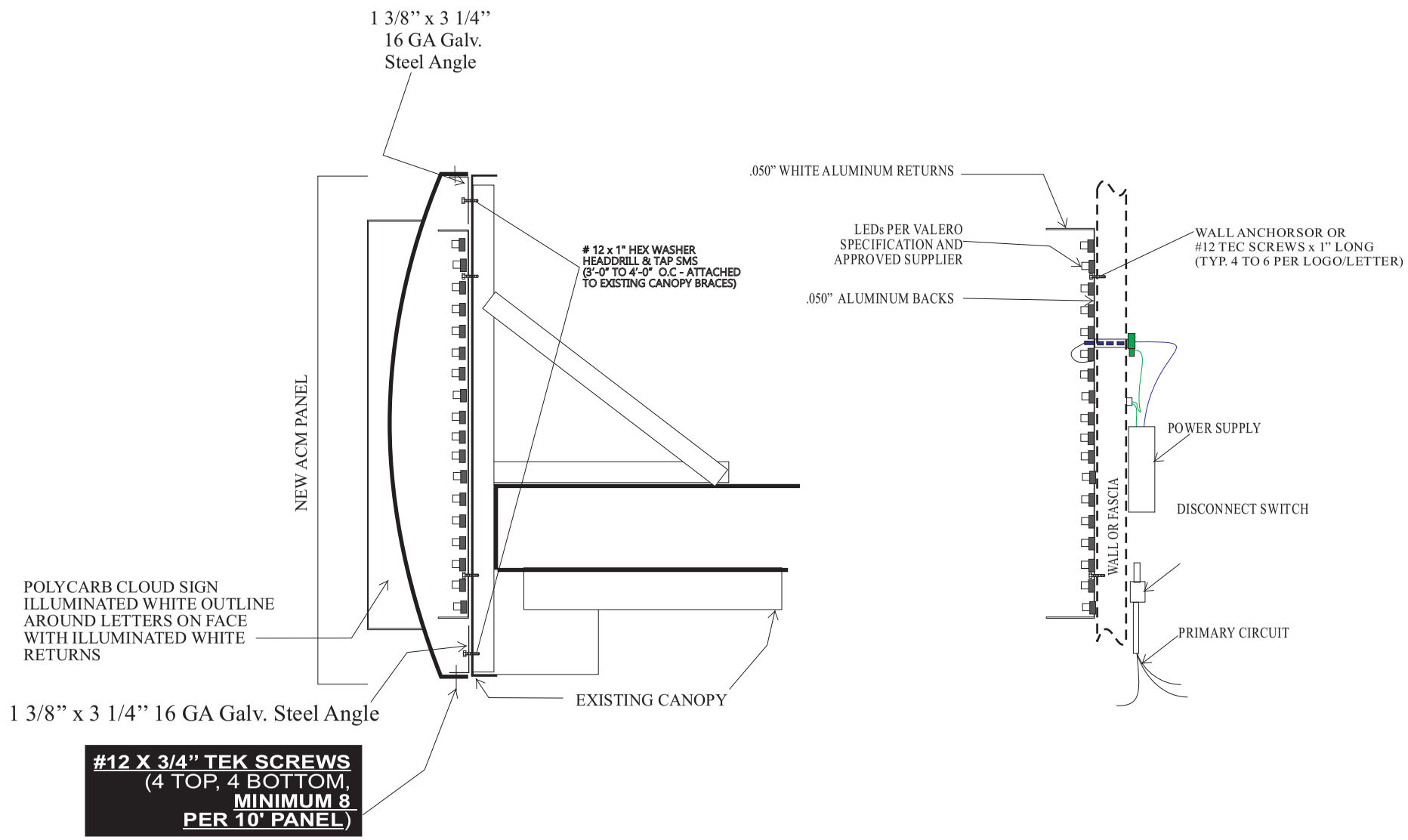
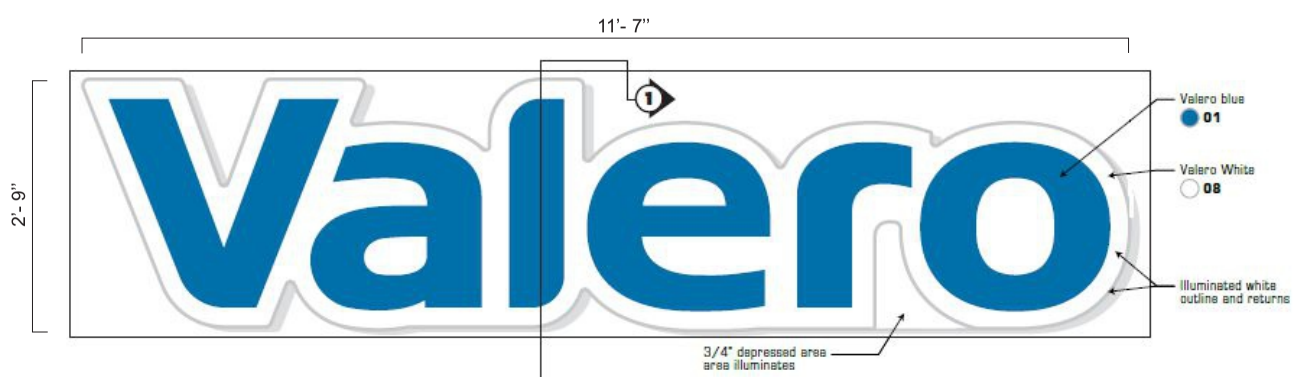
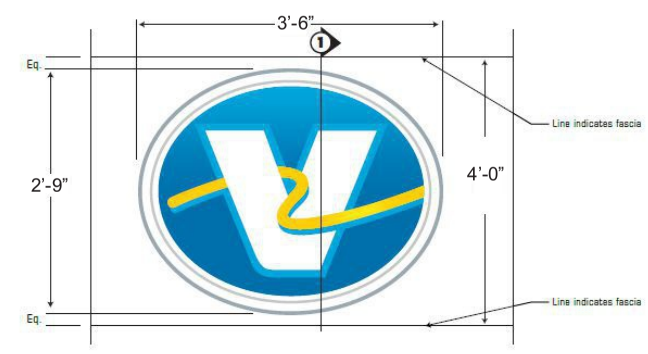
WORDMARK & LOGO DETAILS LED ILLUMINATION



ACM FASCIA WITH ILLUMINATED COPY





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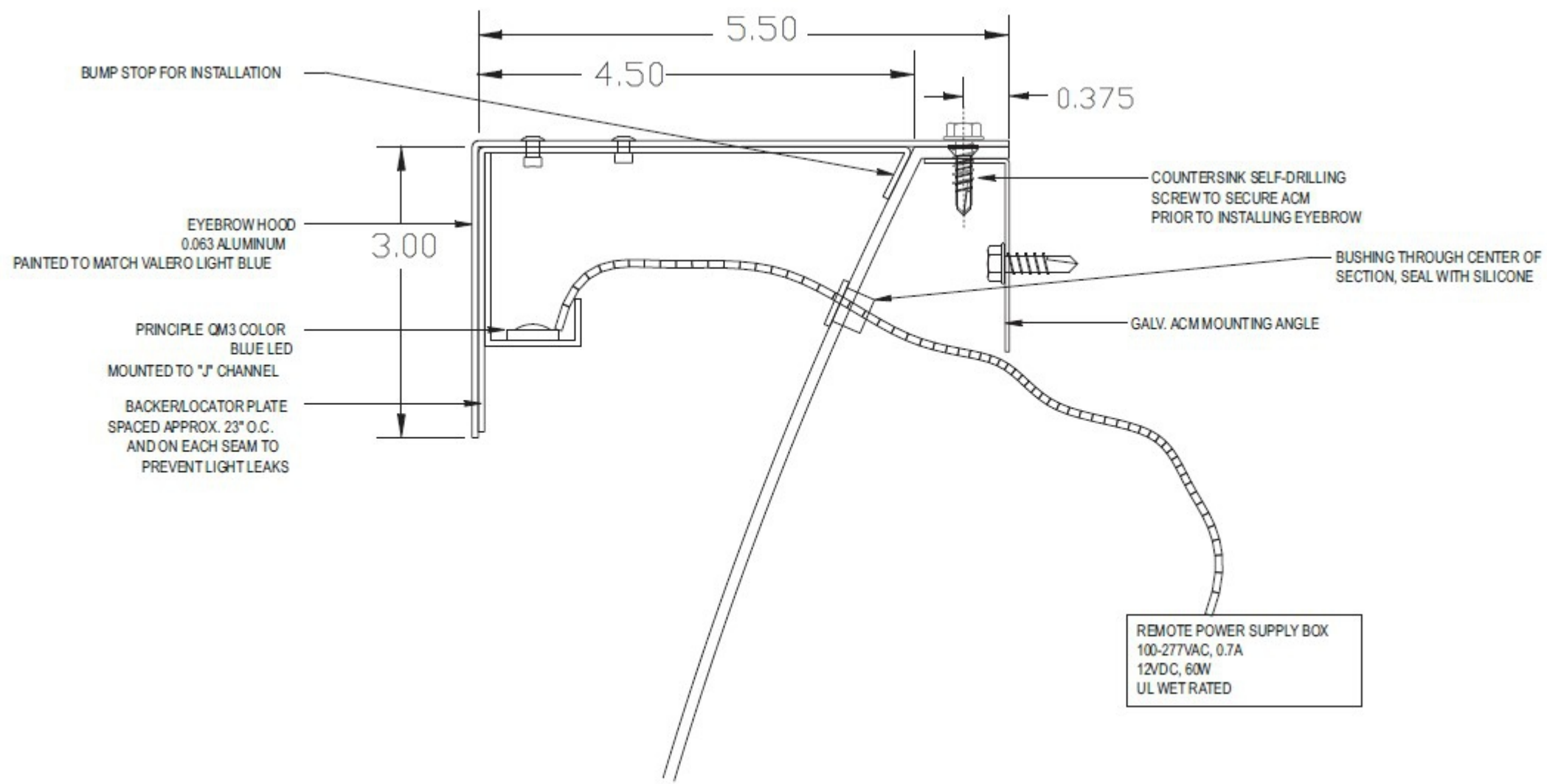
EYEBROW SECTION VIEW DETAILS LED ILLUMINATION



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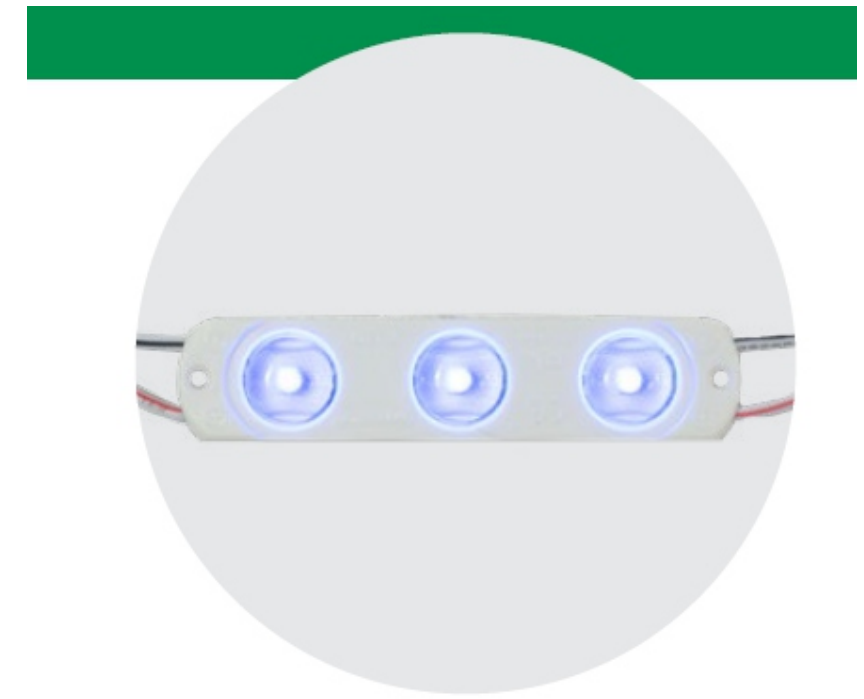
EYEBROW SECTION VIEW DETAILS - SHIELDED LED ILLUMINATION

NIGHTSHOT



18 LUMENS PER MODULE

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